



AGENDA
August 10, 2017
VIDEO

PLANNING COMMISSION MEETING

7:00 p.m.

City Council Chambers
311 Vernon Street
Roseville, California

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **ORAL COMMUNICATIONS**
4. **CONSENT CALENDAR**
 - 4.1. MINUTES OF JULY 27, 2017
 - 4.2. SVSP PCL WB-1A - HERITAGE SOLAIRE COMMUNITY AMENITY CENTER - 3091 PLEASANT GROVE BL. - FILE # PL17-0122.

Recommendations: Pass a motion to:

 - A. Adopt three (3) findings of fact for the Conditional Use Permit and approve the project subject to three (3) conditions of approval; and,
 - B. Adopt three (3) findings of fact for the Design Review Permit and approve the project subject to seventy-nine (79) conditions of approval.

Applicant: Pierre Martinez, Lennar Homes. **Property Owner:** John Tallman, Westpark SV 300 (Hocker)
5. **NEW BUSINESS**
 - 5.1. WRSP PCL F-81 - FIDDYMENT PLAZA - 4701 FIDDYMENT RD. - FILE #PL16-0335

Recommendation: Pass a motion to:

 - A. Adopt the four (4) findings of fact for the Design Review Permit and approve the Design Review Permit with one hundred (100) conditions of approval.

Applicants: Ricky & Raj Singh. **Property Owners:** Surjit Singh, Dhillon & Son Enterprises, Inc. (Wiley)
6. **REPORTS: COMMISSION/STAFF**
7. **ADJOURNMENT**



PLANNING COMMISSION

Title: MINUTES OF JULY 27, 2017

Meeting Date: 8/10/2017
Item #: 4.1.

ATTACHMENTS:

Description

Minutes of July 27, 2017 - Draft



Planning Commission Meeting
July 27, 2017 – 7:00 p.m.
Draft Minutes

I. ROLL CALL

Planning Commissioners Present

Krista Bernasconi, Chair
Bruce Houdesheldt, Vice-Chair
Erich Brashears
Justin Caporusso
Joseph McCaslin
Tracy Mendonsa

Planning Commissioners Absent

Charles Krafka, *Excused*

Staff Present

Greg Bitter, Planning Manager
Kathy Pease, Planning Manager
Derek Ogden, Senior Planner
Tricia Stewart, Senior Planner
Ron Miller, Associate Planner
Marc Stout, City Engineer
Michelle Sheidenberger, Assistant City Attorney
Lupe Nelson, Recording Secretary

II. PLEDGE OF ALLEGIANCE

Commissioner Caporusso led those in attendance in the Pledge of Allegiance.

III. ORAL COMMUNICATION

Chair Bernasconi opened the Oral Communication. Hearing none, Chair Bernasconi closed the Oral Communication.

IV. CONSENT CALENDAR

Greg Bitter referred the Commissioners to the Change Page provided for item IV. B. He requested that when making the motion that the revision to condition of approval number 2 be included.

Chair Bernasconi asked if anyone wished to remove any of the items from the Consent Calendar for discussion. Hearing none, Chair Bernasconi asked for a motion to approve the Consent Calendar as listed below:

A. MINUTES OF JUNE 22, 2017

B. NIPA PCL 50 – OFFICE CONDO CONVERSION – 9001 FOOTHILLS BLVD – FILE # PL17-0137

MOTION

Commissioner McCaslin made the motion, which was seconded by Commissioner Caporusso, to approve the Consent Calendar items with the revision to condition of approval number 2 of item IV.B.

The motion passed with the following vote:

Ayes: Brashears, Caporusso, Houdesheldt, McCaslin, Mendonsa, Bernasconi

Noes: None

Abstain: None

V. NEW BUSINESS

Chair Bernasconi informed those in attendance that Item V.C. INFILL PCL 241 – John Adams Academy Multi-Purpose Building DRP Mod – File # PL15-0283 would be heard after Item V.A. INFILL PCL 187 – McDonald's Rebuild & Parking Reduction – File # PL17-0028.

A. INFILL PCL 187 – MCDONALD'S REBUILD & PARKING REDUCTION – 120 HARDING BLVD. – FILE # PL17-0028.

Associate Planner, Ron Miller, presented the staff report and responded to questions.

Chair Bernasconi opened the public hearing and invited comments from the applicant and/or audience.

Representative for the applicant, Robert Forloine, addressed the Commission and responded to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendations.

Chair Bernasconi opened the Oral Communication. Hearing none, Chair Bernasconi closed the Oral Communication.

Commission Discussion:

- Construction timeframe.
- Appreciation to McDonald's for reinvesting into the City of Roseville.

Chair Bernasconi closed the public hearing and asked for a motion.

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner McCaslin, to

- A. Adopt the four findings of fact for the Design Review Permit and approve the Design Review Permit subject to eighty-two (82) conditions of approval; and,
- B. Adopt the three findings of fact for the Administrative Permit and approve the Administrative Permit subject to three (3) conditions of approval.

The motion passed with the following vote:

Ayes: Brashears, Caporusso, Houdesheldt, McCaslin, Mendonsa, Bernasconi

Noes: None

Abstain: None

C. INFILL PCL 241 – JOHN ADAMS ACADEMY MULTI-PURPOSE BUILDING DRP MOD– 1 SIERRA GATE PLAZA – FILE # PL15-0283.

Associate Planner, Ron Miller, presented the staff report and responded to questions.

Representative for applicant, Marcus Lo Duca, addressed the Commission and responded to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendations.

Chair Bernasconi opened the Oral Communication. Hearing none, Chair Bernasconi closed the Oral Communication.

Commission Discussion:

- What will be the uses of the two rooms in the proposed multi-purpose building?
- Where do current after-school activities take place?
- Where is graduation held?
- The tree that is being removed was it previously planted as a tree mitigation measure?
- Does school staff help with traffic movement?
- Traffic discussion.
- Thank you to staff for working with John Adams Academy and surrounding businesses to improve the traffic flow. A noticeable improvement has been seen.

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner Brashears, to

- A. Adopt the Mitigated Negative Declaration;
- B. Adopt the two findings of fact for the Design Review Permit Modification and approve the Design Review Permit Modification subject to seventy-eight (78) conditions of approval; and
- C. Adopt the two findings of fact for the Tree Permit and approve the Tree Permit subject to twenty-one (21) conditions of approval.

The motion passed with the following vote:

Ayes: Brashears, Caporusso, Houdesheldt, McCaslin, Mendonsa, Bernasconi

Noes: None

Abstain: None

- B. **WRSP PCL W-32, W-33, 2-54 VILLAGE CENTER RZ, GPA, SPA, DAA, TENTATIVE PARCEL MAP AND TENTATIVE SUBDIVISION MAPS – 2300, 2350 & 2400 PLEASANT GROVE BLVD. – FILE # PL17-0058.**

Planning Manager, Kathy Pease, introduced Senior Planner, Tricia Stewart.

Ms. Stewart presented the staff report and responded to questions.

Chair Bernasconi opened the public hearing and invited comments from the applicant and/or audience.

Representative for the applicant, Marcus Lo Duca, addressed the Commission and responded to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendations.

Loren Cook and Cliff Haggenjoss spoke in favor of the project.

Chair Bernasconi closed the Oral Communication.

Public Comment:

- Appreciation was expressed to the developer for listening and responding to the concerns of neighbors.
- Viable plan for the land.

Commission Discussion:

- Appreciation was extended to the Neighborhood Associations and applicant for working together.
- Oakmont of Roseville II's investment was acknowledged.

Chair Bernasconi closed the public hearing and asked for a motion.

MOTION

Commissioner McCaslin made the motion, which was seconded by Commissioner Mendonsa, to

- Consider the Addendum to the West Roseville Specific Plan Final EIR;
- Recommend that the City Council adopt the two (2) findings of fact and approve the Rezone;
- Recommend that the City Council approve the General Plan Amendment;
- Recommend the City Council approve the amendments to the West Roseville Specific Plan;
- Recommend that the City Council adopt the five (5) findings of fact and approve the 8th Development Agreement Amendment related to the West Roseville Specific Plan;
- Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to forty-eight (48) conditions of approval;
- Adopt the three (3) findings of fact and approve the Tentative Subdivision Map (Parcel W-28) subject to fifty-nine (59) conditions of approval; and
- Adopt the three (3) findings of fact and approve the Tentative Subdivision Map (Parcel W-29) subject to fifty-nine (59) conditions of approval.

The motion passed with the following vote:

Ayes: Brashears, Caporusso, Houdesheldt, McCaslin, Mendonsa, Bernasconi

Noes: None

Abstain: None

VI. REPORTS: COMMISSION/STAFF

A. ELECTION OF PLANNING COMMISSION CHAIR AND VICE CHAIR

MOTION

Commissioner Caporusso made the motion, which was seconded by Commissioner McCaslin, to appoint Commissioner Houdesheldt as the Planning Commission Chair.

The motion passed with the following vote:

Ayes: Brashears, Caporusso, Houdesheldt, McCaslin, Mendonsa, Bernasconi

Noes: None

Abstain: None

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner Caporusso, to appoint Commissioner McCaslin as the Planning Commission Vice-Chair.

The motion passed with the following vote:

Ayes: Brashears, Caporusso, Houdesheldt, McCaslin, Mendonsa, Bernasconi

Noes: None

Abstain: None

B. ELECTION OF DESIGN COMMITTEE REPRESENTATIVE AND ALTERNATE

MOTION

Commissioner Caporusso made the motion, which was seconded by Commissioner Houdesheldt, to appoint Commissioner Mendonsa as the Design Committee Representative.

The motion passed with the following vote:

Ayes: Brashears, Caporusso, Houdesheldt, McCaslin, Mendonsa, Bernasconi

Noes: None

Abstain: None

MOTION

Commissioner Houdesheldt made the motion, which was seconded by Commissioner Caporusso, to appoint Commissioner Brashears as the Design Committee Alternate.

The motion passed with the following vote:

Ayes: Brashears, Caporusso, Houdesheldt, McCaslin, Mendonsa, Bernasconi

Noes: None

Abstain: None

Staff Reports

- Thank you was extended to Chair Bernasconi for service as Planning Commission Chair for the past two years.

- There will be a Planning Commission meeting on August 10.
- An update on the Marijuana Ordinance was given.
- Commissioner McCaslin and Commissioner Krafka have each been appointed to the Planning Commission for an additional 4-year term.
- Planning Commissioners were invited to Ron Miller's retirement celebration.

Commissioner Reports

- Chair Bernasconi was appointed as the Chair of the Community Priorities Advisory Committee.
- It was requested that staff look into the renaming of HP Way.
- Staff was asked if a park had be named in Nela Luken's honor.

VII. ADJOURNMENT

Commissioner Bernasconi asked for a motion to adjourn the meeting.

MOTION

Commissioner Houdesheldt made the motion, which was seconded by, Commissioner Caporusso to adjourn to the meeting in Nela Luken's honor.

The motion passed unanimously at 8:24 p.m.



PLANNING COMMISSION

Title:

SVSP PCL WB-1A - HERITAGE SOLAIRE COMMUNITY AMENITY CENTER -
3091 PLEASANT GROVE BL. - FILE # PL17-0122.

Meeting Date: 8/10/2017

Item #: 4.2.

