

ITEM III-A: DESIGN REVIEW PERMIT & TREE PERMIT – 1001 SECRET RAVINE PARKWAY – AGORA AT STONERIDGE RETAIL CENTER – FILE # PL13-0041

REQUEST

The applicant requests approval of a Design Review Permit to construct a 45,600 square foot retail center with associated site improvements including parking, lighting and landscaping. In addition, the applicant requests approval of a Tree Permit to remove 13 Native Oak Trees.

Project Applicant/Owner: Angelo Tsakopoulos, Tsakopoulos Investments

SUMMARY RECOMMENDATION

The Planning Division recommends that the Design Committee:

- A. Adopt the four (4) findings of fact for the Design Review Permit;
- B. Approve the Design Review Permit with ninety (90) conditions of approval;
- C. Adopt the two (2) findings of fact for the Tree Permit; and
- D. Approve the Tree Permit with twenty (20) conditions of approval.

OUTSTANDING ISSUES

Staff is recommending a minor change to the design of Building C that the applicant is not in agreement with. This issue is discussed in the staff report and reflected in Condition #4.

BACKGROUND

The 5.77 acre project site (Parcel 13, Lot 1) is located on the northwest corner of East Roseville Parkway and Secret Ravine Parkway (see Figure 1). The site is within the Stoneridge Specific Plan (SRSP) and represents a portion of the original SRSP Parcel 13. In 2000, the 12.02 acre parcel was subdivided into four (4) lots (file #PM 00-09). Presently, Lot 1 is vacant, Lot 2 is developed with the Oakmont Senior Living Facility, Lot 3 is developed with the Chehrazi Medical Office Building, and Lot 4 is occupied by Sutter Roseville Medical Center.

SITE INFORMATION

Location: 1001 Secret Ravine Parkway, SRSP, APN 456-010-073-000

Roseville Coalition of Neighborhood Associations (RCONA): The East Roseville Parkway Neighborhood Association has been notified. To date, no comments have been received regarding the project.

Total Acreage: 5.77 acres

Site Access: Access to the project site will be provided via one driveway on East Roseville Parkway and one on Secret Ravine Parkway that will allow restricted ingress and egress (right turns in and out of the site).

Topography: The site is comprised primarily of flat terrain with the southwest corner sloping towards the street and open space. The site is elevated approximately 255 to 258 feet above mean sea level (see Exhibit D) and there are 19 native oak trees present onsite with no additional natural resources located on the property (e.g. vernal pools, seasonal wetlands, etc.).

Grading: The site was previously partially graded with the SRSP improvements and construction of adjacent roads. The site was further graded in 2003 following approval of a Major Grading Plan that also permitted the installation of six foot tall tiered retaining walls to the east of the parcel. The project area is presently characterized by native oak trees adjacent to the open space and non-native annual grasses. Earthwork quantities are estimated to total 5,100 cubic yards of cut and 16,364 cubic yards of fill.

Figure 1: Vicinity Map



ZONING/PLANNING AREA REGULATIONS

Development Standard	Required	Proposed
Building Setbacks	Front: N/A Rear: 20' adjacent to open space	110' (East Roseville Pkwy) 40' (Secret Ravine Pkwy) 25' (adjacent to open space)
Landscape Setbacks	50' (East Roseville Pkwy) 25' (Secret Ravine Pkwy)	50' (East Roseville Pkwy) 25' (Secret Ravine Pkwy)
Building Height Limit	50' maximum	40' (measured at highest point)
Parking Spaces	General Retail (33,200 sf @ 1:300) = 111 Restaurant (7,900 sf @ 1:100) = 79 Bank (4,500 sf @ 1:250) 18 Total: 208	216
% of compact spaces	(up to 30% max = 62)	46
# of handicapped spaces	7	8
% of shaded parking	50%	41%*

Development Standard	Required	Proposed
Bicycle Racks	10	0**

* The project does not meet the CDG fifty percent parking lot shade requirement. As such, staff has included Condition #12b requiring additional trees be incorporated into the landscape plan in order to meet this requirement. Staff will review the updated landscape plan during plan check. The applicant is in agreement with this condition.

