

**ITEM III-A: DESIGN REVIEW PERMIT – EL POLLO LOCO – 9501 FAIRWAY DRIVE – FILE #
PL13-0315**

REQUEST

The applicant requests approval of a Design Review Permit to construct a 2,976 square foot El Pollo Loco fast food restaurant with a drive thru and associated site improvements including parking, lighting and landscaping.

Project Applicant: Robert Huntsberry, VMI Architecture
Property Owner: Jon Plomteaux, MGP Properties

SUMMARY RECOMMENDATION

The Planning Division recommends that the Design Committee:

- A. Adopt the four (4) findings of fact for the Design Review Permit, and
- B. Approve the Design Review Permit with seventy (70) conditions of approval.

OUTSTANDING ISSUES

There are no outstanding issues with this application. The applicant has reviewed and is in agreement with all recommended Conditions of Approval.

BACKGROUND

The project site is located on the southwest corner of Five Star Boulevard and Fairway Drive and is a portion of Parcel 45B of the Highland Reserve North Specific Plan (HRNSP). The 1.18 acre parcel has a land use and zoning designation of Community Commercial and is located in the Fairway Commons I Shopping Center. On March 13, 2003, the Planning Commission approved a DRP for the construction of the 150,000 square foot commercial center and a Parcel Map (PM) to subdivide the site into six parcels. The approved plans included a 10,330 square foot building for the subject site (Pad B); however, the site was never developed. Presently, the entire shopping center is constructed with the exception of the subject site.

SITE INFORMATION

Location: 9501 Fairway Drive, HRNSP, APN 356-010-0-000

Roseville Coalition of Neighborhood Associations (RCONA): The parcel is located within the Stanford Crossing Neighborhood Association. To date, the Planning Division has not received any inquiries or comments regarding the project.

Total Acreage: 1.18 acres

Site Access: Two existing driveways, one on Five Star Boulevard and one on Fairway Drive, will provide access to the project site. The driveway on Five Star Boulevard will allow full turning movements and the driveway on Fairway Drive will be restricted to right turns in and out of the site.

Topography: The site was previously graded and a portion of the parcel has been improved with a parking lot. Only minor grading will be required to accommodate the building, walkways, a drive thru, landscaping, and minor modifications to the parking lot.

Figure 1: Vicinity Map



ZONING/PLANNING AREA REGULATIONS

Development Standard	Required	Proposed
Building Setbacks	Fairway Drive: 30' Five Star Boulevard: 30'	Fairway Drive: 65' Five Star Boulevard: 45'
Landscape Setbacks	Fairway Drive: 30' Five Star Boulevard: 30'	Fairway Drive: 30' Five Star Boulevard: 30'
Building Height Limit	50' maximum	21' to top of highest parapet
Parking Spaces	60	60
% of compact spaces	Up to 20%	0
# of handicapped spaces	2	2
% of shaded parking	50%	58%
Bicycle Racks	3	0*

*See discussion on page 3.

PROJECT DESIGN FEATURES

See attached Site Plan (Exhibit A), Landscape Plan (Exhibit B), Elevations (Exhibit C), Grading Plan (Exhibit D), and Utility Plan (Exhibit E).

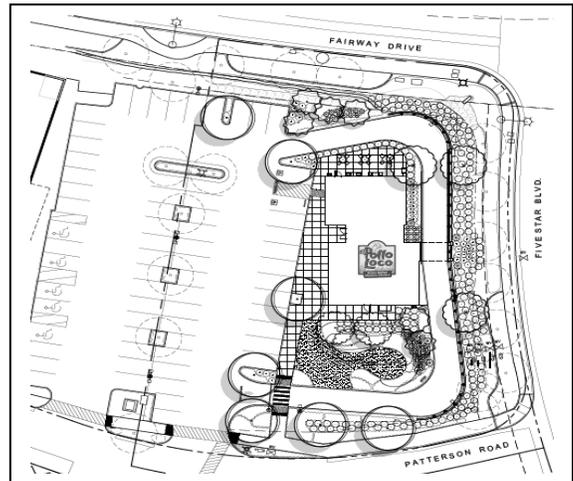
DESIGN REVIEW PERMIT EVALUATION

The evaluation of the Design Review Permit to construct the El Pollo Loco Restaurant on a vacant pad within the Fairway Commons I plaza has been based on the applicable development standards within the

Zoning Ordinance and the design standards of the Community Design Guidelines and Highland Reserve North Specific Plan. Section 19.78.060(J) of the Zoning Ordinance requires that four findings be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in the Recommendation section of this report. The following sections of evaluation focus on pertinent design issues.

