

ITEM V-A: MAJOR PROJECT PERMIT STAGES ONE & TWO – ROSEVILLE HOTEL & CONFERENCE CENTER – 310 CONFERENCE CENTER DRIVE – FILE #PL13-0316

REQUEST

The applicant requests approval of Major Project Permit (MPP) (Stage One & Stage Two) to allow development of an approximately 250 room 10 story, 175,000 square foot hotel with an approximately 35,000 square foot conference center facility (at build-out). The project also consists of site improvements, including parking, site/building lighting, and landscaping. A Draft Environmental Impact Report (DEIR) has been prepared to address potential environmental impacts resulting from the proposed project.

Applicant/Owner: City of Roseville, City Manager's Office

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission recommend the City Council take the following actions:

- A. Certify the Environmental Impact Report;
- B. Adopt the two findings of fact for the Major Project Permit (Stage One);
- C. Adopt the two findings of fact for the Major Project Permit (Stage Two); and,
- D. Approve Stage One and Stage Two of the Major Project Permit subject to ninety-three (93) conditions of approval.

The June 26th Planning Commission Hearing is intended to provide the public with an opportunity to comment on the project and the DEIR and to provide the Planning Commission with information for its consideration and subsequent recommendation to Council who will be taking final action on the proposed entitlements and certifying the EIR.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues.

REPORT ORGANIZATION

Due to the scope of the information provided in this document, the report has been separated into four sections consisting of an Executive Summary, Entitlement Evaluation, EIR Summary, and Recommendations/Conditions of Approval.

EXECUTIVE SUMMARY

Project Description

- **Project Location:** The project site is located within the North Central Roseville Specific Plan (NCRSP) at the terminus of Conference Center Drive (see Figure 1). The property consists of approximately 11 acres of the larger 20-acre parcel known as NCRSP "Parcel 40A". The site is bordered by Highway 65 to the north, open space Parcel 82 to the east (Westfield Galleria Mall beyond), vacant parcels to the south (Hyatt Place beyond), and the proposed Villasport project to the west (Shea Center beyond).

➤ Existing Condition: The property was rough graded in 1989, at which time on-site wetlands were filled in accordance with a Clean Water Act Section 404 Permit. Since the initial vegetation removal, the parcel has been disked on an as-needed basis.

➤ Property and Land Use Background:

- On July 5, 1990, the North Central Roseville Specific Plan (NCRSP) was adopted by the City Council. The NCRSP established a land use designation of Business Professional/Community Commercial and a zoning designation of Community Commercial/Special Area-North Central Roseville Specific Plan (CC/SA-NC) for Parcel 40. The NCRSP anticipated Parcel 40 to be developed with a hotel, conference center, or other large users that would complement the adjacent businesses.
- In June 2005, a Parcel Map was approved to subdivide NCRSP Parcel 40 into four parcels. A 20-acre parcel (Parcel 40A) was created as part of the subdivision for development of a Hotel Conference Center project.

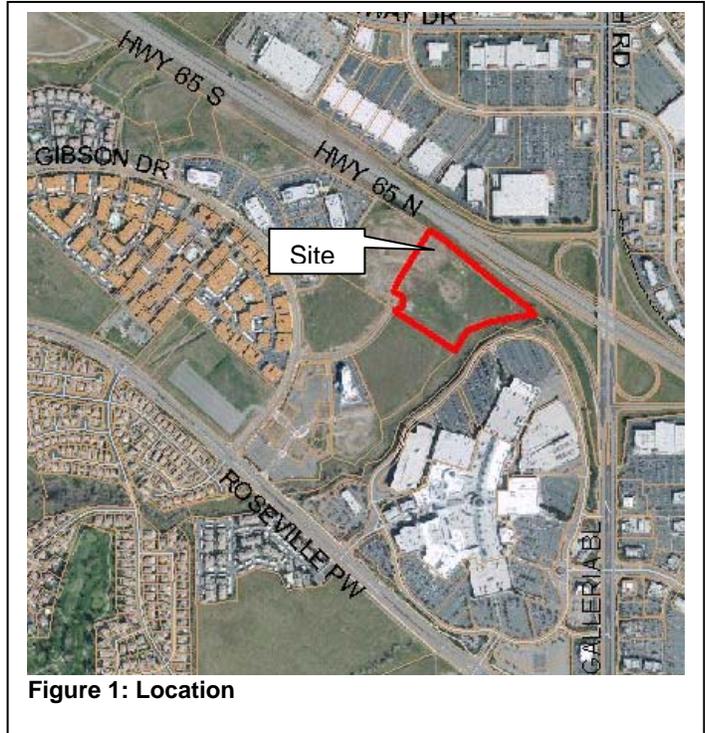


Figure 1: Location

- On July 6, 2005, the City Council approved a Specific Plan Amendment and Development Agreement Amendment for Parcel 40 (A-D) to increase the permitted development intensity by allowing an increase in Floor Area Ratio (FAR) from 40 to 80 percent. The amendments also allowed buildings up to 10 stories in height. The increased FAR allowed a maximum of 1,045,440 square feet (sf) of business professional and commercial land uses on Parcels 40B, C, and D. Parcel 40A, the project site, was specifically approved for development of a 50,000 sf conference center, 500 hotel rooms in towers up to ten stories in height, and 5,000 sf of restaurant services.
- On December 8, 2005 the Planning Commission approved Stage One of a Major Project Permit (MPP) that included the preliminary development plan for construction of a 35,000 square foot conference facility, a ten story Embassy Suites hotel with 279 rooms, a second multi-story hotel with 221 rooms, two freestanding restaurant pads (10,000 s.f. each), and a parking structure on NCRSP Parcel 40A. The MPP Stage 2 entitlement was approved by Planning Commission on January 12, 2006. The project was halted due to financial issues and the entitlements have since expired.
- The City acquired Parcel 40A in December 2011 with the intent to develop a hotel and conference center project on the site, consistent with the NCRSP.
- On January 18, 2013, a Tentative Parcel Map that allowed the subdivision of Parcel 40A into two parcels was administratively approved.