** See Design Review Permit Discussion (Condition #3)

PROJECT DESIGN FEATURES

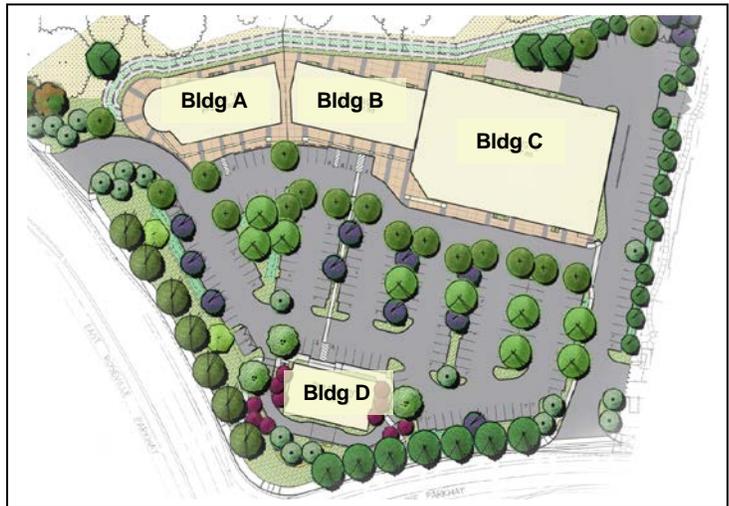
See attached Site Plan (Exhibit A), Landscape Plan (Exhibit B), Elevations (Exhibit C), Grading & Drainage Plan (Exhibit D) and Utility Plan (Exhibit E).

DESIGN REVIEW PERMIT EVALUATION

The evaluation of the Design Review Permit has been based on the applicable development standards within the City’s Zoning Ordinance, Stoneridge Specific Plan (SRSP), and the City’s Community Design Guidelines (CDGs). 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: The proposed development will consist of four buildings, an outdoor plaza, two drive thrus, parking, and landscaping. Three buildings (a restaurant, multi-tenant retail building, and a drug store) will be located along the northern property line, and the fourth building (a bank), will be located at the southwest corner of the property. Two drive thrus are proposed for the site at the northeast corner of Building C and around Building D. The drive thru around Building D is adjacent to the street (which is generally discouraged by the CDG); however, this area will be adequately screened by landscaping and a three foot tall brick screen wall. A main drive aisle will be located around the perimeter of the parcel with the majority of the parking spaces located internal to the site. In addition, a pedestrian plaza area is proposed to the west of Building A, consistent with the recommendations of the CDG to provide outdoor activity areas.

Figure 2: Site Plan



The two nearest buildings to the street (Buildings A and D) will be setback a minimum of 100’ and 40’ from East Roseville Parkway and Secret Ravine Parkway, respectively. Consistent with the Stoneridge Specific Plan Design Guidelines, a 50’ and 25’ landscape buffer is proposed along East Roseville Pkwy and Secret Ravine Pkwy. Based on the size of the buildings, the proposed setbacks will provide a sufficient buffer from the street allowing adequate space for landscaping, parking, and onsite improvements.

Rockery Retaining Wall: Based on the significant grade difference (±15’) between the subject parcel and adjacent open space, a two tiered set of six foot tall retaining walls will be constructed around the northern perimeter of the site. Construction of the walls was contemplated with a Major Grading Plan approved in 2003 and the proposed walls will connect to the existing retaining walls to the east. The walls

will run approximately 400 lineal feet around the northwest corner of Building A and will be approximately six feet apart with a 6:1 slope. The proposed design is consistent with the existing walls and complies with the SRSP guidelines related to retaining walls adjacent to Open Space.

Green Site Design: The project will provide several stormwater landscape planters of various sizes throughout the site consistent with the Stormwater Quality Design Manual. The proposed planters will incorporate swales that limit surface water and pollutant runoff by maximizing the use of pervious surfaces and vegetative ground cover. The largest of these planters will be located in front of Building A, near the East Roseville Pkwy entrance. As proposed, the landscape planters will enhance the project design by incorporating various landscape materials and reducing the amount of asphalt throughout the site.

Vehicle Access & Circulation: Access to the project site will be provided via two driveways (one on Secret Ravine Pkwy and one on East Roseville Pkwy) that will be restricted to right turns in and out of the development. Based on this design, traffic headed east on East Roseville Pkwy or north on Secret Ravine Pkwy will need to make u turns to enter the site. However, there will be a free right turn lane located on the corner of East Roseville Pkwy and Secret Ravine Pkwy, which will limit the turning conflicts between motorists making u turns on East Roseville Pkwy and traffic turning onto East Roseville Pkwy from Secret Ravine. In addition, reciprocal access agreements are recorded between the project site and the adjacent property to the east, which will further improve the internal circulation pattern and provide an additional access point to and from the site (see Attachment 3). The main entrance on Secret Ravine Pkwy will provide direct access to the drive thru located on the eastern side of Building C and will provide a turn-around area at the end of the aisle, allowing for adequate emergency vehicle circulation. The internal circulation pattern will consist of six two-way drive aisles that run perpendicular to Buildings A-C. In addition, a drive aisle around the perimeter of the site will provide access to Building D's drive thru located adjacent to the intersection. Consistent with the CDG, both drive thrus will provide a one hundred foot stacking distance and have been adequately incorporated into the site design.