Site Planning & Building Siting: As mentioned previously, the building site was identified and approved as part of the Fairway Commons I shopping center (located across from Chucky Cheese) and will be setback a minimum of 65' and 45' from Fairway Drive and Five Star Boulevard, respectively. The proposed site will consist of a 2,976 square foot fast food building, drive thru, outdoor seating area, parking, and landscaping. A 300' long drive thru will surround the north, east, and south portions of the building. The CDG generally discourages drive thrus adjacent to roadways, however, this area will be adequately screened by existing/proposed landscaping around the perimeter of the site and a three foot tall stone screen wall adjacent to Five Star Boulevard. The parking lot will be accessed via a main drive aisle located to the west of the building. In addition, a pedestrian plaza area is proposed to the north of the building, consistent with the recommendations of the CDG to provide outdoor activity areas.

Figure 2: Site Plan



Based on the proposed site layout and size of the building, staff finds that the proposed setbacks will provide a sufficient buffer from the street allowing adequate space for landscaping and onsite improvements, while establishing an appropriate streetscape presence.

Vehicle Access & Circulation: Access to the project site will be provided via a driveway off of Fairway Drive and Five Star Boulevard. A two way drive aisle will provide circulation throughout the site and the main drive aisle located to the west of the building will provide access to the parking stalls directly adjacent to the building. In addition, the main entrance will provide direct access to the drive thru located on the eastern side of the building. Consistent with the CDG, the drive thru will provide a 180' stacking distance and has been adequately incorporated into the site design. Based on the reciprocal access agreements and site layout, staff does not anticipate any circulation issues. The Fire Department has reviewed the site plan and has no concerns.

Parking: The Zoning Ordinance requires 1 parking stall for every 50 square feet of floor area for a fast food restaurant with a drive through service. As such, the proposed 2,976 square foot restaurant requires 60 parking spaces. As shown on the site plan, 31 spaces will be provided on the subject parcel, with the remaining 29 spaces located throughout the site (reciprocal parking and access agreements are recorded between the project site and the adjacent properties). The parking requirement for the proposed use is consistent with what was anticipated for the site, and staff does not anticipate any parking related issues as the Fairway Commons I project is over parked by 61 spaces (see Attachment 1).

Bicycle Parking/Circulation: Per the Zoning Ordinance, a minimum of one bicycle space shall be provided for every twenty required parking spaces. Based on the parking required for the site (60), a minimum of three bicycle racks are required. The site plan does not identify the provision of bicycle parking; however, Condition #3 of the DRP has been added requiring that three bicycle parking spaces be provided in a convenient and visible location near the entrance to the restaurant.

Architecture: The proposed color scheme indicates that the building will have the same exterior stucco colors as other buildings located in the Fairway Commons I shopping center, consisting of Liberty Red,

Ochre Tan, Cottage Chocolate, and Branchport Brown. Consistent with the CDG, the project provides varying roof heights and wall planes to address building massing. In addition, to provide for additional architectural detailing, the building will also incorporate a stone wainscot, bronze colored aluminum panels, metal awnings, and glass store fronts.

Figure 3: Colored Elevations



As proposed, the project incorporates various design elements that are consistent with other buildings located in the shopping center. In addition, the project will provide an appropriate streetscape presence oriented towards the adjacent roadways. Due to the visibility of the building from adjacent streets and surrounding commercial parcels, the side elevations have also been treated to provide visual interest and four sided architecture. As proposed, the colors, materials, and design of the buildings meet the intent of the CDG and HRNSP, and staff supports the design.

Landscaping: A 30' wide landscaped area currently exists along Fairway Drive and Five Star Boulevard; however, the applicant proposes to add additional trees, shrubs, and ground cover to further enhance the streetscape and provide additional screening of the proposed drive thru. The proposed landscape corridors will include Crape Myrtle, Southern Magnolia, Chinese Pistache, and California Pepper trees. In addition, the applicant will construct additional planter wells and include additional internal landscaping throughout the parking lot in order to meet the CDG 50% parking lot shade requirement. As proposed, the landscape plan is consistent with the HRNSP Landscape Guidelines and the intent of the CDG. Therefore, no additional changes are recommended.