➤ Hotel & Conference Center Project Background

- In April 2012, the City Council reviewed the findings of a preliminary feasibility and market study for a full-service hotel and conference center in the city. The results of the analysis indicated that such a project was potentially feasible under a private/public partnership financing structure and that a more detailed study was warranted. In response to these findings, Council directed City staff to issue a Request for Proposals (RFP) to identify a development team competent in financing, designing, constructing, and operating hotel and conference centers, particularly those with private/public financing experience. On December 5, 2012, following an extensive recruitment and interview process, the City Council selected P3 International, LLC, as the Hotel and Conference Center RFP finalist and approved an initial pre-project agreement and exclusive right to negotiate with P3 International for potential development and operation of the project.
 - On September 11, 2013, the City Council authorized the City Manager to execute a Phase One Agreement with P3 International, LLC to perform specific exploratory pre-development studies concerning the Hotel and Conference Center project. Among other things, the Phase One Agreement provided for: enhanced schematic design drawings; development of a preliminary guaranteed maximum price (GMP); conference center market study, including a detailed local and regional economic impact analysis; an updated hotel market study; brand and 3rd party operator recruitment; development of an in-depth operating pro forma; and, investigation and development of specific financing vehicles. Per the City's contract, P3 International is responsible for coordinating all development and operational aspects of the project while City staff is responsible for entitlement processing and for preparing the EIR.
 - In addition to the public hearings noted above and other outreach efforts, the project was presented at Highland Reserve Neighborhood Association (HRNA) meetings. The HRNA submitted comment letters on the EIR Notice of Preparation (NOP). These comments were addressed in the DEIR as well as at the neighborhood meetings. Comments focused primarily on traffic impacts resulting from the proposed project and a potential digital billboard associated with the conference center. Subsequent to the NOP release, the digital billboard was removed as a project component and is no longer included with this entitlement request. However, potential environmental impacts resulting from a digital billboard are evaluated in the EIR should the City Council direct staff to pursue such a project in the future. The City has not received any additional comments in opposition of the project.
- Project Objectives: The following objectives were developed for the project.
- Develop the City's first four star, approximately 250-room, upscale full service hotel and an approximately 35,000 sf conference center facility to serve the lodging, conference, and meeting space needs of the City of Roseville and surrounding region which have no comparable facilities.
 - Advance local economic development and fiscal objectives by providing much-needed facilities for conferences, trade shows, social gatherings, and other large scale events beneficial to the City of Roseville and the surrounding region.
 - Develop a commercially viable project that complements surrounding commercial development and existing lodging facilities throughout the City.
 - Establish a link to the historical nature of the City, concurrent with a commercial link to the City's historic downtown area.
 - Design an energy-efficient facility that promotes water and energy conservation measures consistent with the Air Quality and Climate Change Element of the City's General Plan and the City's Water-Efficient Landscape Ordinance.
 - Create a project that contributes to a land use pattern that integrates hospitality and assembly uses in close proximity to commercial land uses, such that hotel guests and/or conference

attendees may easily walk or bike to shopping, services, and leisure activities consistent with the Blueprint Implementation Strategies as administered by the City.

- **Project Components:** The proposed project will include the construction of an approximately 250 room 10 story, 175,000 square foot hotel with a full service restaurant, fitness facility, spa, and outdoor pool. Also included is an approximately 20,000 square foot conference facility (with future expansion potential to 35,000 square feet at build-out in a future “Phase 2”) with a 9,000 square foot ballroom, separate meeting and break-out rooms, and a support kitchen. An outdoor event space is located between the buildings. Site improvements include drive aisles and approximately 530 parking spaces, building and site lighting, and landscaping. The project will also include an extension of the City’s multi-use trail within the easement along Highway 65 and a connection to the future multi-modal bridge to the Galleria Mall. Although shown on the project plans, the project does not include the extension of Conference Center Drive and the roundabout. This improvement is Community Facilities District-funded and included within the City’s Capital Improvement Program (CIP). Conference Center Drive will be completed this summer and would be completed prior to occupancy of the hotel or conference center.

Requested Entitlement

- **Major Project Permit:** The intent of the Major Project Permit (MPP) process is to streamline the review of large and diverse projects that could be constructed over a period of several years. The MPP process allows for the resolution of site issues prior to the review of more detailed architectural and landscape issues that may not be finalized at the time the site plan is ready. In accordance with the City’s MPP Ordinance, the MPP review process is segregated into three separate stages. Provided below is a summary of each Stage:
 - **Stage One** - consists of the approval of a preliminary development plan. The preliminary development plan will establish the configuration of the buildings, conceptual building elevations, parking areas and ratios, landscaping and open space locations, rough grading and drainage on and off-site, vehicular and pedestrian circulation, and development phasing. The complete environmental review of the project is also performed at this stage.
 - **Stage Two** - consists of the review of the detailed architecture and landscaping for the project.
 - **Stage Three** - administrative review of the improvement and building plans for compliance with the conditions of the Stage One and Two approvals.

The Major Project Permit application for the Roseville Hotel & Conference Center includes Stage One and Stage Two. The requested entitlement is addressed in more detail in the MPP Entitlement Evaluation section and DEIR. MPP Stage One & Two review and approval typically occur at the Planning Commission level. However, because this project is a City project, the final review and approval will be with the City Council.

Environmental Determination

- **Environmental Impact Report:** As Lead Agency, the City of Roseville, Development Services Department, Planning Division has prepared a Draft Environmental Impact Report (DEIR) for the Roseville Hotel & Conference Center project. The City determined this DEIR will evaluate the following technical areas: Aesthetics, Air Quality and Greenhouse Gases, Biological Resources, Cultural Resources, Public Utilities, and Transportation and Circulation. Mitigation is included in the DEIR to reduce most impacts to less than significant levels; however, significant and unavoidable impacts have been identified for the following area: Transportation and Circulation.

- **Environmental Impact Report Process:** At the June 26, 2014, public hearing the Planning Commission will review and consider the DEIR for the purpose of forwarding a recommendation on the project to the City Council. The DEIR was distributed for public review beginning on May 12, 2014 and will end on June 26, 2014. The DEIR may be reviewed during normal business hours at the Planning Division located at 311 Vernon Street in Roseville, CA, and online at www.roseville.ca.us/hotelconferencecenter. Interested persons are invited to submit written comments prior to 5 pm on June 26, 2014, to Gina McColl, Planning Division, 311 Vernon Street, Roseville, CA 95678.

Following the comment period, the City will consider any comments received on the DEIR and will address them in the Final EIR (FEIR). The FEIR will be reviewed and certified by the City Council.

