

ITEM III-A **DESIGN REVIEW PERMIT – 2351 PLEASANT GROVE BL (WRSP W-72, ST. JOHN’S EPISCOPAL CHURCH & SCHOOL) – FILE # 2007PL-081 (DRP-000198)**

REQUEST

The applicant requests approval of a Design Review Permit to allow construction of a 93,440 square foot church and school with associated improvements including parking, lighting and landscaping.

Applicant – Rev. John Schively
Property Owner – St. John’s Episcopal Church

SUMMARY RECOMMENDATION

The Planning & Redevelopment Department recommends that the Design Committee:

- A. Adopt the four findings of fact for the Design Review Permit; and
- B. Approve the Design Review Permit subject to eighty-three (83) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

WRSP Parcel W-72 is located on Pleasant Grove Boulevard directly opposite the village green site in the Village Center (see Figure 1). The 10.83-acre site is flanked by MDR parcel W-24 on the southeast and HDR parcel W-25 on the northwest. Neighborhood park site W-53 is to the southwest.

SITE INFORMATION

Roseville Coalition of Neighborhood Associations (RCONA): The site is located in the West Roseville Specific Plan area, which does not yet have a neighborhood association.

Lot Size: The 10.83 acre parcel is T-shaped, inverted with the narrow portion fronting Pleasant Grove Boulevard on the northeast and the wide portion on the southwest (rear of the parcel).

Site Access: The property is bounded by public streets on all sides. The primary access to the site will be provided by driveways from two side streets off Pleasant Grove Boulevard at either side of the church building (Exhibit A). Two additional driveways provide access at the school end of the building. All driveways enjoy unrestricted turning movements. Pleasant Grove Boulevard has unrestricted turning at Village Plaza Drive and Village Center Drive.

Topography: The site was previously rough-graded and is characterized by bare dirt, non-native grasses and weeds. Minor final grading will be necessary to prepare the site for development of the church-school building, and the parking lots. Approximate grading quantities are estimated to be 15,596 cubic yards of cut and 10,227 cubic yards of fill. The site drains generally to the south.