ATTACHMENTS:**Description**

Staff Report

17-0122 Exhibit A Site Plan

17-0122 Exhibit B Grading Plan

17-0122 Exhibit C Landscape Plan

17-0122 Exhibit D Elevations

17-0122 Exhibit E Floor Plan

17-0122 Exhibit F Roof Plan

Binder

ITEM IV-B: **CONDITIONAL USE PERMIT AND DESIGN REVIEW PERMIT – 3091 PLEASANT GROVE BLVD – SVSP PCL WB-1A – HERITAGE SOLAIRE COMMUNITY AMENITY CENTER – PL17-0122**

REQUEST

The applicant requests approval of a Conditional Use Permit to allow a private recreation facility within the small-lot, single-family residential zone (RS) and Design Review Permit to allow the construction of a 5,841 square-foot community amenity center for a gated subdivision, which will include tennis courts, a pool, bocce courts, pickle ball courts, bar-b-que area, and community garden.

Applicant – Pierre Martinez, Lennar Homes of California
Owner – John Tallman, Westpark SV 400, LLC

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt three (3) findings of fact for the Conditional Use Permit and approve the project subject to three (3) conditions of approval, and
- B. Adopt three (3) findings of fact for the Design Review Permit and approve the project subject to seventy-nine (79) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is located within the Westbrook area of the Sierra Vista Specific Plan (SVSP); refer to Figure 1 for the project location. In June 2012 the Westbrook project (File# 2011PL-043) amended much of the Urban Reserve portion of the SVSP to show proposed land uses, including residential, commercial, and open space/park areas. An Initial Study and Mitigated Negative Declaration (MND) was prepared and adopted for the project-level environmental analysis, which tiered from the program-level EIR analysis prepared for the Specific Plan. The land uses within the Westbrook area were further amended by the Westbrook Phase 2 and 3 project (File #PL13-0318), and an Addendum to the prior MND was prepared.

The project reconfigured and redesignated land uses within the Westbrook portion of the SVSP, and also included small-lot tentative subdivision maps.



The proposed community recreation center property is identified as “Lot A, Recreation Center” on the approved small-lot tentative map. The new maps have not yet been recorded, so the proposed community amenity center is currently located on an approximately 22-acre lot, but after recordation of the approved maps will be within its own 4-acre lot.

SITE INFORMATION

Location: 3091 Pleasant Grove Boulevard

Total Size: 22.5 acres

Topography and Setting: The site has been mass-graded, and as a result is relatively level and contains no trees, shrubs, or other natural features. The surrounding area is undergoing development as well, with new roadways and improvements to Pleasant Grove Boulevard in active construction. New subdivisions are being constructed to the east of the site, across Westbrook Boulevard, and to the north, across Pleasant Grove Boulevard.

EVALUATION: CONDITIONAL USE PERMIT

Zoning Ordinance Section 19.10 identifies Residential Recreation Facilities as a conditionally permitted use within the Small Lot Residential (RS) zone. The evaluation of the Conditional Use Permit (CUP) focuses on the compatibility of the recreation facility with the surrounding single-family residential use. Section 19.78.060(A) of the Zoning Ordinance requires that three (3) findings be made in order to approve a CUP, which are listed below in ***bold italics***, followed by an evaluation.

1. The proposed use is consistent with the City of Roseville General Plan and any applicable Specific Plan.

Chapter 19.10 of the Roseville Zoning Ordinance identifies Residential Recreation Facilities as conditionally permitted uses within the Residential Small Lot (RS) zone. The applicable Specific Plan for the project is the SVSP. The land use designation for the subject property is Low Density Residential (LDR-3.6). The LDR land use designation is typically intended to provide single-family dwelling units. Secondary uses include private recreation and neighborhood services, among other uses. As described in the Background section of this staff report, the development of this site with a residential recreation facility was identified as part of the Westbrook Phase 2 and 3 Specific Plan Amendment project. The proposed facility is an allowable secondary use (and was anticipated for this site as part of prior project approvals) and therefore is consistent with the General Plan and SVSP.

2. The proposed use conforms to all applicable standards and requirements of the City of Roseville Zoning Ordinance.

Most of the design standards applicable to the facility are within Community Design Guidelines, which are examined as part of the Design Review Permit evaluation later in this staff report. The Zoning Ordinance contains minimum parking requirements and maximum building heights. The parking requirements for residential recreational facilities are based on the “sum of all the uses” proposed in the facility. The parking requirements are listed in Table 1, below. As shown in the table, the project includes exactly the amount of parking required: 88 spaces.

The analysis in the table is conservative because the proposed community center will only serve the age-restricted community where it is located. All of the homes within the community will be within ¼-mile of the community center, which is a 5-minute walk. It can be expected that many of the facility users will walk rather than drive, but only the “gathering spaces” standard has been modified to reflect walking. The Zoning Ordinance standard for “clubs, lodges, and meeting halls” is one space per 50 square feet, but this standard

is not designed for use with a facility of this type and in this setting. The standard applied to this project is one space per 150 square feet to reflect walking and a lower density of people in attendance. The standards for meeting halls is based on the assumption of many chairs set in regular rows to hear a presentation, while the gathering spaces at this facility are for general assembly and relaxation.

Table 1: Parking Requirements

Use Type	Parking Standard	Parking Required
Tennis court (1)	2 per court	2
Pickle ball courts (3)	2 per court	6
Bocce courts (2)	4 per court ¹	8
Pool (4,700 SF)	1 per 100 SF	47
Fitness Room (816 SF)	1 per 150 SF	6
Group exercise class (255 SF)	1 per 50 SF	5
Massage (1 room)	1 per room	1
Gathering spaces	1 per 150	15
REQUIRED		88
PROVIDED		88
1. Court sports are parked based on average or typical player number. Bocce is typically played by 2 to 6 players.		

- 3. *The location, size, design and operating characteristics of the proposed use is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.***

A CUP is used to address potential incompatibilities between land uses. Residential recreation facilities can involve recreational noise from pools and other facilities, nighttime lighting for sports courts, and other activities which could cause nuisance conditions if not properly located and designed. The proposed operating hours for the clubhouse and pool is 5 am to 11 pm Sunday–Thursday and 5 am to 12 am on Fridays and Saturdays. The pickle ball and tennis courts will operate from sunrise to 10 pm, outside of which times the court lighting will be turned off. The perimeter of the property will be planted with large trees for screening, including evergreen species (deodar cedar) on the southern perimeter next to the bar-b-que area. The grassy amphitheater will be used for music, speaking, and theater events which may include the use of amplified sound. A condition has been added requiring that use of amplified sound cease between the hours of 10 pm and 8 am, so that nighttime noise is limited.

Staff has evaluated the proposed uses and hours of the recreation facility according to the Zoning Ordinance and other comparable uses in the City of Roseville and has found the proposed use to be in compliance. The project will be required to operate within the confines of the project description that was provided as part of the application to ensure the project avoids negatively impacting surrounding neighbors. A condition of approval has been included requiring conformance to the operating hours and conditions listed above. Furthermore it should be noted that other communities in the City operate similar, and larger, facilities within the City of Roseville without any complaints or conflict with surrounding neighbors. For these reasons stated above, and as conditioned, staff believes the findings for approval can be met.

EVALUATION: DESIGN REVIEW PERMIT

The Design Review Permit evaluation of the project has been based on the applicable development standards within the City's Zoning Ordinance, the design standards of the Community Design Guidelines,

and the Sierra Vista Specific Plan. Section 19.78.060 of the City of Roseville Zoning Ordinance requires that four findings be made in order to approve or conditionally approve a Design Review Permit. The four findings are listed below in ***bold italics***, and are followed by an evaluation of the project in relation to each finding.

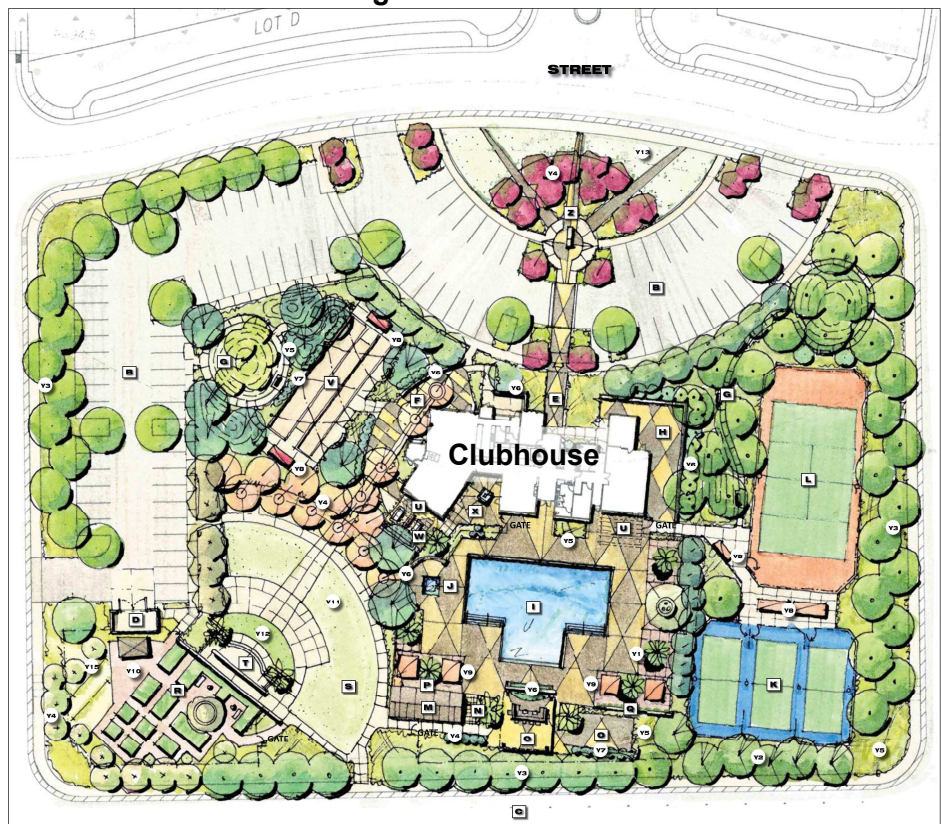
- 1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.***

The area was approved for subdivision development in April of 2016, and has been mass graded. There are no natural features to be preserved. A drainage plan has been included as part of the application, and has been reviewed by Engineering and found to be adequate.

- 2. The project site design as approved provides 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, the Community Design Guidelines and the applicable Specific Plan and/or applicable design guidelines.***

The Site Plan is included as Figure 2. The project includes a parking lot on the western and northern perimeters of the site, with three driveways designed to meet City standards. As discussed in the CUP analysis, the project includes sufficient parking to support the use. Landscaping within the parking lot has been designed to provide 64% shading, which is well above the minimum 50% standard. In addition to the typical perimeter landscaping being provided for screening, the site also includes landscape features such as a walking path with benches, on the northeastern corner of the site, and a community garden and grassy amphitheater on the southwestern corner of the site. The project also includes a sidewalk around the perimeter of the site, a pedestrian connection into the amphitheater on the southern side of the site and multiple connections on the northern side of the site. Lighting around the buildings and walkways will be of pedestrian scale, while court lighting will be 24-foot-tall light fixtures with hooded, full cut-off lenses directed specifically onto the court areas. The proposed plan conforms to the design standards of the General Plan, Community Design Guidelines, and Sierra Vista Specific Plan.

Figure 2: Site Plan



- 3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved 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, the Community Design Guidelines and the applicable Specific Plan and/or applicable design guidelines.**

The front elevation is shown below in Figure 3. The overall building design is modern, featuring a flat canopy over the entry and the squared or sharp angles typical of the modern design style. The building also incorporates the use of natural materials such as wood siding to add warmth to the façade. All sides of the building incorporate variation in colors, materials, and architecture. The building is designed to be screened within and be complemented by landscaping around all sides. The proposed building is consistent with the General Plan, Community Design Guidelines, and Sierra Vista Specific Plan.