ENTITLEMENT EVALUATION

The project was evaluated for consistency with the General Plan, Zoning Ordinance, North Central Roseville Specific Plan (NCRSP) and the Community Design Guidelines (CDG's). The evaluation of the proposed project is divided into the Major Project Permit Stage One and Stage Two applications. This analysis is provided for the consideration of the Planning Commission in its recommendation to Council on the proposed Roseville Hotel & Conference Center project.

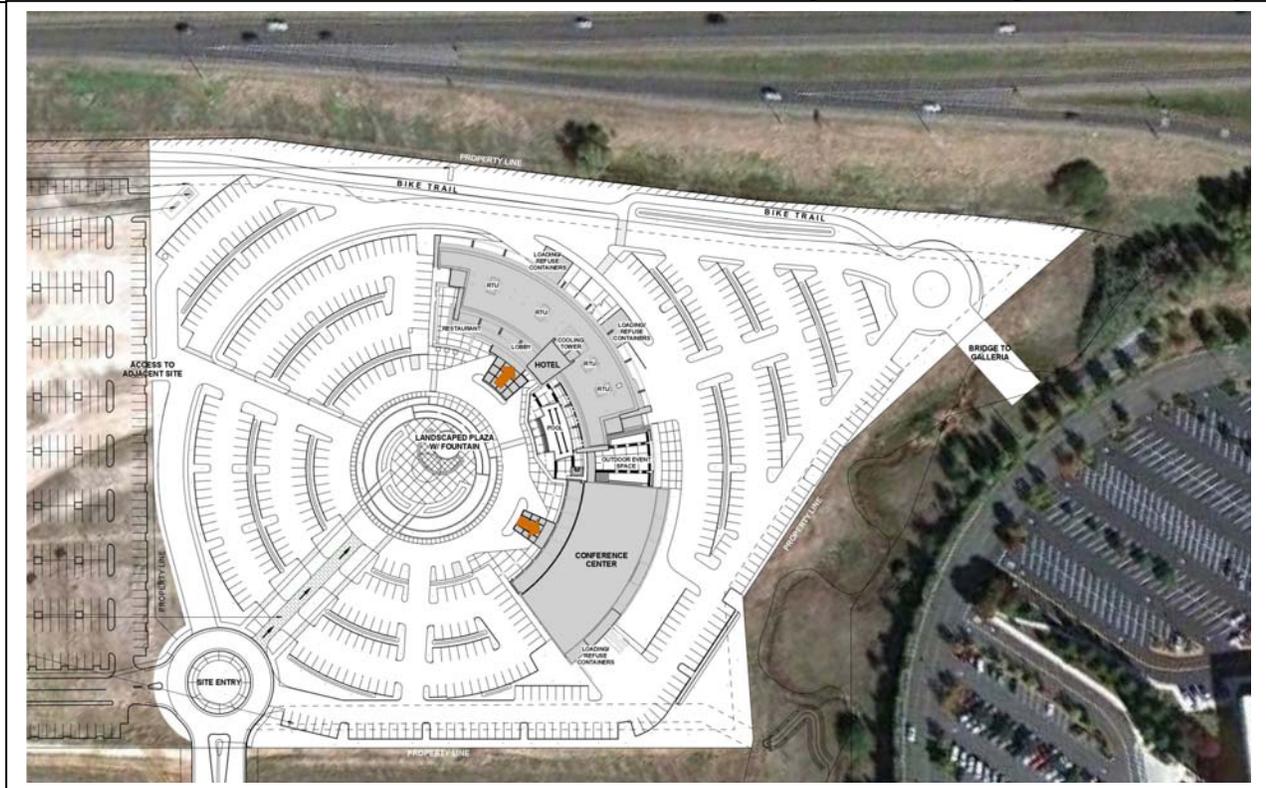
Stage 1 – Site Plan /Project Layout

The purpose of the Major Project Permit Stage One application is to evaluate the site and building layout, access and roadway improvements and preliminary grading and utility plans. In addition, the Zoning Ordinance states that if a project is within a Specific Plan area the project should conform to the plan and Design Guidelines if applicable.

Site Design

The site will be developed with a 250 room hotel building connected via a glass corridor to a 20,000 square foot conference center facility, and associated parking, lighting and landscaping. The site and building layout has been designed to be reflective of a circular “rose” shape (see Figure 2 and Exhibit D), tying back to Roseville’s traditional icon. The core of the site is a central plaza area that provides a focal point and central gathering space for the community, hotel guests and conference center users. The buildings, parking fields, and drive aisles follow the curve of the plaza. The circular design allows for parking areas to be dispersed throughout the site, provides architectural benefits (as described in more detail in the Stage Two evaluation), and would allow for a logical expansion of the conference center should it be needed and deemed feasible. The circular design also provides for clear and easy vehicular circulation. Loading areas and trash enclosures have been located as far from public views as possible and are screened. The site design incorporates pedestrian amenities such as the central plaza, outdoor event space located between the hotel and conference center buildings, outdoor seating adjacent to the restaurant, pedestrian furniture within the plaza spaces, and landscaped separated sidewalks.

The buildings will maintain the required 50 foot setback from Hwy 65 and 20 foot setback from the open space. A portion of the parking area encroaches into the 20 foot landscape setback along the eastern property line. The encroachment is necessary to provide the required parking for the project. The intent of the setback is to create a boundary between the project and the open space and control drainage into the open space. Landscape materials are also limited within the setback area to native drought-tolerant varieties. As demonstrated on the grading plan, a curb and retaining wall prevent drainage from entering the open space area. Adequate landscaping meeting these requirements is provided in the area. The encroachment is minimal in relation the size of the project, and on average the entire landscape frontage abutting the open space meets the intent of the 20 foot setback. Staff concludes the



project meets the intent of the setback requirement. As proposed, the site design is consistent with the NCRSP and Community Design Guidelines (CDG's).

Vehicle and Pedestrian Access/Circulation

The site is accessed via three legs/driveways of a roundabout at the terminus of the public Conference Center Drive. The primary driveway to the site is an "entrance only" driveway that is highlighted with accent paving and provides the most direct connection to the hotel and conference center lobbies and large drop-off areas. The northern driveway links to the public ring road that runs along the adjacent Villasport parcel to the west and Hwy 65 to the north and terminates at the pedestrian/vehicle bridge connection to the Galleria. The primary purpose of the multi modal bridge is to provide a pedestrian connection to the mall over the drainage/open space preserve, but it could also be operated as an exit route from the rear of the adjacent Galleria during peak shopping days. The third driveway is at the southeastern point on the roundabout and provides an access point for large vehicles to the truck loading and service areas of the hotel and conference center. The third driveway also provides a secondary exit for vehicles parked in the site's eastern parking areas.