Based on the reciprocal access agreements and site layout, which includes a turn-around area, staff does not anticipate any circulation issues. The Fire Department has reviewed the site plan and has no concerns.

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 (208), a minimum of ten 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 ten bicycle parking spaces be provided in convenient and visible locations throughout the center.

Architecture: The buildings located within the proposed retail center will be constructed with flat concrete tile roofing, "summer wheat" tan colored muddox brick columns and tower features, a smooth cement plaster finish on the storefronts, stainless steel cable railings, painted metal trellises, and fabric canopies (see Attachment 1).

Staff has explored options to enhance the building designs which included the incorporation of additional accoutrements into the proposed architecture (e.g. additional awnings, ornamental details, decorative

Figure 3: Agora 3D Rendering



accoutrements into the proposed architecture (e.g. additional awnings, ornamental details, decorative

moldings, etc.). However, based on the building materials and design, the applicant believes these additions would not be appropriate and would be inconsistent with the project's architecture. Staff has considered the applicant's feedback and has explored other opportunities to further enhance the project's design. Accordingly, staff recommends Condition #4 requiring that the southeast corner of Building C incorporate a tower feature similar in design to the feature located between Buildings A and B. With this modification, the project would provide additional varying roof heights, pitches, and ridgelines that would help establish a design that is more consistent with the CDG, which calls for these elements. In addition, the tower elements are consistent with the design of the adjacent care facility to the east and would carry through both sites.

Figure 4: Architectural Design



As proposed and conditioned, the project incorporates simple design elements combined with high quality materials that are consistent with other projects located in the area. The project will provide an appropriate streetscape presence anchored by a building located on the corner. In addition, due to the visibility of the center from adjacent streets and the commercial parcel to the east, the side elevations will include enhancements to create visual interest and improve the pedestrian scale. The circular architectural feature at the northwest corner of Building A is an engaging component of the design and (with the incorporation of Condition #4) the four tower features located throughout the center will provide for symmetry and pronounced architectural elements consistent with the adjacent assisted living facility and the CDG.

As proposed and conditioned, the colors, materials, and design of the buildings meet the intent of the CDG and SRSP, and staff supports the design with the recommended condition.

Landscaping: The project will provide a 40 foot wide landscape setback along Secret Ravine Pkwy and 50 foot wide landscape setback along East Roseville Pkwy. The proposed landscape corridors will include London Plane, Red Oak, Allepo Pine, and Evergreen Pear trees. In addition, the project will include internal landscaping consisting of stormwater quality landscape planters, parking lot shade trees, shrubs, and groundcover (see Exhibit B). As conditioned and proposed, the landscape plan will be consistent with the Stoneridge 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 finding of fact be made in order to approve a Design Review Permit. Based on the analysis contained in this staff report and with the project conditions, the required findings for approval can be made for the proposed Design Review Permit. The four findings for approval of the Design Review Permit are contained in the Recommendation section of this report.

TREE PERMIT

The Tree Preservation Chapter of the Zoning Ordinance requires the City to consider the appropriateness of, and alternatives to, proposed tree removals and encroachments. In addition, when tree removals are

requested, the City is required to review the proposed mitigation plan. The information supplied by the arborist is provided as Exhibit F.

Removal: The project site is populated with 19 trees comprised of 14 blue oaks, three interior live oaks, and two dead native oak trees that have since fallen over. As proposed, 13 trees will be removed based on the project design and site topography. Staff has explored alternative project designs in an attempt to retain more trees; however, based on the proposed pad elevations (which will be on average 10-15 feet higher than the current elevation of the existing trees) there were no feasible options. In addition, reconfiguring the site to maintain any of the trees proposed for removal would require the size of the project to be significantly reduced to the point of making the project infeasible.