Figure 3: Front (North) Elevation



- 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.**

The trash enclosure is located behind the community garden, screened by landscaping on all sides except the front, where it will be accessed. Other site equipment will be located in interior areas not visible from the street, and within enclosures for screening.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on July 27, 2017, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

Consistent with CEQA Guidelines Section 15164, regarding previously certified and adopted Environmental Impact Reports and Mitigated Negative Declarations, a Mitigated Negative Declaration and an Addendum was prepared (SCH # 2008032115, adopted June 25, 2012) to cover development of the project area. Pursuant to CEQA Guidelines Section 15162, further environmental documentation is not required when an EIR has been certified or a Negative Declaration adopted, unless the conditions requiring

a subsequent or addendum environmental document exist. The development of this site with a residential recreation facility was identified as part of the projects for which the Mitigated Negative Declaration and subsequent Addendum were prepared, and therefore no further environmental documentation is required.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Adopt the findings of fact as stated in the staff report and approve the **CONDITIONAL USE PERMIT – 3091 PLEASANT GROVE BLVD – SVSP PCL WB-1A – HERITAGE SOLAIRE COMMUNITY AMENITY CENTER – PL17-0122** subject to three (3) conditions of approval.
- B. Adopt the findings of fact as stated in the staff report and approve the **DESIGN REVIEW PERMIT – 3091 PLEASANT GROVE BLVD – SVSP PCL WB-1A – HERITAGE SOLAIRE COMMUNITY AMENITY CENTER – PL17-0122** subject to seventy-nine (79) conditions of approval.

CONDITIONS OF APPROVAL FOR THE CONDITIONAL USE PERMIT

1. The project is approved as shown in Exhibits A–F and as conditioned or modified below. (Planning)
2. The Conditional Use Permit shall be effectuated or shall expire concurrently with the Design Review Permit. (Planning)
3. The Solaire Community Center shall be operated consistent with the following:
 - a) The hours of operation for the clubhouse and pool shall be limited to 5 am to 11 pm Sunday–Thursday and 5 am to 12 am on Fridays and Saturdays.
 - b) The hours of operation for the pickle ball and tennis courts shall be limited to sunrise to 10 pm. The courts shall not be lit outside of these hours.
 - c) Amplified sound in the amphitheater shall be limited to the hours of 8 am to 10 pm.
 - d) Operations shall be consistent with the City’s Noise Regulation (Roseville Municipal Code Chapter 9.24). (Planning)

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **August 10, 2017** and if not effectuated shall expire on **August 10, 2019**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval is does not extend the expiration beyond **August 10, 2020**. (Planning)
2. The project is approved as shown in Exhibits A–F and as conditioned or modified below. (Planning)
3. Fencing for the tennis courts and pickle ball courts shall not be chain link, unless it is vinyl-dipped. (Planning)
4. The project shall comply with all applicable environmental mitigation measures identified in the Westbrook Initial Study and MND and SVSP EIR. (Planning)
5. The project shall be addressed as 3091 Pleasant Grove Bl. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department – Business Services for building/suite addressing. (Business Services)

6. 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, Electric, Finance)
7. 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)
8. 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 Department of Public Works. (Engineering)
9. 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:

10. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - 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) Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11B of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
11. 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)
12. 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)
13. 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 preventers, 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, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d) The landscape plan shall comply with the City of Roseville Water Efficient Landscape ordinance. (Planning).
 - e) All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
14. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
15. 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)
16. A separate Architectural 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)
17. For Multiple Building Complexes: As part of the required Architectural 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)
18. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code-CGBSC, 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 Division for applicable Code editions). (Building)
19. Parapet/cornice construction shall support the weight of a ladder leaning against the parapet as well as a 330-pound vertical load applied to the leading edge of the horizontal projection of the cornice (a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder onto the top of the cornice). (CFC Chapter 1) (Building)
20. For restaurants, other food services or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)

21. For restaurants, other food services or commercial swimming pools. 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)
22. 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.
23. 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)
24. A note shall be added to the grading plans that states:
 - i) *“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)
25. The site shall be accessed by three (3) 25-foot-wide standard Type S driveways. Two (2) driveways shall be located on Element Lane and one (1) driveway shall be located on Taurus Lane. (Engineering)
26. 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)
27. 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)
28. 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)
29. 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)

30. 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)
31. 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)
32. 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)
33. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
34. 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 twelve feet (12') unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b) Water, sewer and recycled mains shall not exceed a depth of twelve feet (12') below finished grade, unless authorized in these conditions of approval.
 - c) All sewer manholes shall have all-weather 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
35. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
36. Landscaping shall use recycled water for irrigation, except that a domestic irrigation service may be installed for the community garden and water feature. To ensure the water feature can be properly emptied for maintenance, the water feature shall have a sewer stub. (Environmental Utilities)
37. Sewer lines of more than 100 feet in length are to be treated as main lines, which will require manholes in lieu of cleanouts. (Environmental Utilities)
38. Trees shall not be planted over sewer or water facilities. (Environmental Utilities)
39. 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)

40. 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)
41. 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)
42. 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)
43. 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)
44. If added cornice construction is involved, the design shall support the weight of a ladder leaning against the assembly as well as a 330-pound vertical load applied to the **leading edge** of the horizontal projection of the cornice (a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder onto the top of the cornice). (Fire)
45. 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 2,000 gpm based on the Appendix III-AA of the California Fire Code. (Fire)
46. 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)
47. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
48. The phasing of this project shall not limit the fire department requirements for access and circulation throughout the project as a result of continuous construction in accordance with the California Fire Code, 2013 with the City of Roseville's Amendments. A separate phasing plan (and permit issued by the Building Department) shall be reviewed and approved by this department. (Fire)
49. 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
50. 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)

51. 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)
52. 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:

53. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers 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)
54. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a) Water, sewer, and reclaimed water easements.
 - b) Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
 - c) 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. (Public Works, Environmental Utilities, Electric)
55. 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)

56. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
57. 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)
58. 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)
59. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
60. For 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)
61. 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)
62. 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)
63. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
64. 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)
65. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
66. 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)
67. 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)

- 68. 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)
- 69. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

- 70. 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)
- 71. 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)
- 72. 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)
- 73. 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)
- 74. 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)
- 75. 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)
- 76. 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)
- 77. 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)
- 78. 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

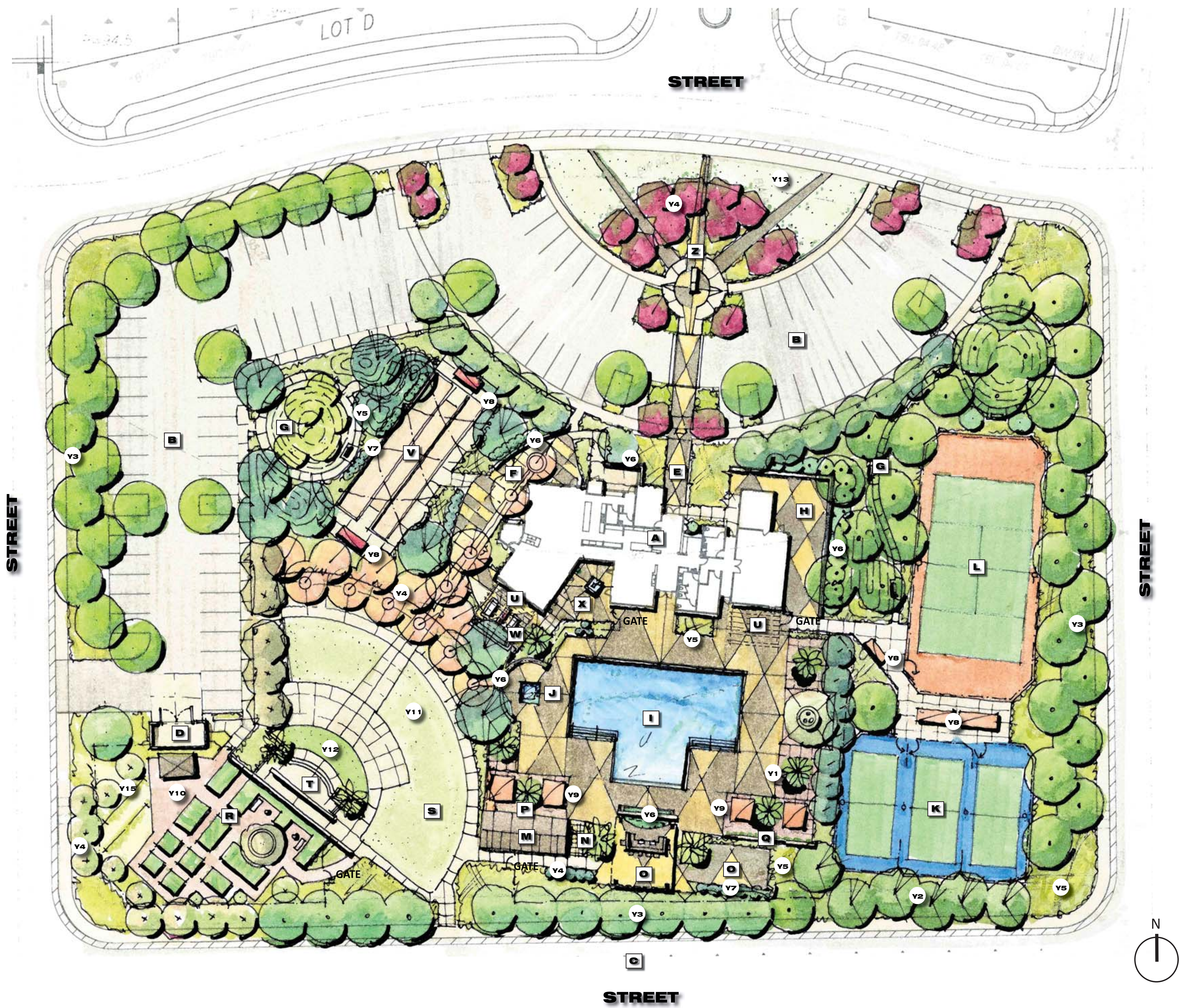
developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Inspector at the time of or prior to the foundation inspection. (Building)

79. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO 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 Certificate of Occupancy. (Building)

Exhibits

- A. Site Plan
- B. Grading Plan
- C. Landscape Plan
- D. Elevations
- E. Floor Plan
- F. Roof Plan

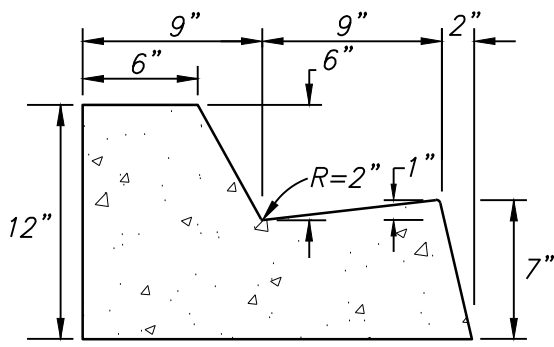
<u>Note to Applicant and/or Developer:</u> Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising 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.
--