The on-site circulation was evaluated by the City's Fire, Police and Engineering Divisions and was found to be adequate. Additionally, the City's traffic consultant, Fehr & Peers reviewed the on-site circulation. As described in the traffic impact report, only minor modifications or additions were recommended. The recommendations include adding vehicular directory signage at the multi modal bridge connection, designing the main drive aisle as an entrance only driveway, and eliminating four parking spaces adjacent to the third driveway entrance from the roundabout. The recommendations were either incorporated into the plans or are included as conditions of approval.

The project provides pedestrian pathways from the existing sidewalk system on Conference Center Drive to the central plaza and to the lobbies. Pedestrian paths are also provided within the parking areas connecting guest parking to the building entrances. Consistent with the NCRSP and the CDG's, the paths are separated from the drive aisles by landscaping and marked with special paving. The project also provides a connection to the multi-use trail along Hwy 65. The trail will continue through the site running parallel to Hwy 65.

Consistent with the NCRSP and the CDG's the project provides efficient circulation, promotes visual quality of the site, accommodates pedestrian circulation, and provides connections to pedestrian and bike trails. With incorporation of the Fehr & Peers recommendations, no other modifications are proposed to the vehicle or pedestrian access and circulation.

Parking

Parking for the project is shared between the hotel and conference center uses. The project provides approximately 530 on-site parking spaces. Approximately 350 additional parking spaces are available at the City parking lot on the Gibson Drive/Roseville Parkway park site in instances where overflow parking might be needed. The Zoning Ordinance parking standard for hotels is one parking space per room. The Zoning Ordinance does not provide a standard for conference centers.

In response, the City's traffic consultant (Fehr & Peers) analyzed anticipated parking demand for the conference center based upon empirical data from a comparable conference center in Spokane, WA and industry-standard estimates and assumptions regarding other project travel characteristics. Consciously taking a conservative approach, the City directed Fehr & Peers to project a worst possible case parking scenario that assumed 100% hotel occupancy by non-conference attendees, meaning no conference center attendees were assumed to stay at the hotel. Two scenarios were then assumed based on feedback from the City's market study consultant: 1) a 325-person local "average large event," and 2) a 500-person local "maximum event." Local events assume that most attendees would drive themselves to the event and park versus taking a cab, airport shuttle or other mode of transportation.

The parking study also evaluated the parking demand resulting from the potential future Phase 2 expansion. This scenario assumed a 600-person local "average large event", and 1,200-person local "maximum event." The parking study is included in Fehr & Peers Transportation Impact Report as well as addressed in the DEIR. The peak parking demand is demonstrated in the following table.

Worst Case Parking Scenario

Parking Generator	Phase 1 Conference Center (20,000 sq. ft.)		Phase 2 Conference Center Expansion (20,000 sq. ft. + 15,000 sq. ft. expansion)	
	<i>Average Large Event (325-person local event)</i>	<i>Maximum Event (500-person local event)</i>	<i>Average Large Event (600-person local event)</i>	<i>Maximum Event (1,200-person local event)</i>
Conference Guests 1	257	396	475	950
Conference Employees 2	41	41	41	41
Hotel 3	250	250	250	250
Total	548	687	766	1,241
Supply	530	530	Parking Structure to be Constructed with Phase 2. Size TBD.	
Shortfall	18	157		

Note:

Assumes 95 percent of guests drive to/from the site with an average vehicle occupancy of 1.2.

Assumes 90 percent of employees drive to/from the site with an average vehicle occupancy of 1.1.

Based on the City code requirement of one space per room. This requirement also provides for the parking needs for an on-site restaurant.

For Phase 1, the parking demand table demonstrates a potential shortfall of 18 spaces during an "average large event" and 100% independent hotel occupancy. A potential 157-space shortfall could occur during a maximum event with 100% independent hotel occupancy. An even greater shortfall would occur should the conference center be expanded in Phase 2; however, it is acknowledged that such an expansion would require construction of additional on-site supply, such as a parking garage. The potential parking shortfall resulting from the Phase 2 expansion area would need to be addressed if or when the facility is expanded.

As noted above, the City took a conservative approach in the parking demand analysis to demonstrate a worst-case scenario. In reality, the hotel market study projects average occupancies to stabilize in the 72% range, and approximately 30-40% of the hotel room nights would be attributable to conference center events (group market). A separate conference center market study concludes that the average large events (i.e., 325-person attendance) could occur once or twice a month, whereas the maximum events (500-person attendance) may occur once or twice a year.

Based on this information, staff feels that the project strikes the right balance of accommodating projected average demand without “over-parking” to accommodate peak demand. A similar approach was taken with the Galleria Mall, which was designed to satisfy parking demand 85% of the year (e.g., it was not “parked” for Black Friday). Similar to the Galleria, the hotel and conference center will rely on measures such as valet parking and other off-site facilities such as the City-owned Gibson Drive parking lot to accommodate peak demand. The MPP process allows the Planning Commission to establish the parking requirement for the project. Staff is recommending that the Planning Commission adopt the parking requirement as proposed.

Grading

The site was previously rough graded. However, additional grading will be necessary for site preparation, including building foundations, installation of utilities, and parking fields. The grading will also ensure there is proper drainage of the site. The project design anticipates the use of vegetated swales to provide water quality treatment in accordance with the City of Roseville requirements. These measures have been designed to comply with the requirements of the City’s Manual for Stormwater Quality Control Standards for New Development. Once filtered, excess stormwater is directed to the outfall leading to the detention basin in the adjacent open space. As proposed the grading would include 23,219 cubic yards of cut, 54,301 cubic yards of fill, for a net fill of 31,082 cubic yards.

Some retaining walls will be necessary along the southern property line and adjacent to the open space. The applicant has designed the Grading Plan to minimize the length, amount, and height of the proposed walls. As proposed, the keystone walls would not exceed the recommended six-foot maximum height of the NCRSP guidelines. Staff feels that due to the location of the walls and their design, the retaining walls are appropriate for the site and are consistent with the intent of the NCRSP.

The Engineering Division has reviewed the grading plan and determined it is in compliance with City standards. No changes to the Grading Plan are recommended.