Encroachments: The three trees that will remain onsite will not be impacted by the proposed project. There are several native oak trees located adjacent to the site in the open space area to the north. However, as shown on the site plan (and per the arborist), none of the native oak trees will incur encroachment as a result of this development. In addition, there is a required 25' buffer between the proposed development and adjacent open space.

Mitigation: Based on the proposed removal of the native oak trees, the applicant will be required to mitigate for a total of 361 inches. However, because there is insufficient planting area on the project site to entirely mitigate through on site planting, mitigation will be completed with a combination of on-site planting and payment of in lieu fees. As noted previously, the proposed landscape plan consists of native and non-native tree species. With regards to mitigation, a total of 90 inches will be mitigated for with onsite planting of non-native species consisting of White Maple, Whitebark Birch, Green Ash, Crape Myrtle, London Plane, Allepo Pine, Flowering Pear, and Evergreen Pear trees. In addition, native plantings consisting of three Interior Live Oaks and two Valley Oak trees will result in an additional five inches of onsite mitigation. Accordingly, the total remaining 266 inches required to be mitigated for, will be addressed through payment of lieu fees at \$118 per inch (for a total of \$31,388). Based on the proposed landscape plan, the required mitigation will be fulfilled through the proposed on-site native and non-native plantings and payment of in lieu fees.

Tree Permit Conclusion

Staff has determined that the removal of the 13 trees is unavoidable due to the location of the trees, the grade difference, and the proposed building and parking lot configuration. However, through onsite plantings and payment of in lieu fees, the loss of the oak trees will be sufficiently mitigated. In addition, the remaining trees in the open space will be protected through permanent preservation of the Open Space. As such, staff supports the proposed design and requested Tree Permit.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15183 pertaining to projects consistent with a specific plan for which an EIR was certified 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 – 1001 SECRET RAVINE PKWY (AGORA AT STONERIDGE SHOPPING CENTER) – FILE # PL13-0041**;

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, SRSP 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, SRSP 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 – 1001 SECRET RAVINE PKWY (AGORA AT STONERIDGE SHOPPING CENTER) – FILE # PL13-0041** subject to ninety (90) conditions of approval.
- C. Adopt the two (2) findings of fact as listed below for the **TREE PERMIT – 1001 SECRET RAVINE PKWY (AGORA AT STONERIDGE SHOPPING CENTER) – FILE # PL13-0041**; and
1. *Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66 of the Roseville Zoning Ordinance.*
 2. *Measures have been incorporated in the project or permit to mitigate impacts to remaining trees and to provide replacement for trees removed.*
- D. Approve the **TREE PERMIT – 1001 SECRET RAVINE PKWY (AGORA AT STONERIDGE SHOPPING CENTER) – FILE # PL13-0041** subject to twenty (20) conditions of approval.

CONDITIONS OF APPROVAL FOR PL13-0041 – 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 **February 20, 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 **February 20, 2016**. (Planning)
2. The project is approved as shown in Exhibits A - F and as conditioned or modified below. (Planning)
3. A minimum of ten (10) 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 southeast corner of Building C shall be enhanced to match the tower element located between Buildings A and B, to the satisfaction of the Planning Division. (Planning)

5. 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)
6. 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)
7. 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)
8. 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:

9. 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 have 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)
10. Signs and/or striping shall be provided on-site as required by the Planning Division to control on-site traffic movements. (Planning)
11. 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)
12. 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 Stoneridge 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. (Open Space, 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)
13. 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)
 14. 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)
 15. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
 16. 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)
 17. Building permit plans shall comply with all applicable code requirements (California Building Code - CBC, Uniform Mechanical Code - UMC, Uniform Plumbing Code - UPC, Uniform Fire Codes - UFC and National Electrical Code - NEC), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)
 18. For restaurants or other food services: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
 19. 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)