Fig. 1 Adjacent Zoning and Land Use

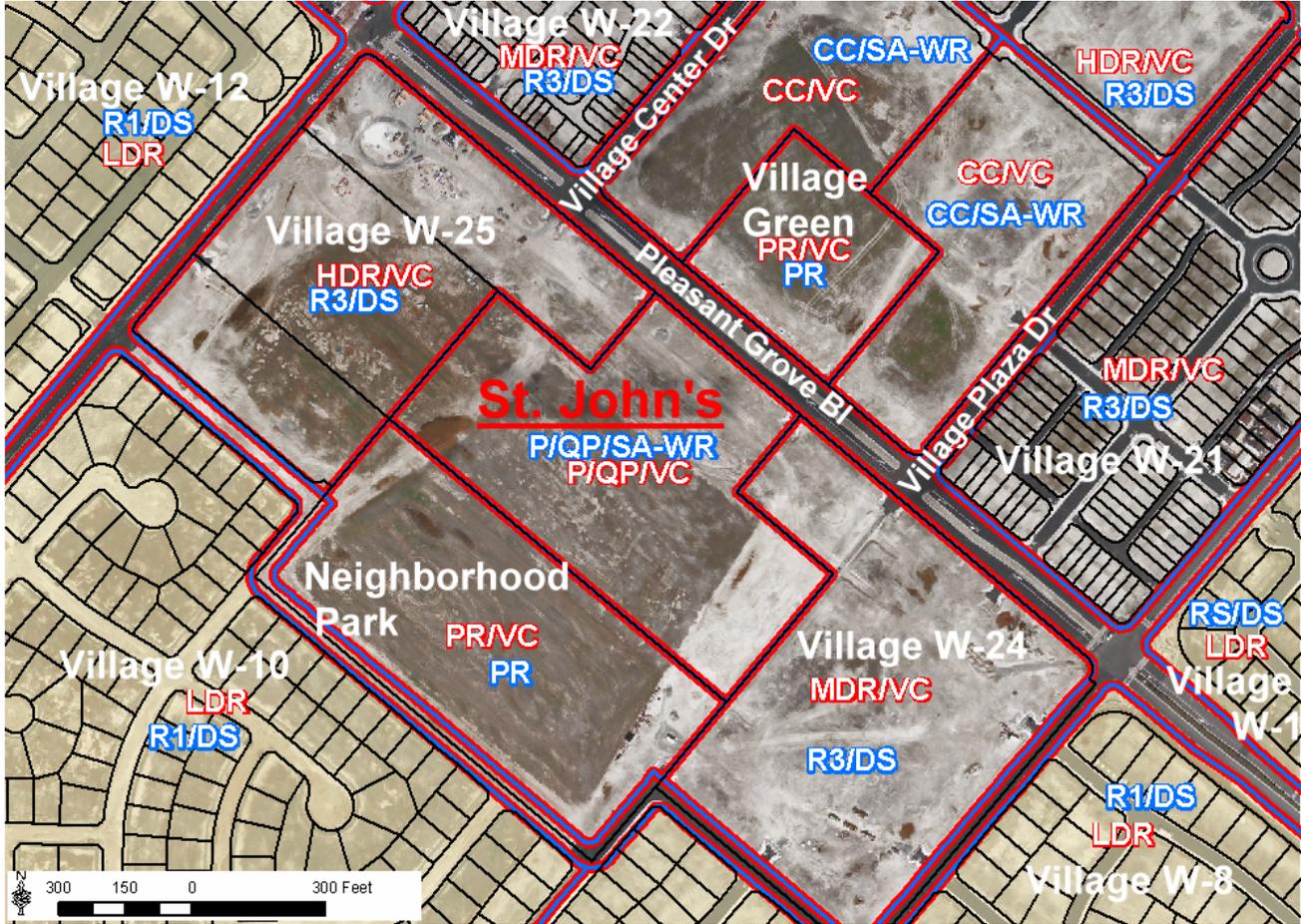


Fig. 2 Development Standards

	Standard	Proposed
Building Setback	None specified	Front - 86 ft. (Pleasant Grove Bl.) Side – 82 ft. (D & I St.) Rear - 100 ft. (Essington Ln.)
Landscape Setback	None specified	Front - 45 ft. Side – 15 ft. Rear – 25 ft.
Building Height Limit	None specified	Steeple Cross – 72 ft. 4 in. Church Roof Ridge – 42 ft
Floor Area Ratio	None specified	20%
Parking Stalls (total)	203	223
Compact Stalls	67	30
Handicapped (ADA)	7	20
Shade Cover (min.)	50%	60.7%
Bicycle Spaces	7	7

PROJECT DESIGN FEATURES

See the attached Site Plan (Exhibit A), Building Elevations & Sections (Exhibits B, C, & D), Floor Plan (Exhibit E), Landscape Plan (Exhibit F), Grading Plan (Exhibits G, H, I, & J), Utility Plan (Exhibit K) and Color Elevations (Attachments 1 & 2).



DESIGN REVIEW PERMIT EVALUATION

This project is subject to the development standards of the City's Zoning Ordinance (ZO) and the design standards of the West Roseville Specific Plan (WRSP) and the City's Community Design Guidelines (CDG). Staff reviewed the proposal for consistency with all applicable standards and found the project consistent with the requirements and guidelines in each.

Project Description: The St. John's Episcopal Church & School building will total 93,440 square feet and be constructed in two phases along the central axis of the property between Pleasant Grove Boulevard and Essington Lane (labeled J Street on Exhibit A). The church entry will face Pleasant Grove Boulevard, while the school entry will face Essington Lane. A landscaped parking lot with 223 stalls will surround the building. Two 1.7± acre turf areas flanking the school will provide athletic play fields.