Utility Improvements

The City will provide electric, water, and sewer connections to the site. Two high voltage electric mainline circuits will be extended to this site and adjacent sites from the existing Roseville Electric Park Substation on Gibson Drive to provide power to the site. The electric circuits will be installed with the City’s Conference Center Drive extension capital improvement project. An 8-inch sewer pipe located in Conference Center Drive will serve the sewer needs of the project. The project will install an on-site public 12-inch water loop to serve on-site domestic water and fire safety water demands, per the City’s requirements. Water main points of connection would come from an existing 12-inch water line in Conference Center Drive, and from an existing 24” main located along the property boundary between Parcel 40A and adjacent Parcel 42A (Shea Center Office Complex) to the northwest.

Water demand for the site was anticipated with the adoption of the NCRSP and subsequently with the specific plan amendment to increase the FAR on the site. Based on the site’s land use designation water was “reserved” for the site within the City’s water demand/allocation model. Morton & Pitalo prepared a water demand assessment to ensure that the project’s water demand would not exceed the amount of water allocated to the site. The total calculated water demand for the site would be 36,506 gpd or 40.92 AFY. Based on the Technical Study, TM-1 Unit Water Demand Factor Verification and Water Demand Evaluation and Update (MWH 2006), the 11-acre site has a yearly water allocation of

91 AFY, which is well above the project's calculated annual water demand of 40.92 AFY. The projected water demand associated with the project represents 44% of the total amount of water the City has allocated for the project site.

The City is currently in the midst of a Stage Two Drought (City of Roseville 2014). As defined in Title 14.09 Water Conservation of the City's Municipal Code, a Stage Two Drought exists when the City's water supply is adequate to meet 80% of projected demands. To address drought conditions, the City has recently announced mandatory water use restrictions in compliance with Municipal Code 14.09.080. These restrictions require a 20% reduction in water use by residents and businesses from normal seasonal use. Commercial water customers are required to reduce irrigation by 30% for existing landscaping. Although the proposed project is not yet approved nor constructed, it does include an objective that the project "promotes water and energy conservation measures consistent with the Air Quality and Climate Change Element of the City's General Plan and the City's Water-Efficient Landscape Ordinance." The project will include native and drought resistant materials where feasible, and will be designed to comply with the City's Water Efficient Landscape Ordinance. It is anticipated the project's desire to promote water conservation and compliance with the City's Water Conservation Ordinance and Water Efficient Landscaping Ordinance, would help conserve water and reduce overall water demand. Accordingly, based on the water demand assessment Technical Study and the proposed water conservation measures, the City's existing water supplies are sufficient to serve this project in normal/wet and in dry and critically dry years.

Utility improvements for the project were reviewed by the applicable City departments, and as discussed in further detail in the Initial Study and the DEIR, were deemed adequate and meet City standards.

Stage Two – Architecture and Landscaping

Stage Two of the Major Project Permit includes the review of the architectural design and landscape treatments for the hotel and conference center. The project has been evaluated based upon the applicable design standards of the North Central Roseville Specific Plan Design Guidelines and the City's Community Design Guidelines.

Building Design/Architecture

The goal of the building design was to create an iconic and timeless project with buildings of high quality design. The unique circular layout of the site provides a curved building form for the hotel and conference center buildings (see Figure 3). The curved shape will provide unique views from all approaches to the buildings. The design concept is described in more detail on Sheet R1 of the project plans (Exhibit C).

The hotel building's exterior façade would be comprised of two "c" shapes, slipped within each other, predominantly of glass. The curved design maximizes natural light within the rooms and offers views of the Sierras and Buttes. The hotel building will be ten stories tall (114 feet to the roofline, 121 feet to the elevator tower). The building would be articulated with glazed balconies and acrylic "fins" that provide an architectural feature between the guest rooms. A large central elevator tower, consisting of powder coated metal panels, would divide the front elevation and add visual relief. The west elevation (entry) would have an approximately 7,600 sf restaurant and bar that would be located near the building's main entrance. An area for outside dining would also be included adjacent to the restaurant. A large steel and glass entry canopy would be located at the main entry and would provide cover for the drop off zone.

Figure 3: Hotel & Conference Center Front Elevation



The approximately 20,000 sf single story conference facility would include a two-story massing (25 feet tall) with a large glass entry façade, with wood vertical fins acting as a solar shading device and a canopy that matches the hotel canopy. The remaining elevations would be a mix of glass and metal to match the hotel. Rooftop equipment would be shrouded with a metal screen system that would include louvers over the equipment screening the view for guest in the hotel's upper floors. An approximately 15,000 sf expansion on the south side of the building would be included as a conceptual future project.

The hotel and conference center building are connected via a glass corridor that also creates the third "wall" of the enclosed outdoor event space between the buildings. Other outdoor spaces such as the restaurant seating area and pool area are defined with low concrete planter walls and acrylic panels.

Staff finds that the unique building design is of high-quality, provides visual interest, and is consistent with the design standards in the NCRSP and Community Design Guidelines.

Lighting

The project would provide lighting through energy-efficient overhead LED parking lot lights, low level lighting on bollards to illuminate landscaped areas and sidewalks, wall mounted building lighting and architectural lighting to illuminate key architectural features. The project plans include lighting fixture details and a photometric plan. All lighting would be designed so as to prevent off-sight light spillover, consistent with the City's Community Design Guidelines.

Landscaping

The project provides a mix of trees, shrubs, ground cover and landscape features. The main entry drive to the site is emphasized with a double row of European Hornbeam and Red maple trees. At the end of the drive is a large circular plaza as a focal point to the project. In the center of the plaza is a sculptural water feature and stage. Sculptural seating is placed along the outer ring of pavement. A double ring of trees encircle the plaza.

The parking areas are planted with Royal Purple Smoke Trees, Crape Myrtles, Magnolias, and Chinese Pistache trees. The project provides at least 64.3% shading of parking areas, well above the 50% requirement in the CDG's.

The remaining site includes a mix of London Planes, Flowering Pears, oaks and redwood trees. Shrubs include a mix of grasses, bamboo, flax, agapanthus, lily's, and carpet roses and Manzanita, Coral

Beauty Cotoneaster, and Myoporum as ground cover. The extensive use of landscaping throughout the site meets the landscape goals of the CDG's by adding texture to the site, screening undesirable views, buffering pedestrian walkways, providing shade in public spaces and parking lots, and softening the buildings. Standard conditions have been added to the project to ensure the longevity of the landscaping and require that the landscaping comply with the City's Water Efficient Landscape Ordinance.