20. 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.
21. 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. If a right of entry cannot be obtained from the adjacent property owners to the north and west for the proposed cut and full slopes then retaining walls shall be constructed on the project side of the property. (Engineering)
22. A note shall be added to the grading plans that states:
*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
23. A standard bus shelter pad shall be installed approximately 60 ft. east of the proposed driveway on East Roseville Parkway. (Alternative Transportation, Engineering)
24. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pad as conditioned above. The Developer and City may enter into a deferred improvement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter on the northwest corner of E. Roseville Parkway and Secret Ravine Parkway (shelter number 276) (Alternative Transportation, Engineering)
25. 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. This shall include the proposed roadway widening on East Roseville Parkway and Secret Ravine Parkway. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
26. The proposed driveway on Secret Ravine Parkway shall be a standard 35 ft. wide A-7 driveway with a standard 150 ft. right turn curb flare. Access shall be restricted to right ingress and right egress only. (Engineering)
27. The existing bus turnout on Roseville Parkway shall be extended westerly to provide for a 10 wide right turn lane into the proposed driveway on Roseville Parkway. This driveway shall be a standard 35 ft. wide A-7 driveway and shall be restricted to right ingress and right egress only. (Engineering)
28. A standard 8 ft. wide concrete pedestrian path shall be provided along the entire frontages of East Roseville Parkway and Secret Ravine Parkway. (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 and shall be constructed with adequate velocity attenuation devices. 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. 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)
31. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (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 submittal 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, 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, 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, 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:
 - Building "A" – 1025 Secret Ravine Parkway
 - Building "B" – 1041 Secret Ravine Parkway

- Building “C” – 1057 Secret Ravine Parkway
- Building “D” - 1009 Secret Ravine Parkway

All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Public Works Department (Engineering - Land Development Division) for building/suite addressing. (Engineering)

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. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Agora at Stoneridge to be reviewed and approved by the Transportation Commission. (Public Works)
42. Bike parking shall be provided per the Zoning Ordinance and California Green Building Standards. (Alternative Transportation, Building, Planning)
43. 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)
44. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
45. 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)
46. The 12” water line located in the drive thru for bldg. D shall be realigned along the west and north sides of the trash enclosure (Environmental Utilities)
47. 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)

48. 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)
49. 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)
50. 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)
51. 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)
52. 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)
53. 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
54. 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)
55. 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)
56. 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:

57. 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)
58. 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)
59. 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)
60. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
61. 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)
62. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
63. 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)
64. 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)
65. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)

66. 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)
67. 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)
68. 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)
69. 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)
70. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
71. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
72. 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)
73. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
74. 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)
75. 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)

76. 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)
77. 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)
78. 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)
79. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
80. 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)
81. 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)
82. The right-of-way along Secret Ravine Parkway, needed for construction of the right turn curb flare, shall be obtained by the developer prior to approval of improvement plans. If the developer is unable to obtain the needed right-of-way, the City shall initiate condemnation proceedings pursuant to California Government Code Section 66462.5 at the developer's expense and the developer shall defend and hold the City harmless for any liability which may occur as a result of the condemnation. (Engineering)
83. 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)
84. 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)
85. 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)
86. 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)
87. 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)

88. 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)
89. 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)
90. 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)

CONDITIONS OF APPROVAL FOR PL13-0041 – TREE PERMIT

CONDITION	COMPLIANCE VERIFIED/INSPECTED	COMMENTS
PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE		
1. All recommendations contained in the Arborist Report (see Exhibit F) shall be incorporated as part of these conditions except as modified herein. (Planning)		
2. Trees #3117, 3650-3652, 3654, and 3656-3663 are approved for removal with this tree permit. The trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)		
3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches required for mitigation is 361. Mitigation shall be achieved through 95" of on-site plantings and 266" in payment of in lieu fees. Mitigation must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. (Planning)		
4. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. (Planning)		

<p>5. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to ensure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)</p>		
<p>6. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)</p>		
<p>7. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveway, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)</p>		
<p>8. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak trees not approved for removal. The fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION". (Planning)</p>		
<p>9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)</p>		
<p>10. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculturalists (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)</p>		
<p>11. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)</p>		
<p>12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Division and the Engineering Department to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Division and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)</p>		

<u>DURING CONSTRUCTION</u>		
13. The following information must be located on-site during construction activities: Arborist Report; Approved site plan/improvement plans including fencing plan; and, Conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)		
14. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)		
15. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)		
16. Storage or parking of materials, equipment and vehicles is not permitted within the protected zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)		
17. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)		
<u>PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT</u>		
18. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the trees, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)		
19. A copy of this completed Tree Permit Compliance Verification / Inspection form shall be submitted to the Planning Division. (Planning)		
20. The approval of this Tree Permit shall expire on the same date as the Design Review Permit (PL13-0041). (Planning)		

ATTACHMENTS

1. Colors & Materials
2. 3D Renderings
3. Oakmont Site Plan

EXHIBITS

- A. Site Plan
- B. Landscape Plan
- C. Building Elevations
- D. Grading and Drainage Plan
- E. Utility Plan
- F. Arborist Report

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.