Design Review Permit Conclusion

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. The four findings for approval of the Design Review Permit are contained in the Recommendation section of this report.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 pertaining to In-Fill Development and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

The Planning Division recommends that the Design Committee take the following actions:

- A. Adopt the four (4) findings of fact as listed below for the **DESIGN REVIEW PERMIT – 9501 FAIRWAY DRIVE (FAIRWAY COMMONS I SHOPPING CENTER) – FILE # PL13-0315**;
 1. *The project does preserve and accentuate the natural features of the property, such as open space, topography, trees, wetlands and watercourses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.*

2. *The project site design does provide open space, access, vehicle parking, vehicle, pedestrian and bicycle 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 and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, HRNSP Design Guidelines, and Community Design Guidelines.*
3. *The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, HRNSP Design Guidelines, and 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 – 9501 FAIRWAY DRIVE (FAIRWAY COMMONS I SHOPPING CENTER) – FILE # PL13-0315** subject to seventy (70) conditions of approval.

CONDITIONS OF APPROVAL FOR PL13-0315 – DESIGN REVIEW PERMIT

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 **April 17, 2016**. 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 **April 17, 2016**. (Planning)
2. The project is approved as shown in Exhibits A - E and as conditioned or modified below. (Planning)
3. A minimum of three (3) bicycle racks shall be provided onsite, within close proximity to the building's primary entrance. The quantity and type of racks shall be indicated on the site plan. (Planning)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
5. 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)
6. 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)
7. 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)

PRIOR TO BUILDING PERMITS:

8. Parking stalls shall 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--9 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 Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
 - c. An 'exterior route 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)
9. Signs and/or striping shall be provided on-site as required by the Planning Division to control on-site traffic movements. (Planning)
10. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Design Committee including all conditions of approval. (Planning)
11. The project Landscape Plans shall comply with the following:
- a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b. Additional trees shall be planted within the landscape planters throughout the parking lot to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. 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)
 - d. The landscape plan shall comply with the Landscape Guidelines for the Highland Reserve North Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
 - e. 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)

12. 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)
13. 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. (Building)
14. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), 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)
15. For restaurants or other food services: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
16. 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.
17. 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)
18. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
19. 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)
20. Prior to the issuance of any permits, the property owner 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 property owner during the pre-construction meeting. (Engineering)
21. 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)
22. 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, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged

during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)

23. The project shall be addressed as 9501 Fairway Drive.
24. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
25. The applicant/developer shall prepare an updated Transportation Systems Management (TSM) Plan for Fairway Commons I to be reviewed and approved by the Transportation Commission. (Public Works)
26. Bike parking shall be provided per the Zoning Ordinance and California Green Building Standards. (Alternative Transportation, Building, Planning)
27. 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)
28. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
29. 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. The developer is to submit a "hold harmless" letter to the City of Roseville stating that the developer will be responsible for any repairs to structures, hardscape or landscape within 5' of the 18" force main due to damage which may occur during maintenance or repair of force main. The "hold harmless" letter is to be delivered to the City prior to occupancy of the building.
 - 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)
30. All sewer is to be 6" VCP. (Environmental Utilities)
31. 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)
32. 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)

33. 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)
34. 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)
35. 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)
36. The fire department access road shall meet the City's requirements for width and turning radii of 30 and 50 as noted on the fire department standards for access. This shall be enforced at the time plan are submitted for review, Additional information can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire Prevention Division for information. (Fire)
37. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
38. 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
 - c. electrical panel one-line drawings
39. 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)
40. 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)
41. 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:

42. 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)
43. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. A 25-foot wide public utilities easement along all road frontages.
 - b. Water, sewer, and reclaimed water easements.
 - c. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. The required Public Utility Easements, by separate document, shall be recorded with the County before final sign off the building permit. (Electric)
44. 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)
45. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
46. 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)
47. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
48. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)

49. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
50. Restaurants or other Food Service Establishment (FSE): the applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)
51. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)
52. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)
53. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
54. 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)
55. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
56. 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)
57. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a. Locate the metered service panel on the outside of the building.
 - 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)

58. 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)
59. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)
60. 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)
61. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
62. 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)
63. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
64. 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)
65. 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)
66. 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)
67. 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)
68. 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)
69. The developer (or designated consultant) shall certify that the buildings 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 placements and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)

70. 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)

ATTACHMENT

1. Parking Tabulation

EXHIBITS

- A. Site Plan
- B. Landscape Plan
- C. Color Elevations
- D. Grading and Drainage Plan
- E. Utility Plan

Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the 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 Manager at, or prior to, the public hearing.