Conclusion

Zoning Ordinance Section 19.82 requires two findings of fact be made in order to approve a Major Project Permit Stage One & Stage Two. Based on the analysis contained in this staff report and with the project conditions, the required findings for approval can be made. The two findings for approval of the Major Project Permit Stage One and two findings for approval of the Stage Two are contained in the Recommendation section of this report.

DRAFT EIR DISCUSSION

The project area (Parcel 40) was designated in the North Central Roseville Specific Plan (NCRSP) for Community Commercial (CC) uses and development of the entire NCRSP area was evaluated in the NCRSP EIR (State Clearinghouse Number 88053010), certified in 1990. While no specific development project was proposed on the project site at the time the NCRSP was approved, the EIR made assumptions of ultimate buildout of the area based on proposed land uses. Mitigation measures were adopted by the City Council, which cover the entire Specific Plan area. However, the NCRSP EIR only covered the discussion of general issues associated with future development of the project area and evaluated development on a program level, and the regulatory environment as well as the surrounding area has changed significantly since the EIR was certified in 1990 (including buildout of most of the NCRSP area). Therefore, a project level DEIR was prepared to evaluate project specific potential environmental impacts.

The Roseville Hotel & Conference Center DEIR is not tiered from the NCRSP EIR, but rather functions as a stand-alone EIR; however, the DEIR nonetheless relies on the NCRSP EIR as an important resource document for background information.

The Roseville Hotel & Conference Center DEIR has been prepared to meet all of the substantive and procedural requirements of the California Environmental Quality Act (CEQA). As a first step in complying with the procedural requirements of CEQA, the City examined whether or not any aspect of the project, either individually or cumulatively, may cause a significant effect on the environment. For this project, the Initial Study indicated that potentially significant impacts could occur in the issue areas of Aesthetics, Air Quality and Greenhouse Gases, Biological Resources, Cultural Resources, Public Utilities, and Transportation and Circulation, thus requiring preparation of an EIR to analyze the impacts.

A Notice of Preparation (NOP) was issued to notify responsible and trustee agencies and other interested parties that the City will be preparing an EIR for the proposed project, and to solicit feedback on the scope and content of the analysis in the EIR. The comment period for the NOP was from November 21, 2013 to December 23, 2013. The City received a total of nine comment letters that included comments from Caltrans, the Native American Heritage Commission, and Placer County Water Conservation District as well as from the public. All of the comments received were addressed in the DEIR.

The Roseville Hotel & Conference Center DEIR (SCH # 2013112058) was submitted to the State Clearinghouse for distribution to State agencies and made available to the public for review and comment on May 12, 2014. The comment period is from May 12, 2014 through June 26, 2014.

Comments Received on the DEIR

- At the time of publication of this report, the City has only received one comment on the DEIR. The Central Valley Regional Water Quality Control Board submitted a letter addressing protection of the quality of surface and groundwaters of the state. The letter is a standard form letter that outlines the permits that would be required as part of the project to ensure stormwater quality is addressed.
- The Final EIR will include a formal response to any comments received during the DEIR comment period.

DEIR Impact Summary

- The DEIR contains a comprehensive analysis of each impact area (Aesthetics, Air Quality and Greenhouse Gases, Biological Resources, Cultural Resources, Public Utilities, and Transportation and Circulation) and identifies the potentially significant impacts and proposed mitigation measures to reduce those impacts to less than significant levels. Mitigation is included in the DEIR to reduce most impacts to less than significant levels; however, significant and unavoidable impacts have been identified in the Transportation and Circulation area.
- The following discussion summarizes, by section, the impact areas that have been deemed potentially significant or significant. A summary of the mitigation measures necessary to reduce these impacts to a less than significant level is also provided. Please refer to the Draft EIR (Exhibit A) for more detailed analysis of each impact area and discussion of impacts that have been determined to be less than significant.
 - **Section 4.1 – Aesthetics**
 - No potentially significant or significant impacts identified.
 - **Section 4.2 – Air Quality**

Impact	Significance Level	Mitigation Measures*	Residual Significance
4.2-2 – Violate the Placer County Air Pollution Control District Standard for Air Quality	Significant	<ul style="list-style-type: none"> • 4.2-2(a-e); Dust Control Plan, notes on grading plan, written statement demonstrating reduction of construction vehicle emissions and posting of signs, as identified in Table 3-1. 	Less than Significant

* NOTE: Mitigation measures are paraphrased from DEIR.

- **Section 4.3 – Biological Resources**

Impact	Significance Level	Mitigation Measures	Residual Significance
4.3-1 – Impacts to Special Species	Potentially Significant	<ul style="list-style-type: none"> • 4.3-1 (a); Conduct pre-construction raptor survey; provide buffer around any nest until young have successfully fledged. 	Less than Significant
4.3-2 – Impacts on Riparian Habitat, Sensitive Natural Community, Wetlands	Potentially Significant	<ul style="list-style-type: none"> • 4.3-2 Implement Mitigation Measure 4.3-1. 	Less than Significant

- **Section 4.4 – Cultural Resources**

Impact	Significance Level	Mitigation Measures	Residual Significance
4.4.1 - Disturb, Damage or Destroy Unidentified Subsurface Archaeological or Historical Resources or Human Remains during	Potentially Significant	<ul style="list-style-type: none"> • 4.4-1 (a-b); Procedure for proper handling of archaeological resources; procedure for accidental discovery of human remains. 	Less than Significant

Project Construction			
4.4-3 - Contribute to the Cumulative Loss of Cultural Resources	Potentially significant	<ul style="list-style-type: none"> 4.4-3 Implement Mitigation Measures 4.4-1(a) and (b). 	Less than Significant

- **Section 4.5 – Public Utilities**
 - No potentially significant or significant impacts identified.
- **Section 4.6 – Transportation and Circulation**