Although the church and school will comprise a single building, the architectural design contrasts from one end of the building to the other to suit the different uses. The architectural and spiritual themes are first introduced by the church steeple located at the front of the property. As the only site feature required by the WRSP Village Center Plan, the steeple will be 72 feet 4 inches high to the top of the cross and aligned with the center of the Village Green to provide a focal element and point of orientation for the entire Village Center. The stone-footed steeple makes a monumental statement and at the same time offers a

pedestrian scale entrance from the sidewalk through its lancet arches and the connecting, gabled porte-cochère to the church.¹

The single story church design represents a fusion of traditional and contemporary structural elements. Aligned with the steeple and porte-cochère is a gabled entrance, with stucco patterned with score lines that bring to mind the stacked stonework of Gothic churches (see Exhibit B). The 42-foot high ridge roof extends from the front over the foyer and sanctuary to a window wall at the rear of the altar. The roof's 12:12 pitch creates a spacious interior for the foyer and sanctuary, plus gives the tile roof excellent visibility. The interior floor space extends beyond the pitched roof to either side, enclosed by 20-foot high parapet walls (Exhibit C). Clerestory windows below the pitched roof and behind the perimeter walls will bring natural light into the foyer and sanctuary. Crossing perpendicular to the upper roof is a 29-foot 7-inch high roof ridge over the two side vestibules. The church exterior features 9-foot 6-inch high lancet arch windows on the front and side elevations, enhanced with stained glass on the sides. The church exterior walls will be finished in Sandstone stucco on the upper portion and Spanish Olive Limestone veneer on the lower portion.

A single story suite of offices and support rooms will connect the church and school. This subsidiary portion of the building will have 18-foot high parapet walls finished to match the church exterior, with arched windows on the side. The church offices will be located on the west side of the building, with a view to Pleasant Grove Boulevard from a curved aluminum and glass front wall.

The two story school building is a contemporary design using familiar institutional trappings like heavy trim moldings, contrasting pilasters and fluted columns (see Exhibit B). The parapet walls will have varying heights between 28 feet 4 inches and 31 feet 8 inches. The higher parapets and pilasters on the east, south and west elevations will project 2 feet from the wall plane. The school windows will continue the lancet form with tinted glass for the first and second floor windows and matching spandrels filling the space between the windows. The school exterior will be finished in Aztec Gold stucco on the upper wall planes, Ash Brown on the upper portions of the pilasters, and Paprika stucco on the lower wall planes and pilaster bases (which will also be scored like stonework).

The school will be built in two phases, with the south and east wings constructed with the church as Phase One. The west wing and gymnasium will be constructed as Phase Two. No timeline has been provided for this phasing, and no elevation has been provided to depict the interim condition of the exposed interior walls of school Phase One. Accordingly, staff has included condition #8a to require these walls to be finished in an attractive and durable state to match the rest of the building.

The Community Design Guidelines state that the materials, shapes, elements and details used on the front or main building elevation, including the roof style and material, should be extended to all elevations. Staff feels the materials and colors proposed for the St. John's Church and School will present an attractive appearance, consistent with the intent of the CDG.

Development Standards: As noted in Figure 2, the only development standards specified for Public/Quasi Public uses are those for parking. The proposed church and school will provide sufficient on-site parking to meet the requirements; public parking will also be available on all adjacent streets except Pleasant Grove Boulevard. The landscape plan indicates that the proposed tree spacing will exceed the City's parking lot shading requirements by providing over 60 percent shade (Exhibit F).

The WRSP Village Center Plan defines form and design principals to create a pedestrian-friendly, urban streetscape with buildings and associated activities located close to the street and sidewalk. The setbacks established for the residential villages on either side of the church and the commercial parcels across

¹ The lancet is a narrow arch or window shaped like the tip of a lance. The form is typical of Gothic architecture and has been used in Anglican churches since the 13th century.

Pleasant Grove Boulevard range from 10 to 15 feet measured from the property line. The St. John's Church building will be set back 86 feet from the street; however, the steeple will be 25 feet from the sidewalk. A pedestrian-friendly plaza around the steeple will be furnished with fountains and a seat wall that should make an inviting place to linger. Staff feels the setback and site design proposed for the St. John's Church and School are consistent with the intent of the Village Center Plan for this site.