- LEGEND**
- A CLUBHOUSE
 - B PARKING
 - C ON STREET PARKING
 - D TRASH ENCLOSURE
 - E ENTRY
 - F SUNRISE PATIO
 - G WALKING PATH WITH BENCHES
 - H FITNESS PATIO
 - I JUNIOR OLYMPIC POOL , BEACH ENTRY, SCORED & TEXTURED, (EXP. AGG.) DECKING.
 - J 10' SQ. SPA
 - K PICKLEBALL COURTS - LIGHTED
 - L TENNIS COURT - LIGHTED
 - M RESTROOM AND POOL ENCLOSURE
 - N OUTDOOR SHOWER
 - O SHADE STRUCTURE - OUTDOOR BAR AND (2) BUILT IN BBQ'S AND PICNIC TABLES
 - P GREEN SCREEN WITH VINES
 - Q SCREEN WALL WITH VINES
 - R COMMUNITY GARDEN
 - S CROQUET AND LAWN GAMES
 - T AMPHITHEATER WITH SCREEN WALL
 - U ALUMINUM SHADE COVER
 - V BOCCE COURTS (2)
 - W LOUNGE WITH FIRE TABLE
 - X COURTYARD WITH FIRE & WATER FEATURE
 - Y LANDSCAPE FEATURES
 - Y1 PALMS IN POOL AREA
 - Y2 SCREEN TREES
 - Y3 STREET TREES
 - Y4 ACCENT TREES
 - Y5 SHRUB AND GROUND COVER
 - Y6 30" HGT. LANDSCAPE WALL
 - Y7 VERTICAL ACCENT
 - Y8 SHADED SEATING
 - Y9 CABANAS
 - Y10 STORAGE SHED
 - Y11 TURF
 - Y12 ARTIFICIAL TURF
 - Y13 "NO MOW" TURF
 - Y15 DWARF FRUIT TREE
 - Z CLUBHOUSE SIGNAGE

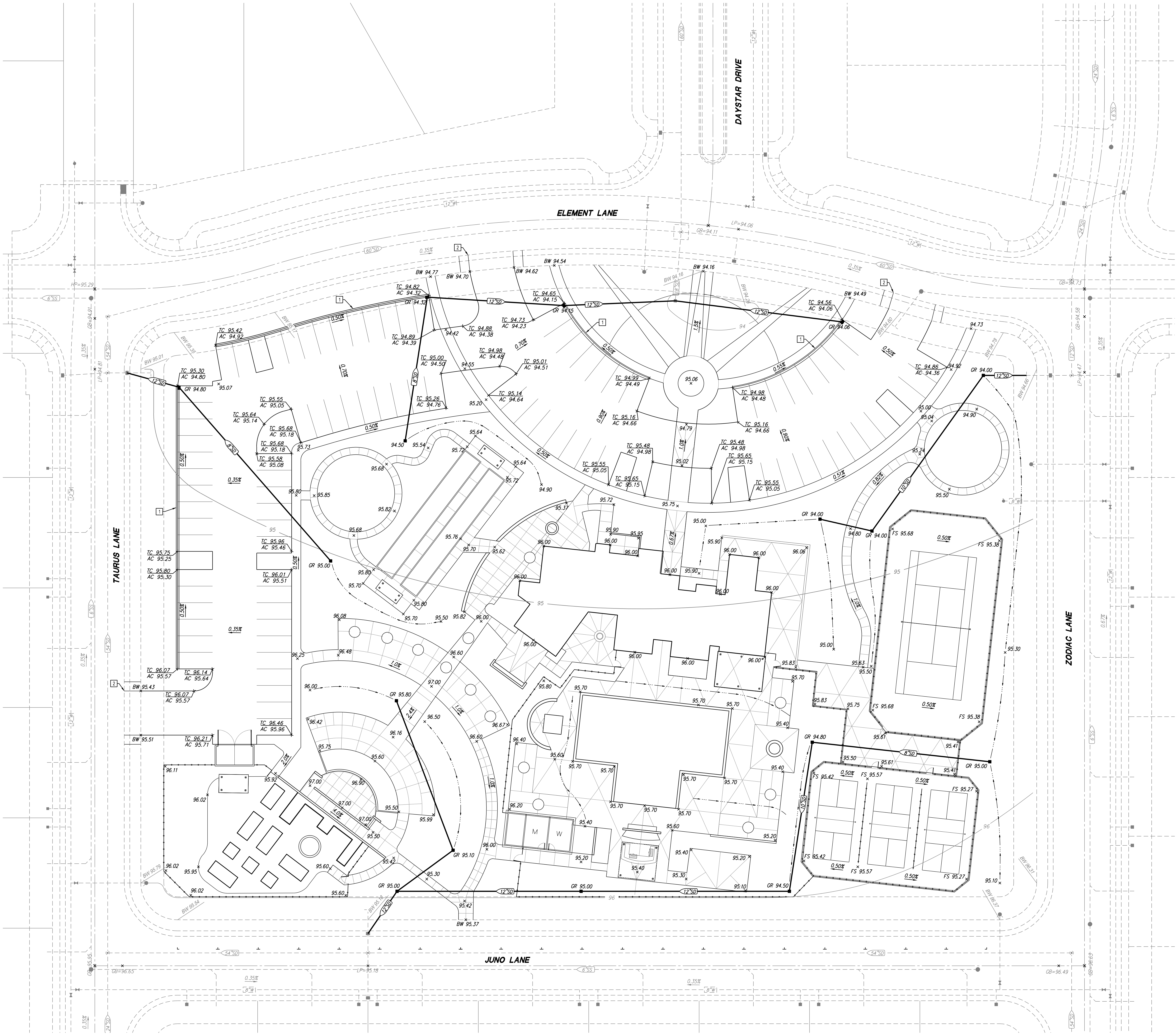
PROPOSED	LEGEND DESCRIPTION	EXISTING
	PROPERTY BOUNDARY	
	CURB, GUTTER & SIDEWALK	
	STORM DRAIN (SIZE INDICATED)	
	STORM DRAIN MANHOLE (SDMH)	
	STORM DRAIN INLET/GRATE (GR)	
	FLARED END SECTION (F.E.S.)	
	FENCE	
	SWALE	

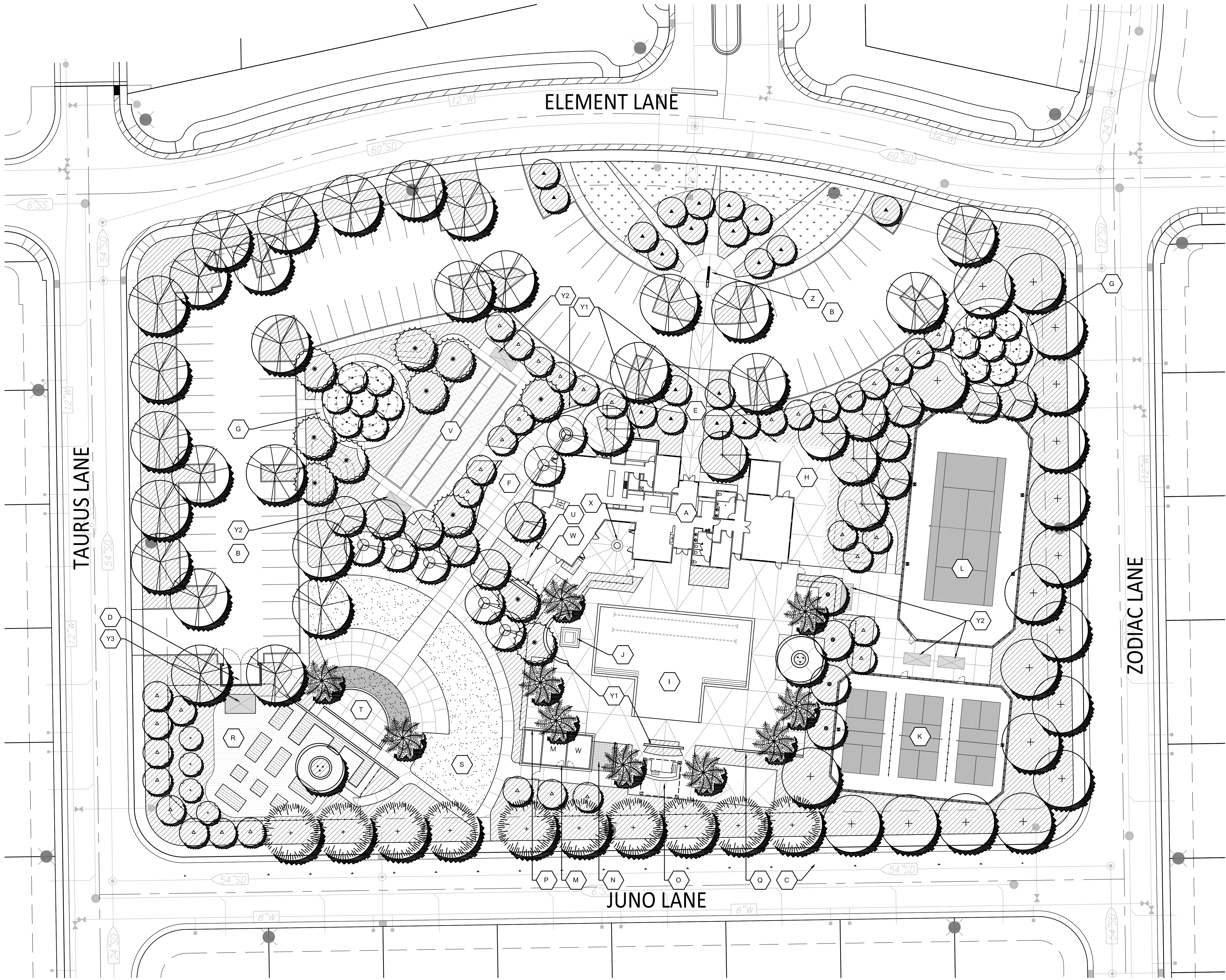
- NOTES:
1. THE SITE LAYOUT IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
 2. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE
 3. THE PROPOSED UTILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO CHANGE.
 4. ALL GRADES SHOWN ARE FINISH SURFACE ELEVATIONS.



MODIFIED TYPE 2 CURB & GUTTER
NTS

- PLAN KEY/NOTES
- 1. MODIFIED TYPE 2 CURB AND GUTTER
 - 2. "TYPE S" DRIVEWAY APRON PER CITY STD ST-20





LEGEND

1 - GENERAL KEY NOTES

A CLUBHOUSE	M RESTROOM AND POOL EQUIPMENT ENCLOSURE	Y LANDSCAPE FEATURES
B PARKING	N OUTDOOR SHOWER	Y1 - 30" HIGH LANDSCAPE WALL
C ON STREET PARKING	O SHADE STRUCTURE - OUTDOOR BAR AND 2 BUILT-IN BBQ'S AND PICNIC TABLES	Y2 - SHADED SEATING
D TRASH ENCLOSURE	P GREEN SCREEN WITH VINES	Y3 - STORAGE SHED
E ENTRY TO CLUBHOUSE	Q SCREEN WALL WITH VINES	Z CLUBHOUSE SIGNAGE
F SUNRISE PATIO	R COMMUNITY GARDEN	
G WALKING PATH WITH BENCHES	S CROQUET AND LAMN GAMES	
H FITNESS PATIO	T AMPHITHEATER WITH SCREEN WALL	
I JUNIOR OLYMPIC POOL, BEACH ENTRY, SCORED & TEXTURED DECKING	U ALUMINUM SHADE COVER	
J 10' SQUARE SPA	V BOOCIE COURTS (2) WITH STRING LIGHTING	
K PICKLEBALL COURTS (LIGHTED)	W LOUNGE WITH FIRE TABLE	
L TENNIS COURT (LIGHTED)	X COURTYARD WITH FIRE & WATER FEATURE & STRING LIGHTING	