Impact	Significance Level	Mitigation Measures	Residual Significance
4.6-1 Change in LOS at Signalized Intersections in the City of Roseville	Significant	<ul style="list-style-type: none"> 4.6-1 (a-b); Include in the CIP the lengthening of eastbound left-turn lanes at the Roseville Parkway/Galleria Boulevard intersection; During an event of 600 or more guests, the traffic signal timing shall be adjusted at the Roseville Parkway/Galleria Boulevard intersection. 	Significant and unavoidable (under Maximum Event Scenario) Less than significant (under Average Large Event Scenario)
4.6-2 Add Traffic to Caltrans Freeway Ramps	Significant	<ul style="list-style-type: none"> 4.6-2 The project applicant shall pay the Highway 65 JPA Fee and the South Placer Regional Transportation Agency (SPRTA) fee. 	Significant and unavoidable
4.6-6 Decrease in LOS at City Intersections Under 2025 Conditions	Significant	<ul style="list-style-type: none"> 4.6-6 Modify CIP to include improvements at Junction Boulevard/Washington Boulevard and Pleasant Grove Boulevard/Hallissy Drive. 	Less than significant (Scenario 1) Significant and unavoidable (Scenario 2)
4.6-7 Add traffic to Caltrans Freeway Ramps Under 2025 Conditions	Significant	<ul style="list-style-type: none"> 4.6-7 Implement Mitigation Measure 4.6-2. 	Significant and unavoidable

Alternatives Summary

This section provides a description of the alternatives to the proposed project analyzed in the Draft EIR and evaluates how specific impacts differ in severity from those associated with the project. The primary intent of the alternatives evaluation in an EIR is to provide the public and decision makers with a range of possible alternatives to consider. Accordingly, a brief summary of the proposed alternatives are outlined below.

- **Alternative 1a - No Project/No Development Alternative**, which assumes no development would occur and the site would remain in its current undeveloped condition.
- **Alternative 1b - No Project/Existing Zoning Alternative**, which assumes development would occur consistent with the underlying land use designations and zoning and would include 115,000 square feet of retail and 76,660 square feet of office uses based on a 0.4 FAR with the site developed with 60 percent retail and 40 percent office.
- **Alternative 2 - Reduced Footprint Alternative**, which assumes the conference center is reduced to 24,150 sf and would accommodate a maximum of 828 attendees. The 250-room hotel would remain as would 530 parking spaces and all the other components of the project including the digital billboard, multi-use trail, and bridge to the Galleria retail center.
- **Alternative 3 - Reduced Footprint/Smaller Hotel Alternative**, reduces the size of the conference center to 10,000 sf to accommodate no more than 350 attendees and includes a 175-room hotel. The other project components would remain the same and would include parking, digital billboard, multi-

use trail, and bridge to the Galleria retail center. However, the number of parking spaces would be reduced under this alternative.

The DEIR analysis identifies Alternative #1 as the “environmentally superior alternative” (as required by CEQA); however, in accordance with the CEQA Guidelines, if the “No project Alternative” is the environmentally superior alternative, the next best alternative must be identified. Accordingly, based on a review of the remaining alternatives, #3 would be the environmentally superior alternative. This alternative would not avoid all impacts associated with the proposed project, but would reduce the severity of the impacts associated with project-related traffic, air emissions associated with project operation and contribution of greenhouse gases, demand for water, wastewater conveyance and generation of solid waste, and overall site disturbance. However, as described in the EIR, this alternative does not meet the project objectives and would not produce the revenue necessary for it to be a feasible alternative. The proposed project is therefore the recommended project.

Conclusion

The project is well designed and found to be consistent with the applicable design guidelines, policies, and development standards. Additionally the project will add a needed asset to the community. Therefore, staff is recommending approval of the project.

RECOMMENDATIONS & CONDITIONS OF APPROVAL

The Planning Division recommends the Planning Commission recommend the City Council take the following actions:

- A. Certify the Environmental Impact Report;
- B. Adopt the two (2) findings of fact as stated below for the **MAJOR PROJECT PERMIT STAGE ONE – ROSEVILLE HOTEL & CONFERENCE CENTER – 310 CONFERENCE CENTER DRIVE – FILE # PL13-0316**;
 1. *The Preliminary Development Plan is consistent with the General Plan, North Central Roseville Specific Plan, and Community Design Guidelines; and*
 2. *The design and installation of the Preliminary Development Plan shall not be detrimental to the public, health and safety, or be materially detrimental to the public welfare.*
- C. Adopt the two (2) findings of fact as stated below for the **MAJOR PROJECT PERMIT STAGE TWO – ROSEVILLE HOTEL & CONFERENCE CENTER – 310 CONFERENCE CENTER DRIVE – FILE # PL13-0316**; and
 1. *The Architecture and Landscaping is consistent with the General Plan, North Central Roseville Specific Plan, and Community Design Guidelines; and*
 2. *The design shall not be detrimental to the public, health and safety, or be materially detrimental to the public welfare.*
- D. Approve the **MAJOR PROJECT PERMIT STAGE ONE & TWO – ROSEVILLE HOTEL & CONFERENCE CENTER – 310 CONFERENCE CENTER DRIVE – FILE # PL13-0316** with ninety-three (93) Conditions of Approval.

CONDITIONS OF APPROVAL FOR MAJOR PROJECT PERMIT FILE# PL13-0316:

1. This Major Project Permit (Stage 1 & Stage 2) approval shall be effectuated within a period of five (5) years from this date and if not effectuated shall expire on August 6, 2019. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The project is approved as shown in Exhibits B-N and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Roseville Hotel & Conference Center EIR (SCH#2013112058). (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, Parks, Electric, Finance)
5. The design and construction of all improvements shall conform to the Design 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 or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Development Services Department's Engineering Division. (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 ISSUANCE OF 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 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)

9. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
10. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission 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, Environmental Utilities, Electric, Public Works)
 - b. The tree plantings in the parking lot shall be designed 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 North Central Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
 - e. Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants and trees. (Parks, Planning)
 - f. 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. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
14. 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)
15. For Multiple Building Complexes: As part of the required Site Accessibility Plan, 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 subsequent phases (i.e. around future pad buildings). (Building)
16. 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)

17. For restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
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 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)
21. 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)
22. The applicant shall dedicate a separate public access easement to the City of Roseville for the bike trail if the bike trail is not constructed on a City-owned Parcel. (Alternative Transportation, Engineering)
23. A bench or other covered seating shall be provided at the hotel lobby entrance for dial-a-ride pick-up/drop-off. (Engineering, Alternative Transportation)
24. The bike trail shall be constructed per City Standards and provide a connection to the adjacent parcel to the north, as well as to the proposed bridge to the south. Design shall be modified as necessary to ensure safe transition from trail to roundabout at bridge crossing and to avoid conflicts with drainage facilities, including overland release. (Alternative Transportation, Engineering)
25. The landscape/irrigation plans shall be designed to avoid overspray onto the bike trail. (Planning, Parks, Alternative Transportation)
26. The applicant shall dedicate all necessary rights-of-way or public utility easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder’s Office. (Engineering)
27. If not constructed already, the project will be responsible for constructing Conference Center Drive, including its traffic circle, to the current terminus of the roadway. (Engineering)