DESIGN REVIEW PERMIT CONCLUSION

As described above, the proposed project is consistent with the land uses and applicable development standards in the West Roseville Specific Plan, the Zoning Ordinance, and the Community Design Guidelines. Zoning Ordinance Section 19.78.060(B) requires four findings of fact be made in order to approve a Design Review Permit. Based on the analysis contained in this staff report and with the project conditions, the required findings for approval can be made for the proposed Design Review Permit. The four findings for approval of the Design Review Permit are contained in the Recommendation section of this report.

ENVIRONMENTAL DETERMINATION

This project is exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183 as a project consistent with the West Roseville Specific Plan and its EIR, which was certified on February 4, 2004.

RECOMMENDATION

The Planning and Redevelopment Department recommend the Design Committee take the following actions:

- A. Adopt the four findings of fact as stated below for the Design Review Permit – ST. JOHN'S EPISCOPAL CHURCH & SCHOOL – FILE # 2007PL-081, DRP-000198:
1. *The project, as approved, preserves and accentuates the natural features of the property, such as open space, topography, trees, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.*
 2. *The project site design, as approved, provides open spaces for pedestrians, vehicle access, vehicle parking, vehicle and pedestrian circulation, pedestrian walks, and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the West Roseville Specific Plan, and the Community Design Guidelines.*
 3. *The building designs, including the material, colors, height, size, and relief, and the arrangement of structures on the site, as approved, is harmonious with the existing open space and topography of the area which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the West Roseville Specific Plan, and the Community Design Guidelines.*
 4. *The design of the public services, as approved, including but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors, and landscaping that are harmonious with the site and the building designs.*

- B. Approve the Design Review Permit – ST. JOHN'S EPISCOPAL CHURCH & SCHOOL – FILE # 2007PL-081, DRP-000198 subject to eighty-three (83) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT (DRP-000198)

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **February 21, 2010**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **February 21, 2010**.
2. The project is approved as shown in **Exhibits A - M** and as conditioned or modified below. (Planning)
3. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
4. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
5. The applicant shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
6. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
7. All those provisions pertaining to the development of this site that are within the West Roseville Specific Plan document and the Development Agreement by and between the City of Roseville and 1600 Placer Investors, LP shall be made part of the requirements of this site. The applicant shall become signatory to said Development Agreement. (Engineering, Planning)

PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

8. Plans submitted for building permits shall demonstrate conformance with the conditions of approval including all revisions/alterations as approved. (Planning)
 - a. Prior to the Phase One final inspection, the walls which will connect with planned Phase Two, but which will remain exposed in the interim shall be constructed weather-tight and with an exterior finish design to the satisfaction of the Planning & Redevelopment Director.
9. Plans submitted for building permits shall demonstrate that parking stalls meet, or exceed, the following minimum standards:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact -- 8 feet x 16 feet; Accessible -- 14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking

space shall be Van Accessible -- 17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)

- c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
11. The Landscape plan shall comply with the West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
12. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
13. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
14. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
15. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. The developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of Phase 2. (Building)
16. Building permit plans shall comply with all applicable code requirements (Uniform Building Code - UBC, Uniform Mechanical Code - UMC, Uniform Plumbing Code - UPC, Uniform Fire Codes - UFC and National Electrical Code - NEC), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)
17. Restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
18. Maintenance of copy of building plans. Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the

life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)

19. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
20. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by Engineering prior to approval of the improvement plans.
 - d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
21. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
22. A note shall be added to the grading plans that states: "Prior to the commencement of grading operations, the contractor shall identify the site where the excess/borrow earthen material shall be imported/deposited. If the borrow/deposit site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified." (Engineering)
23. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pad located on Pleasant Grove Blvd. The Developer and City may enter into a deferred improvement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter on southbound Pleasant Grove Blvd. west of Village Plaza Dr. (shelter number 06-232) (Engineering, Transit)
24. All street intersections shall be "bulbed" per City standards. The bulbed returns shall be rolled curb with center pedestrian access ramps and shall be constructed of 8-inch thick concrete. (Engineering)
25. Access to the site shall be gained by two 30 ft. standard commercial driveways from the intersections of I Street/D Street and I Street/E Street. Two 30 ft. A-7 driveways shall provide access from J Street. (Engineering)