PLANT LIST AND LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE/ SPACING	HEIGHT/ SPREAD	REMARKS	WATER USE
TREES					
	ACER X. PLATANOIDES 'CRIMSON SUNSET' CRIMSON SUNSET MAPLE	15 G./VARIES	30'/25'	STANDARDS	MED
	ACER RUBRUM 'BOWHALL' UPRIGHT-NARROW RED MAPLE	15 G./VARIES	40'/15'	STANDARDS	MED
	CEDRUS DEODARA DEODAR CEDAR	15 G./VARIES	60'/30'	STANDARDS	MED
	CERCIS CANADENSIS 'MERLOT' MERLOT REDBUD	24" BOX/VARIES	15'/15'	STANDARDS	MED
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' WHITE CRAPE MYRTLE	15 G./VARIES	20'/15'	STANDARDS	LOW
	LAURUS NOBILIS GRECIAN LAUREL	15 G./VARIES	30'/20'	STANDARDS	LOW
	OLEA EUROPAEA 'SWAN HILL' SWAN HILL OLIVE TREE	24" BOX/VARIES	25'/25'	MULTI-TRUNK	LOW
	PHOENIX CANARIENSIS CANARY ISLAND DATE PALM	12 BTF	50'/25'	STANDARDS	MED
	PODOCARPUS GRACILIOR FERN PINE	15 G./VARIES	45'/20'	STANDARDS	MED
	PYRUS CALLERYANA 'RED SPIRE' RED SPIRE PEAR	24" BOX/VARIES	35'/20'	STANDARDS	MED
	TILIA CORDATA 'GREENSPIRE' LITTLE LEAF LINDEN	15 G./VARIES	40'/30'	STANDARDS	MED
	ULMUS WILSONIANA 'PROSPECTOR' PROSPECTOR ELM	15 G./VARIES	45'/30'	STANDARDS	MED
	VARIOUS FRUIT TREES (CHOSEN BY OWNER)	15 G./VARIES	12'/12'	STANDARDS	MED

SHRUBS AND GROUND COVERS

PROPOSED SHRUB/GROUND COVER LIST: (Preliminary Selection List)

BACKGROUND OR FOUNDATION SHRUB MATERIAL					
EVERGREEN, LARGE SHRUBS TO 6'-0" USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS.					
Botanical Name	Common Name	Size (Min.)	Spacing (Min.)	Water Use	
CEANOTHUS SP.	WILD LILAC	1 GAL.	6"o.c.	LOW	
COTONEASTER SP.	OLIVE	1 GAL.	4"o.c.	LOW	
NERIUM OLEANDER SP.	OLEANDER	1/5 GAL.	6"o.c.	LOW	
RHAPHIDOLEPS INDICA SP.	INDIAN HAWTHORN	1/5 GAL.	4"o.c.	LOW	
XYLOSMA G. 'COMPACTA'	COMPACT XYLOSMA	5 GAL.	6"o.c.	LOW	

FACER SHRUB MATERIAL					
EVERGREEN OR DECIDUOUS SHRUBS TO 4'-0". USED FOR 'TERRACING' OF PLANT MATERIAL. SEASONAL COLOR AND SOFTENING OF BUILDING EDGES AND FOUNDATION SHRUBS.					
Botanical Name	Common Name	Size (Min.)	Spacing (Min.)	Water Use	
CISTUS SP.	ROCKROSE	1/5 GAL.	5"o.c.	LOW	
CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	1 GAL.	3"o.c.	LOW	
PITTOSPORUM TOBIRA SP.	TOBIRA	1/5 GAL.	4"o.c.	MED.	
RHAPHIDOLEPS INDICA SP.	INDIAN HAWTHORN	1/5 GAL.	4"o.c.	LOW	
SANTOLINA VIRENS	NCN	1 GAL.	3"o.c.	LOW	

ACCENT SHRUB MATERIAL					
EVERGREEN OR PERENNIAL SHRUBS TO 3'-0". SOMETIMES LARGER. USED FOR AESTHETIC VALUE IN LANDSCAPE THROUGH BLOOM, LEAF COLOR, OR OVERALL CHARACTER.					
Botanical Name	Common Name	Size (Min.)	Spacing (Min.)	Water Use	
BOULEAU GRACILIS	BLUE GRAMA GRASS	1 GAL.	18"o.c.	LOW	
DIETES SP.	FORTNIGHT LILY	1 GAL.	3"o.c.	LOW	
LAVANDULA SP.	LAVENDER	1 GAL.	2"o.c.	LOW	
MAHONIA A. 'COMPACTA'	COMP. OREGON GRAPE	1/5 GAL.	3"o.c.	LOW	
NANDINA 'HARBOR DWARF'	DWF. HVNLY. BAMBOO	1 GAL.	2"o.c.	MED.	
PENNISETUM SP.	FOUNTAIN GRASS	1 GAL.	3"o.c.	LOW	

GROUND COVER MATERIAL					
EVERGREEN OR PERENNIAL SHRUBS TO 30" HIGH. USED TO BLANKET LARGER AREAS AND AS A FILLER BETWEEN SITE WORK EDGES AND FOUNDATION SHRUBS.					
Botanical Name	Common Name	Size (Min.)	Spacing (Min.)	Water Use	
ARCTOSTAPHYLOS SP.	MANZANITA	1 GAL.	36" o.c.	LOW	
CISTUS 'SUNSET'	MAGENTA ROCKROSE	1 GAL.	36" o.c.	LOW	
MYOPORUM PARVIFOLIUM	CREeping MYOPORUM	1 GAL.	36" o.c.	LOW	
ROSMARINUS O. 'PROSTRATUS'	DWARF ROSEMARY	1 GAL.	36" o.c.	LOW	
ROSA 'FLOWER CARPET' SP.	FLOWER CARPET ROSE	1 GAL.	36" o.c.	MED.	

	NO MOW TYRF - SOD		ARTIFICIAL TURF		DECOMPOSED GRANITE
	TURF - SOD		COMMUNITY GARDEN		

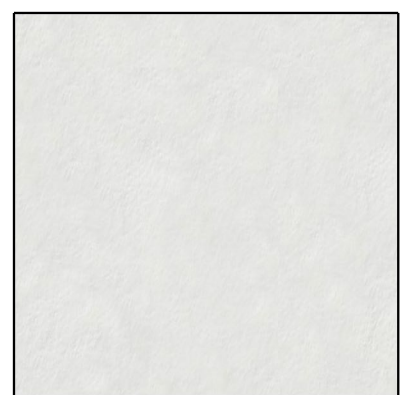
NOTE: THIS LIST IS A GUIDE FOR PROJECT PLANT SELECTION. FINAL SELECTION TO BE MADE AT THE TIME OF REVIEW FOR BUILDING PERMIT. LANDSCAPE ARCHITECT RESERVES THE RIGHT, UPON CITY APPROVAL, TO SUBSTITUTE PLANT MATERIAL DUE TO INHERENT AVAILABILITY SHORTAGES OR ENVIRONMENTAL RESTRICTIONS.

SHADE STUDY CALCULATIONS

PROJECT: SOLAIRE CLUBHOUSE

STANDARD & HC STALLS	88	23,760
COMPACT STALLS	0	0
TOTAL PAVED PARKING AREA:		23,760
TOTAL SHADE REQUIRED:	50%	11,880
TOTAL SHADE PROVIDED:		15,129
TOTAL SHADE PERCENTAGE		64%

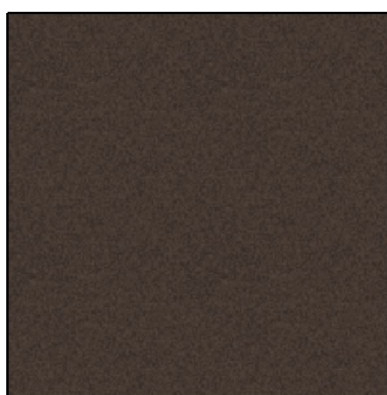
SYMBOL	PATTERN	QTY.	UNIT IN S.F.	TOTAL S.F.
30 TO 35' TREES				
TILIA	35-I	6	X 961	5,766
ULMUS	35-P	15	X 481	7,215
	35-N	6	X 240	1,440
25' TO 30' TREES				
PODOCARPUS	30-I	0	X 707	0
	30-P	2	X 354	708
	30-N	0	X 177	0
20' TO 25' TREES				
	25-I	0	X 491	0
	25-P	0	X 246	0
	25-N	0	X 123	0
15' TO 20' TREES				
	20-I	0	X 314	0
	20-P	0	X 157	0
	20-N	0	X 79	0
10' TO 15' TREES				
LAGERSTROMIA	15-I	6	X 177	1,062
CERCIS	15-P	13	X 88	1,144
	15-N	0	X 44	0
TOTAL				15,129



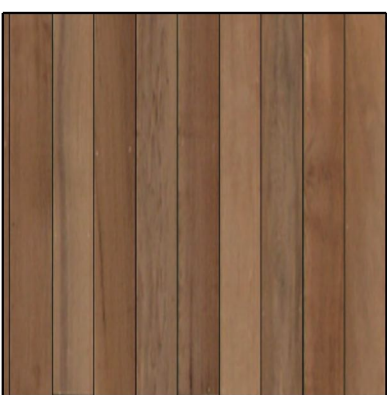
STUCCO 1
SMOOTH FINISH
SHERWIN WILLIAMS
SW 7551 - GREEK VILLA



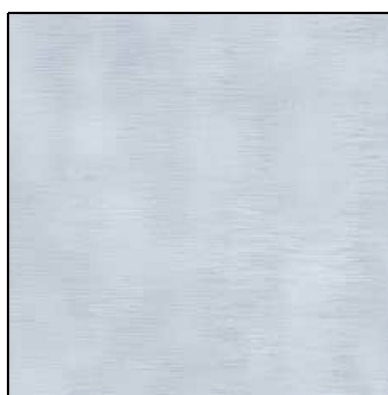
STUCCO 2
SMOOTH FINISH
SHERWIN WILLIAMS
SW 0037 - MORRIS ROOM GREY