28. The eastern driveway within the traffic circle that serves as the main drive aisle to the Conference Center shall be designed as an ingress only driveway to the satisfaction of the City Engineer. (Engineering)
29. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water, shall be constructed with adequate velocity attenuation devices and shall be constructed on private property. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
30. The overland drainage release for the site shall be combined with the stormdrain outfall structure and utilize the same open space grassy swale to convey stormwater to the receiving waters. (Engineering)
31. 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)
32. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the approval of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
33. 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)
34. 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)
35. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, CDD, Planning)
36. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, CDD, Planning)

37. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, CDD, Planning)
38. Prior to the approval of the improvement plans, it will be the project proponent's 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)
39. The project shall be addressed as follows:
 - a. The project site and all site improvements shall be 310 Conference Center Drive;
 - b. The Hotel building shall be 280 Conference Center Drive; and
 - c. The Conference Center building shall be 300 Conference Center Drive.

All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to Development Services-Addressing for building/suite addressing. (Development Services)

40. 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)
41. Bike parking and carpool spaces shall be provided per the TSM Ordinance and other applicable state and local codes (i.e. Green Building Code). The improvement plans shall identify the location of short term and long term bike parking and carpool spaces, and the location shall be approved by the Alternative Transportation Division. (Alternative Transportation)
42. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water and sewer 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 and sewer utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
43. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
44. 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 and sewer 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)
45. 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)

46. 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)
47. The applicant shall utilize compactors for refuse collection for the Hotel and Conference Center. Compactor enclosures shall be designed per City Standards. The number of enclosures shall be determined by the applicant and their locations indicated on the improvement plans. (Refuse)
48. The site shall have separate area for recyclables. Recycled enclosures shall be designed per City Standards. The number of recycled enclosures shall be determined by the applicant and their location indicated on the improvement plans. (Refuse)
49. The trash enclosure should not be used as storage area for grease/tallow bins, laundry carts, mop buckets, glass storage or anything else that will increase the risks of damage to private property and employee injury (Refuse)
50. It is recommended that all restaurants and food service areas maintain a separate enclosure for grease/tallow bins in addition to the standard trash and recycled enclosure. It may be installed at a separate location on site or as part of the proposed trash and recycled enclosure. The size of the grease/tallow bin enclosure shall be 5' X 9' and the details shall be shown on the improvement plans wherever applicable. (Refuse)
51. 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)
52. 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)
53. The fire flow required, at a 50% reduction due to the buildings being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detail plans are submitted to the City of Roseville for review. The maximum fire flow will not exceed 4,000 gpm based on the Appendix III-AA of the California Fire Code. (Fire)
54. Use or storage of hazardous materials, liquids, gases and/or chemicals shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a complete plan set and the Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Bureau of Fire Prevention for review and approval. A permit application shall also be provided at the time of submittal. Contact Steve Anderson of our Hazardous Materials Division within the Fire Department at (916) 774-5821 to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)
55. Adequate radio coverage shall be provided within all buildings for public safety agencies, as required by Roseville Municipal Code and the California Fire Code. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials. (Fire)

56. Special attention shall be given to Chapter Six of the CFC regarding emergency and standby power systems and in particularly the sizing of any secondary power source. (Fire)
57. Special attention shall be given to Chapter Nine of the CFC regarding smoke control provision and particularly the section on two source of power. (Fire)
58. Backup power supply and duration run time shall comply with the provisions noted in NFPA 110, Standard of Emergency and Standby Power Systems. (Fire)
59. 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 (Electric)
60. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot candle, and 0.5 foot candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning & Police)
61. 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)
62. 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:

63. 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 preventer 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 preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
64. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. Water and sewer easements.
 - b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. All internal public utility easements by separate

document, which cover existing and future, high voltage electric facilities within this site shall be recorded with the Placer County prior to occupancy of the building. The required P.U.E's shall be based off the approved electric site utility design generated by Roseville Electric (Electric)

- c. A minimum 20 ft. private storm drain easement to the benefit of the parcel to the north shall be dedicated over the proposed 24 inch stormdrain pipe along the western property line. (Engineering)

(Electric, Environmental Utilities)

- 65. Easement widths shall comply with the City's Improvement Standards and Construction Standards. 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. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Engineering, Environmental Utilities, Electric)
- 66. 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 preventer.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer 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)
- 67. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 68. 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)
- 69. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Roseville Hotel & Conference Center to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)
- 70. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
- 71. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 72. **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)

73. 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)
74. 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)
75. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
76. 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)
77. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
78. 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)
79. 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.
80. One 3/4" 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)
81. 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)
82. Two high voltage electric mainline circuits shall be extended to this site from the existing Roseville Electric Park Substation on Gibson Dr. These circuits shall be installed on adjacent parcels as well as the parcel shown in this project. All coordination with adjacent property owners required to install these circuits will be the responsibility of the developer. All materials and labor to extend

these circuits shall be the direct responsibility of the developer. All installation of these circuits shall be per an approved electric site utility design generated by Roseville Electric. The two required electric main line circuits shall be installed and energized prior to occupancy of the building, and prior to final sign off of the building permit. (Electric)

OTHER CONDITIONS OF APPROVAL:

83. Signs shown on the elevations are not approved as part of the Major Project Permit. A Sign Permit is required for all project signs. (Planning)
84. 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)
85. 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)
86. 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)
87. 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)
88. 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)
89. 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)
90. 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)
91. 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)
92. 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)

93. 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)

EXHIBITS

- A. **Draft Environmental Impact Report.** Additional copies of the document are available at the Roseville Planning Division (Permit Center Counter), at the Downtown and Maidu Branch Libraries, and on the City's website.
- B. MPP Plans Cover Sheet
- C. Design Concept Narrative
- D. Architectural Site Plan
- E. Floor Plans
- F. Elevations
- G. Site Sections – Line of Site Diagrams
- H. Architectural Renderings
- I. Materials Sample Board
- J. Civil Site Plan
- K. Grading Plan & Drainage Plan
- L. Utility Plan
- M. Landscape Plans
- N. Site Lighting Plan/Lighting Cut Sheets