26. I Street, D Street, E Street and J Street shall be constructed as minor residential roadways. These streets shall be built within a right of way of 54 feet to include 30 feet of pavement, standard vertical curb, and a 5 foot wide planter strip and 4 foot wide sidewalk along the project frontage. (Engineering)
27. Village Center Drive and Village Plaza Drive shall be constructed as primary residential roadways. These drives shall be built within a right of way of 58 feet to include 38 feet of pavement, standard vertical curb, and a 5 foot wide planter strip and 5 foot wide sidewalk along the project frontage. (Engineering)
28. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage coarse. (Engineering)
29. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)
30. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
31. Prior to the approval of the improvement plans, it will be the project proponents responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
32. Prior to the approval of the Improvement Plans, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)
33. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
34. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
35. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by

Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.

- b. Water, sewer and reclaimed mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
36. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
 37. Bike parking shall be provided per the Municipal Code. (Transportation, Engineering)
 38. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
 39. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
 40. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
 41. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
 42. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
 43. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project: a. one (1) set of improvement plans; b. load calculations; and c. electrical panel one-line drawings. (Electric)
 44. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas shall provide a maintained minimum of one (1) foot candle of light. All exterior light fixtures shall be vandal resistant. (Planning & Police)
 45. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning & Police)

46. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

47. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:
- a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.
 - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
48. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. A 12.5 foot wide public utilities easement along all road frontages.
 - b. Water, sewer, and reclaimed water easements. (Electric, Engineering, Environmental Utilities)
49. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Engineering, Environmental Utilities, Electric)
50. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
51. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
- a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
52. The following note shall be added to the improvement plans:

To minimize dust/ grading impacts during construction the applicant shall:

- a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.
 - b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
 - c. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
 - d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
 - e. The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
53. The project shall be addressed as 2351 Pleasant Grove Blvd. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Engineering Division for building/suite addressing. (Engineering)
54. This project falls within the Northwest Roseville Specific Plan category of the Pleasant Grove Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)
55. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. (Engineering)
56. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
57. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
58. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
59. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
60. Restaurants or other food services. The developer shall install exterior grease interceptor if the proposed business could potentially discharge any grease type product. (Environmental Utilities)
61. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

62. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." This shall include the extension of electrical facilities placed with WRSP W-10 across the W-53 park site. (Electric)
63. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
64. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
65. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
66. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
67. All electric metering shall be directly outside accessible. This can be accomplished in the following ways:
 - a. Locate the metered service panel on the outside of the building; or
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
68. One ¾" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
69. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

70. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
71. The project shall comply with all required environmental mitigation identified in the West Roseville Specific Plan EIR. (Planning)
72. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
73. The parking lot striping and signing shall be maintained in a visible and legible manner. (Planning)

74. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
75. Pursuant to the Zoning Ordinance, subsequent Design Review Permits consistent with this approval may be reviewed and approved with an Administrative Permit. If it is determined by the Planning Director that the subsequent Design Review Permit is not clearly consistent with the original approval or if other issues arise, the Planning Director may refer the item for a public hearing at the Design Committee or Planning Commission. (Planning)
76. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
77. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
78. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
79. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
80. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
81. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)
82. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)
83. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple

building occupancies. This request shall be made in writing to the Building Department and shall include 10 copies of the following:

- a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
- b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
- c. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

ATTACHMENTS:

1. Color Elevations
2. Color Elevations

EXHIBITS:

- A. Site Plan
- B. Building Elevations
- C. Building Elevations
- D. Elevations and Sections
- E. Floor Plan
- F. Landscape Plan
- G. Grading Plan (GR-1)
- H. Grading Plan (GR-2)
- I. Grading Plan (GR-3)
- J. Grading Plan (GR-4)
- K. Utility Plan
- L. Street Sections & Details
- M. Materials Board (not included in packets)

Note to Applicant and/or Developer: Please contact the Planning & Redevelopment Department staff at (916) 774-5276 prior to the Design Committee meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Committee in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning & Redevelopment Director at, or prior to, the public hearing.