FACIA
SHERWIN WILLIAMS
SW 7020 - BLACK FOX



SIDING
LP SMARTSIDE
DEEP GRAIN - SIERRA
HORIZONTAL SIDING
6\"/>



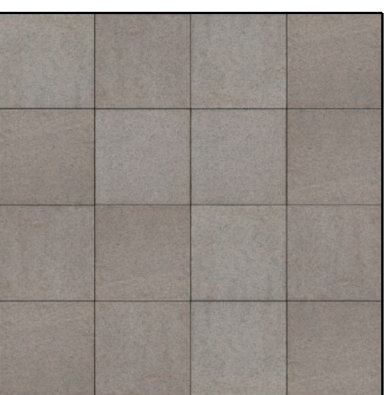
DOORS &
WINDOWS
ANNODIZED ALUMINUM



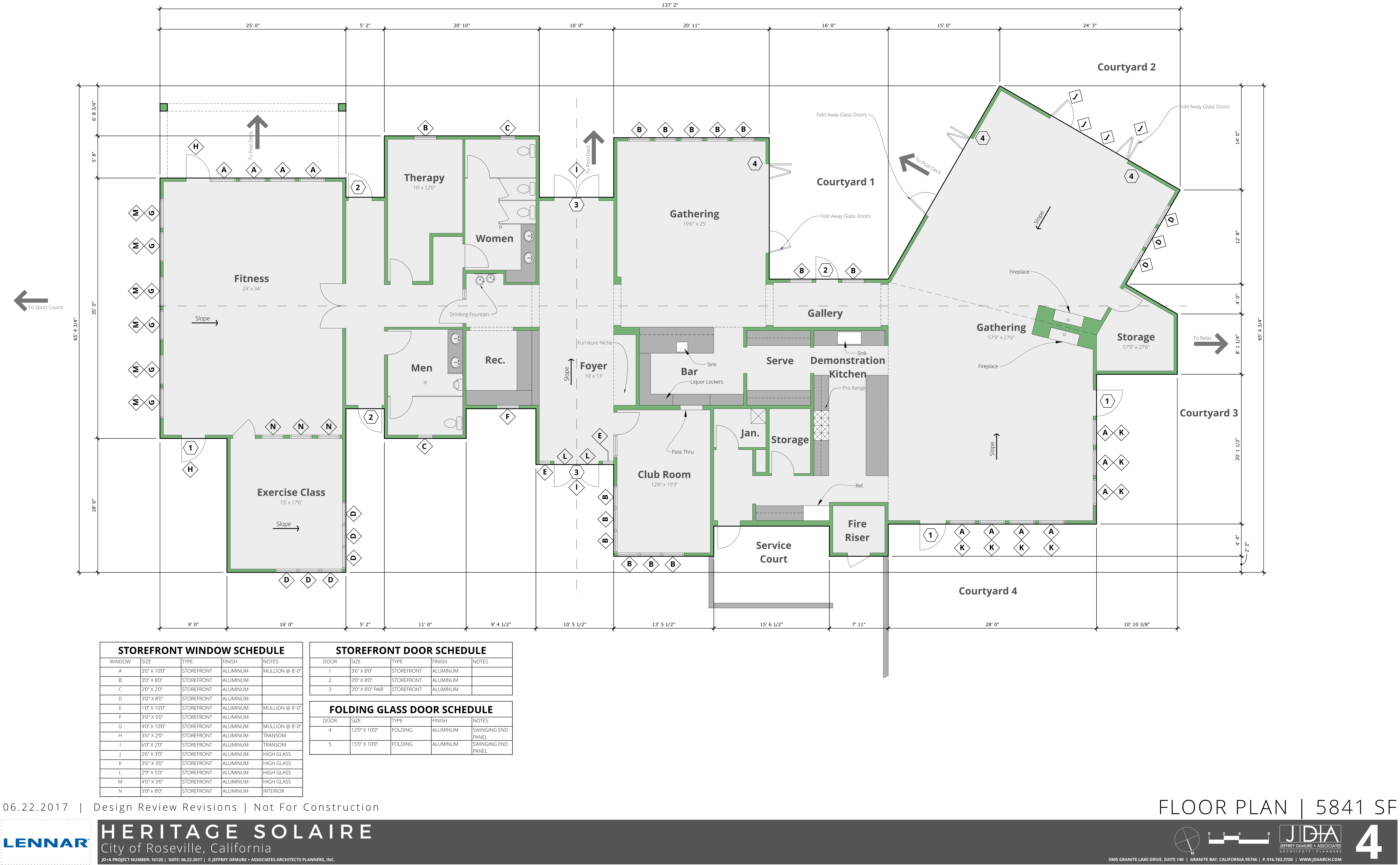
ACCENT ROOF
STANDING SEAM METAL
SHERWIN WILLIAMS
SW 7020 - BLACK FOX

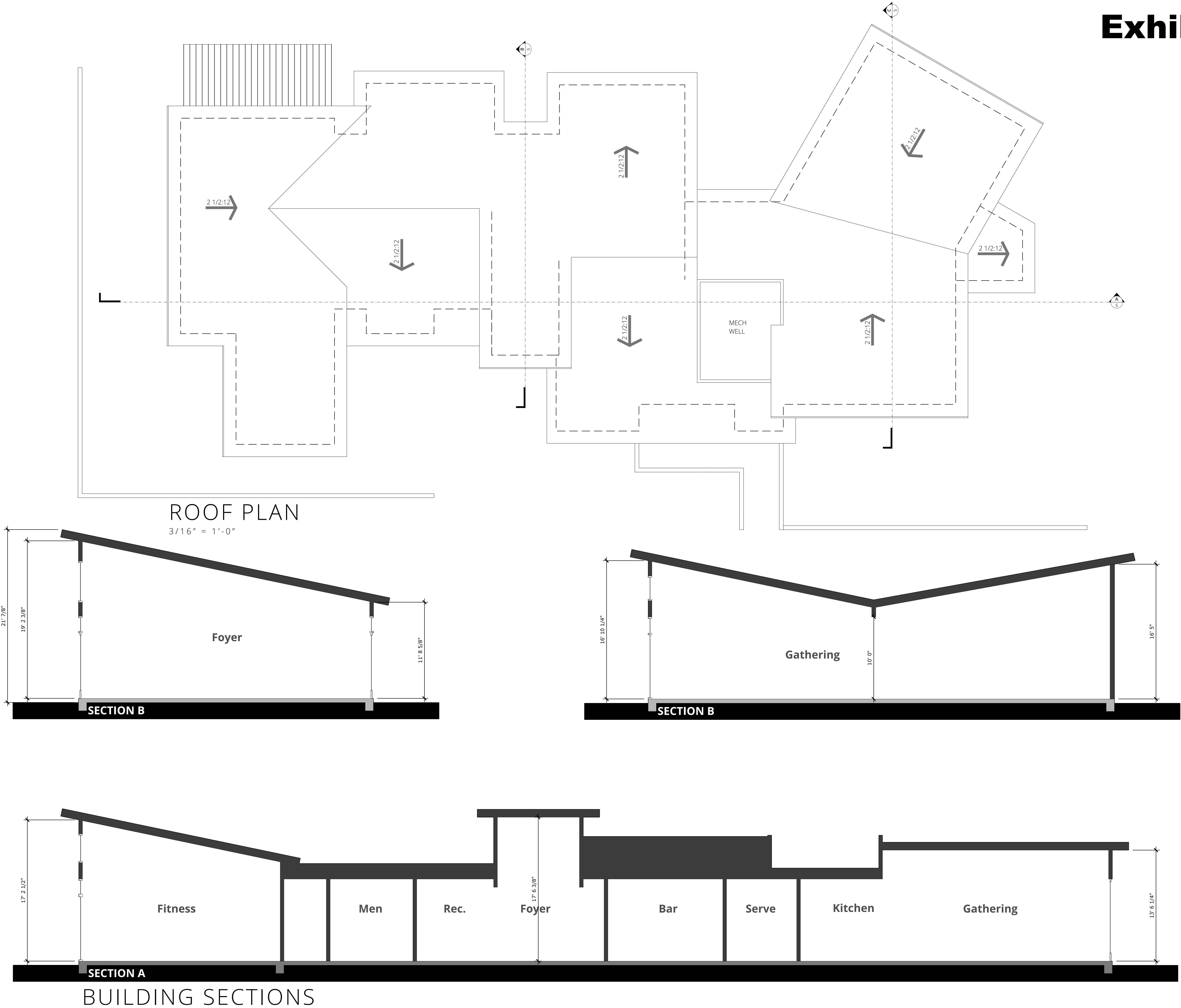


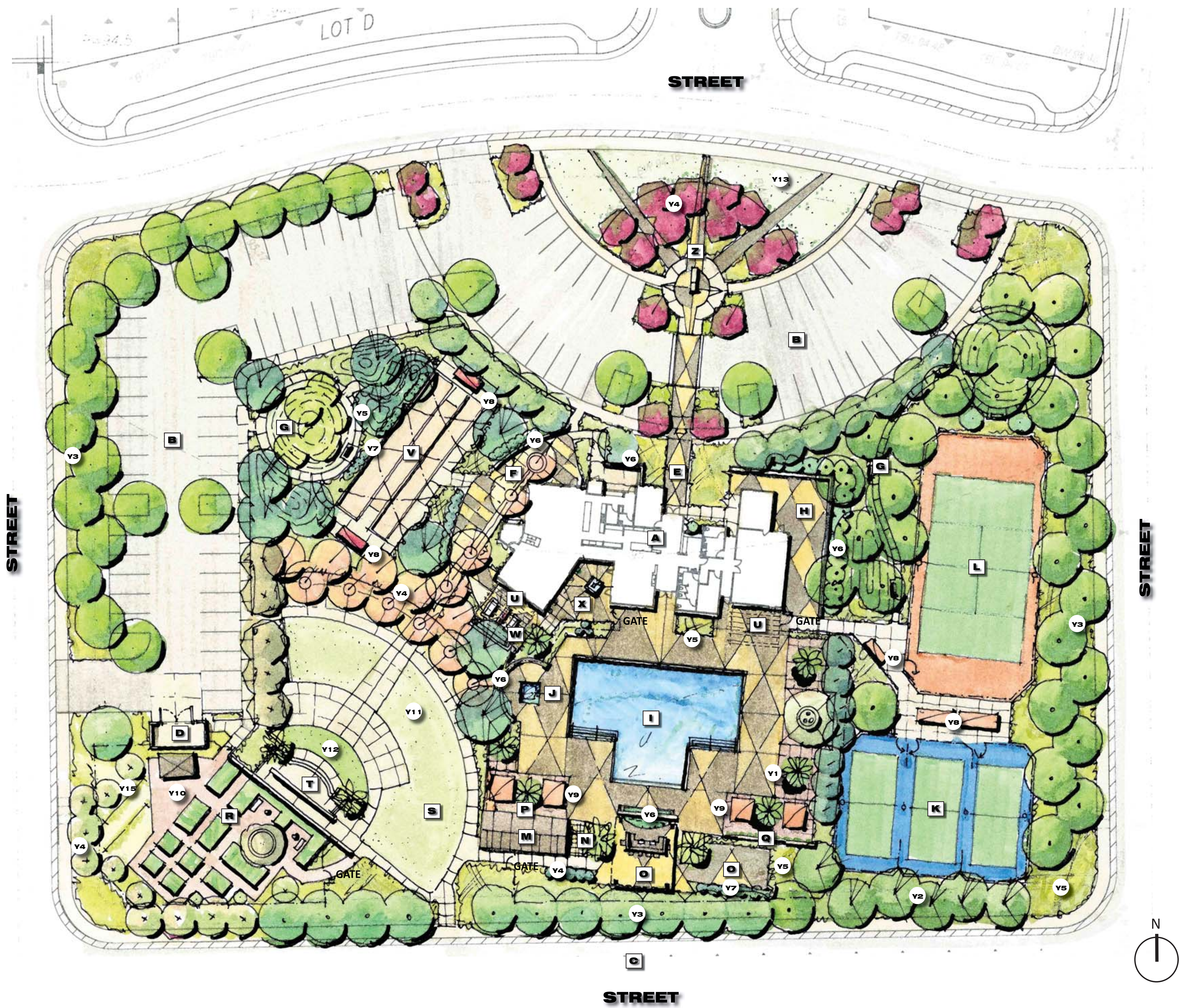
MAIN ROOF
CERTAINTED
LANDMARK SOLARIS
COOL ROOF
COMPOSITION SHINGLES
WEATHERED WOOD



MASONRY
BASALITE PRECISION
PRECISION 438 GRAY
CMU BLOCK, 8\"/>





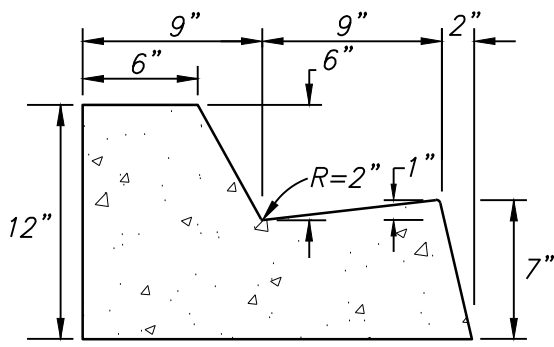


- LEGEND**
- A CLUBHOUSE
 - B PARKING
 - C ON STREET PARKING
 - D TRASH ENCLOSURE
 - E ENTRY
 - F SUNRISE PATIO
 - G WALKING PATH WITH BENCHES
 - H FITNESS PATIO
 - I JUNIOR OLYMPIC POOL , BEACH ENTRY, SCORED & TEXTURED, (EXP. AGG.) DECKING.
 - J 10' SQ. SPA
 - K PICKLEBALL COURTS - LIGHTED
 - L TENNIS COURT - LIGHTED
 - M RESTROOM AND POOL ENCLOSURE
 - N OUTDOOR SHOWER
 - O SHADE STRUCTURE - OUTDOOR BAR AND (2) BUILT IN BBQ'S AND PICNIC TABLES
 - P GREEN SCREEN WITH VINES
 - Q SCREEN WALL WITH VINES
 - R COMMUNITY GARDEN
 - S CROQUET AND LAWN GAMES
 - T AMPHITHEATER WITH SCREEN WALL
 - U ALUMINUM SHADE COVER
 - V BOCCE COURTS (2)
 - W LOUNGE WITH FIRE TABLE
 - X COURTYARD WITH FIRE & WATER FEATURE
 - Y LANDSCAPE FEATURES
 - Y1 PALMS IN POOL AREA
 - Y2 SCREEN TREES
 - Y3 STREET TREES
 - Y4 ACCENT TREES
 - Y5 SHRUB AND GROUNDCOVER
 - Y6 30" HGT. LANDSCAPE WALL
 - Y7 VERTICAL ACCENT
 - Y8 SHADED SEATING
 - Y9 CABANAS
 - Y10 STORAGE SHED
 - Y11 TURF
 - Y12 ARTIFICIAL TURF
 - Y13 "NO MOW" TURF
 - Y15 DWARF FRUIT TREE
 - Z CLUBHOUSE SIGNAGE

Exhibit B

PROPOSED	LEGEND DESCRIPTION	EXISTING
---	PROPERTY BOUNDARY	---
---	CURB, GUTTER & SIDEWALK	---
12"SD	STORM DRAIN (SIZE INDICATED)	12"SD
---○---	STORM DRAIN MANHOLE (SDMH)	---○---
---□---	STORM DRAIN INLET/GRATE (GR)	---□---
---x---	FLARED END SECTION (F.E.S.)	---x---
---	FENCE	---
---	SWALE	---

- NOTES:
1. THE SITE LAYOUT IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
 2. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE
 3. THE PROPOSED UTILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO CHANGE.
 4. ALL GRADES SHOWN ARE FINISH SURFACE ELEVATIONS.



MODIFIED TYPE 2 CURB & GUTTER
NTS

- PLAN KEY/NOTES
- 1. MODIFIED TYPE 2 CURB AND GUTTER
 - 2. "TYPE S" DRIVEWAY APRON PER CITY STD ST-20

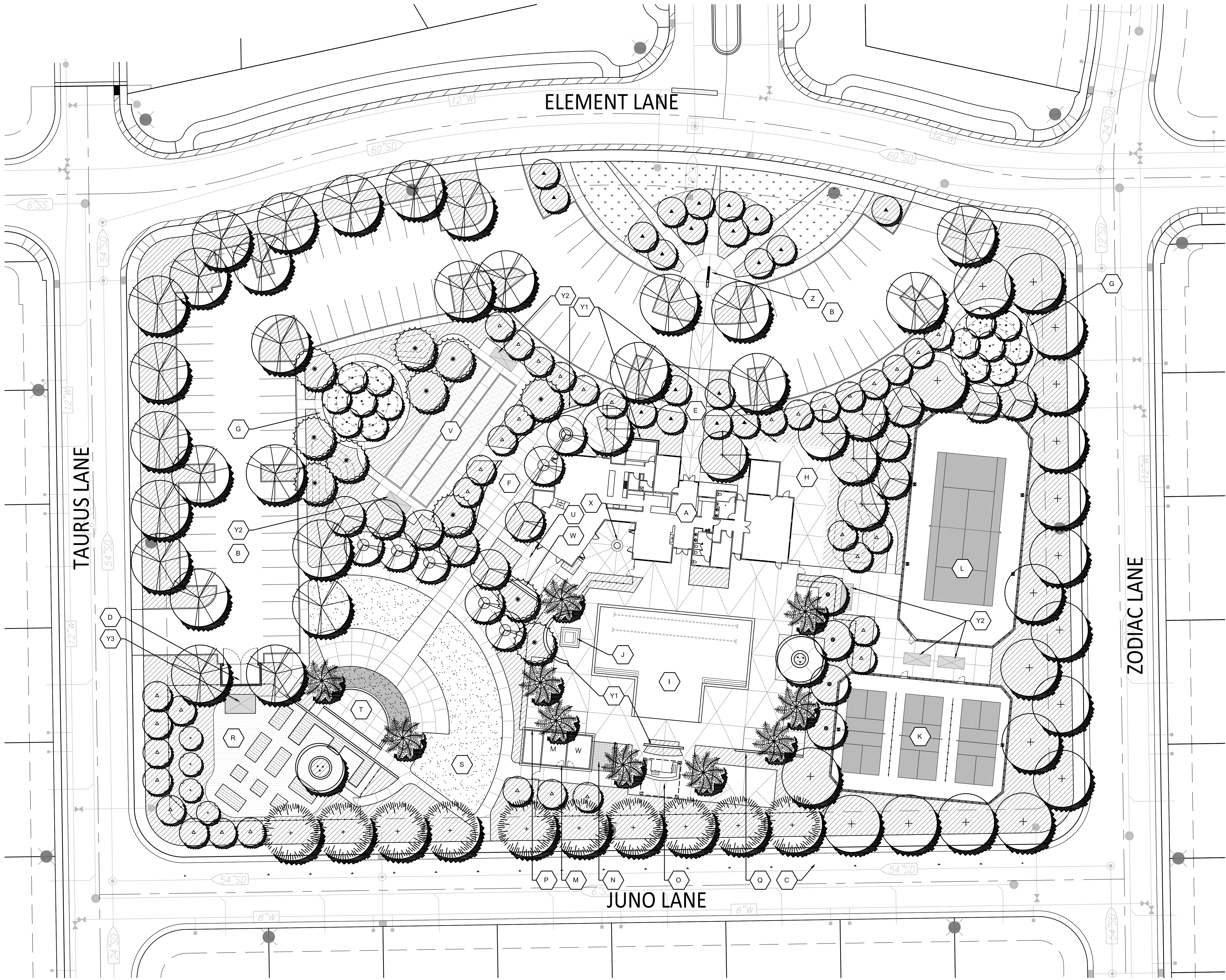
MAC KAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

06.22.2017 | Design Review Revisions | Not For Construction

HERITAGE SOLAIRE
City of Roseville, California
JD+A PROJECT NUMBER: 16120 | DATE: 06.22.2017 | © JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

GRADING AND DRAINAGE PLAN

5905 GRANITE LAKE DRIVE, SUITE 140 | GRANITE BAY, CALIFORNIA 95746 | P. 916.783.3700 | WWW.JDAARCH.COM



LEGEND		
1 - GENERAL KEY NOTES		
A CLUBHOUSE	M RESTROOM AND POOL EQUIPMENT ENCLOSURE	Y LANDSCAPE FEATURES
B PARKING	N OUTDOOR SHOWER	Y1 - 30" HIGH LANDSCAPE WALL
C ON STREET PARKING	O SHADE STRUCTURE - OUTDOOR BAR AND 2 BUILT-IN BBQ'S AND PICNIC TABLES	Y2 - SHADED SEATING
D TRASH ENCLOSURE	P GREEN SCREEN WITH VINES	Y3 - STORAGE SHED
E ENTRY TO CLUBHOUSE	Q SCREEN WALL WITH VINES	Z CLUBHOUSE SIGNAGE
F SUNRISE PATIO	R COMMUNITY GARDEN	
G WALKING PATH WITH BENCHES	S CROQUET AND LAMN GAMES	
H FITNESS PATIO	T AMPHITHEATER WITH SCREEN WALL	
I JUNIOR OLYMPIC POOL, BEACH ENTRY, SCORED & TEXTURED DECKING	U ALUMINUM SHADE COVER	
J 10' SQUARE SPA	V BOOCIE COURTS (2) WITH STRING LIGHTING	
K PICKLEBALL COURTS (LIGHTED)	W LOUNGE WITH FIRE TABLE	
L TENNIS COURT (LIGHTED)	X COURTYARD WITH FIRE & WATER FEATURE & STRING LIGHTING	

PLANT LIST AND LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE/ SPACING	HEIGHT/ SPREAD	REMARKS	WATER USE
TREES					
	ACER X. PLATANOIDES 'CRIMSON SUNSET' CRIMSON SUNSET MAPLE	15 G./VARIES	30'/25'	STANDARDS	MED
	ACER RUBRUM 'BOWHALL' UPRIGHT-NARROW RED MAPLE	15 G./VARIES	40'/15'	STANDARDS	MED
	CEDRUS DEODARA DEODAR CEDAR	15 G./VARIES	60'/30'	STANDARDS	MED
	CERCIS CANADENSIS 'MERLOT' MERLOT REDBUD	24" BOX/VARIES	15'/15'	STANDARDS	MED
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' WHITE CRAPE MYRTLE	15 G./VARIES	20'/15'	STANDARDS	LOW
	LAURUS NOBILIS GRECIAN LAUREL	15 G./VARIES	30'/20'	STANDARDS	LOW
	OLEA EUROPAEA 'SWAN HILL' SWAN HILL OLIVE TREE	24" BOX/VARIES	25'/25'	MULTI-TRUNK	LOW
	PHOENIX CANARIENSIS CANARY ISLAND DATE PALM	12 BTF	50'/25'	STANDARDS	MED
	PODOCARPUS GRACILIOR FERN PINE	15 G./VARIES	45'/20'	STANDARDS	MED
	PYRUS CALLERYANA 'RED SPIRE' RED SPIRE PEAR	24" BOX/VARIES	35'/20'	STANDARDS	MED
	TILIA CORDATA 'GREENSPIRE' LITTLE LEAF LINDEN	15 G./VARIES	40'/30'	STANDARDS	MED
	ULMUS WILSONIANA 'PROSPECTOR' PROSPECTOR ELM	15 G./VARIES	45'/30'	STANDARDS	MED
	VARIOUS FRUIT TREES (CHOSEN BY OWNER)	15 G./VARIES	12'/12'	STANDARDS	MED

SHRUBS AND GROUND COVERS

PROPOSED SHRUB/GROUND COVER LIST: (Preliminary Selection List)

BACKGROUND OR FOUNDATION SHRUB MATERIAL					
EVERGREEN, LARGE SHRUBS TO 6'-0" USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS.					
Botanical Name	Common Name	Size (Min.)	Spacing (Min.)	Water Use	
CEANOTHUS SP.	WILD LILAC	1 GAL.	6'o.c.	LOW	
COTONEASTER SP.	OLIVE	1 GAL.	4'o.c.	LOW	
NERIUM OLEANDER SP.	OLEANDER	1/5 GAL.	6'o.c.	LOW	
RHAPHIDOLEPS INDICA SP.	INDIAN HAWTHORN	1/5 GAL.	4'o.c.	LOW	
XYLOSMA G. 'COMPACTA'	COMPACT XYLOSMA	5 GAL.	6'o.c.	LOW	

FACER SHRUB MATERIAL					
EVERGREEN OR DECIDUOUS SHRUBS TO 4'-0". USED FOR 'TERRACING' OF PLANT MATERIAL. SEASONAL COLOR AND SOFTENING OF BUILDING EDGES AND FOUNDATION SHRUBS.					
Botanical Name	Common Name	Size (Min.)	Spacing (Min.)	Water Use	
CISTUS SP.	ROCKROSE	1/5 GAL.	5'o.c.	LOW	
CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	1 GAL.	3'o.c.	LOW	
PITOSPORUM TOBIRA SP.	TOBIRA	1/5 GAL.	4'o.c.	MED.	
RHAPHIDOLEPS INDICA SP.	INDIAN HAWTHORN	1/5 GAL.	4'o.c.	LOW	
SANTOLIMA VIRENS	NCN	1 GAL.	3'o.c.	LOW	

ACCENT SHRUB MATERIAL					
EVERGREEN OR PERENNIAL SHRUBS TO 3'-0". SOMETIMES LARGER. USED FOR AESTHETIC VALUE IN LANDSCAPE THROUGH BLOOM, LEAF COLOR, OR OVERALL CHARACTER.					
Botanical Name	Common Name	Size (Min.)	Spacing (Min.)	Water Use	
BOULEA GRACILIS	BLUE GRAMA GRASS	1 GAL.	18'o.c.	LOW	
DIETES SP.	FORTNIGHT LILY	1 GAL.	3'o.c.	LOW	
LAVANDULA SP.	LAVENDER	1 GAL.	2'o.c.	LOW	
MAHONIA A. 'COMPACTA'	COMP. OREGON GRAPE	1/5 GAL.	3'o.c.	LOW	
NANDINA 'HARBOR DWARF'	DWF. HVNLY. BAMBOO	1 GAL.	2'o.c.	MED.	
PENNISETUM SP.	FOUNTAIN GRASS	1 GAL.	3'o.c.	LOW	

GROUND COVER MATERIAL					
EVERGREEN OR PERENNIAL SHRUBS TO 30" HIGH. USED TO BLANKET LARGER AREAS AND AS A FILLER BETWEEN SITE WORK EDGES AND FOUNDATION SHRUBS.					
Botanical Name	Common Name	Size (Min.)	Spacing (Min.)	Water Use	
ARCTOSTAPHYLOS SP.	MANZANITA	1 GAL.	36" o.c.	LOW	
CISTUS 'SUNSET'	MAGENTA ROCKROSE	1 GAL.	36" o.c.	LOW	
MYOPORUM PARVIFOLIUM	CREeping MYOPORUM	1 GAL.	36" o.c.	LOW	
ROSMARINUS O. 'PROSTRATUS'	DWARF ROSEMARY	1 GAL.	36" o.c.	LOW	
ROSA 'FLOWER CARPET' SP.	FLOWER CARPET ROSE	1 GAL.	36" o.c.	MED.	

	ARTIFICIAL TURF	
	COMMUNITY GARDEN	

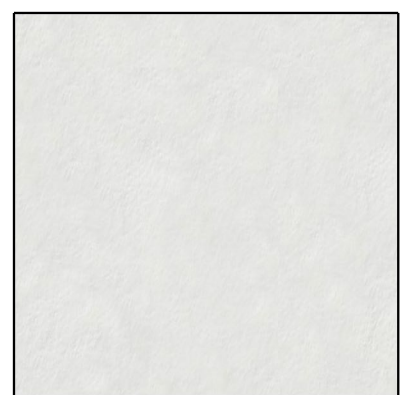
NOTE: THIS LIST IS A GUIDE FOR PROJECT PLANT SELECTION. FINAL SELECTION TO BE MADE AT THE TIME OF REVIEW FOR BUILDING PERMIT. LANDSCAPE ARCHITECT RESERVES THE RIGHT, UPON CITY APPROVAL, TO SUBSTITUTE PLANT MATERIAL DUE TO INHERENT AVAILABILITY SHORTAGES OR ENVIRONMENTAL RESTRICTIONS.

SHADE STUDY CALCULATIONS

PROJECT: SOLAIRE CLUBHOUSE

STANDARD & HC STALLS	88	23,760
COMPACT STALLS	0	0
TOTAL PAVED PARKING AREA:		23,760
TOTAL SHADE REQUIRED:	50%	11,880
TOTAL SHADE PROVIDED:		15,129
TOTAL SHADE PERCENTAGE		64%

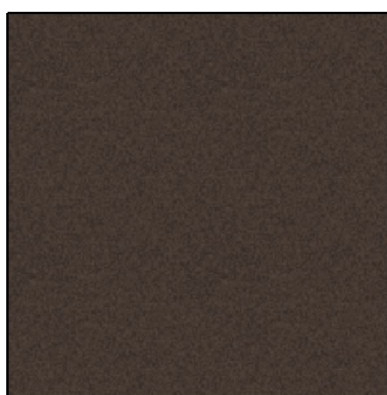
SYMBOL	PATTERN	QTY.	UNIT IN S.F.	TOTAL S.F.
30 TO 35' TREES				
TILIA	35-I	6	X 961	5,766
ULMUS	35-P	15	X 481	7,215
	35-N	6	X 240	1,440
25' TO 30' TREES				
PODOCARPUS	30-I	0	X 707	0
	30-P	2	X 354	708
	30-N	0	X 177	0
20' TO 25' TREES				
	25-I	0	X 491	0
	25-P	0	X 246	0
	25-N	0	X 123	0
15' TO 20' TREES				
	20-I	0	X 314	0
	20-P	0	X 157	0
	20-N	0	X 79	0
10' TO 15' TREES				
LAGERSTROMIA	15-I	6	X 177	1,062
CERCIS	15-P	13	X 88	1,144
	15-N	0	X 44	0
TOTAL				15,129



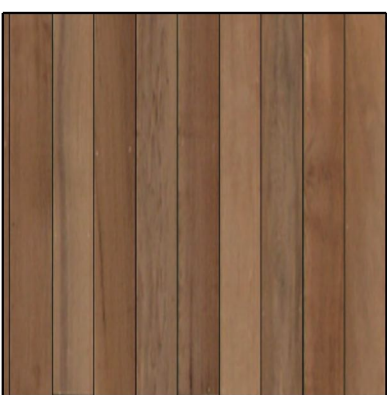
STUCCO 1
SMOOTH FINISH
SHERWIN WILLIAMS
SW 7551 - GREEK VILLA



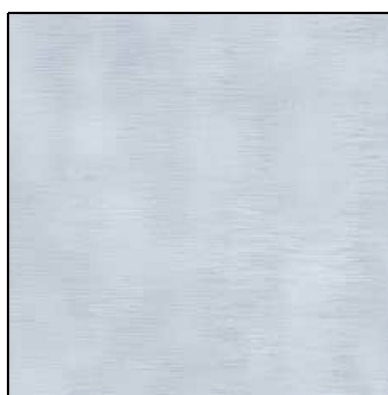
STUCCO 2
SMOOTH FINISH
SHERWIN WILLIAMS
SW 0037 - MORRIS ROOM GREY



FACIA
SHERWIN WILLIAMS
SW 7020 - BLACK FOX



SIDING
LP SMARTSIDE
DEEP GRAIN - SIERRA
HORIZONTAL SIDING
6" EXPOSURE



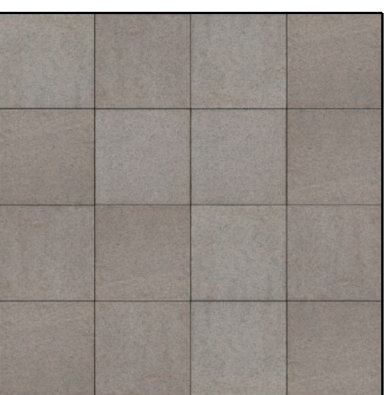
DOORS & WINDOWS
ANNOXIDIZED ALUMINUM



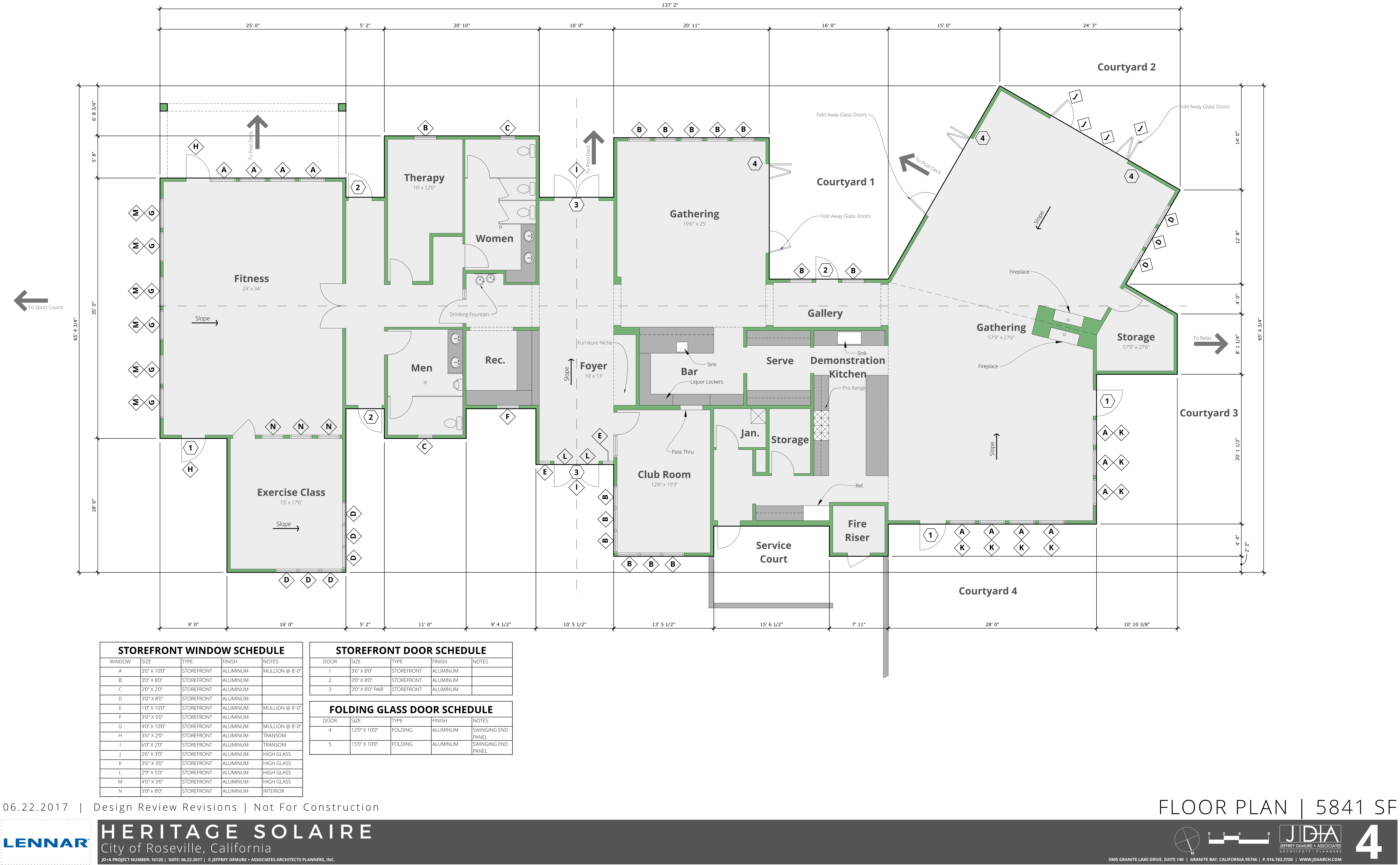
ACCENT ROOF
STANDING SEAM METAL
SHERWIN WILLIAMS
SW 7020 - BLACK FOX

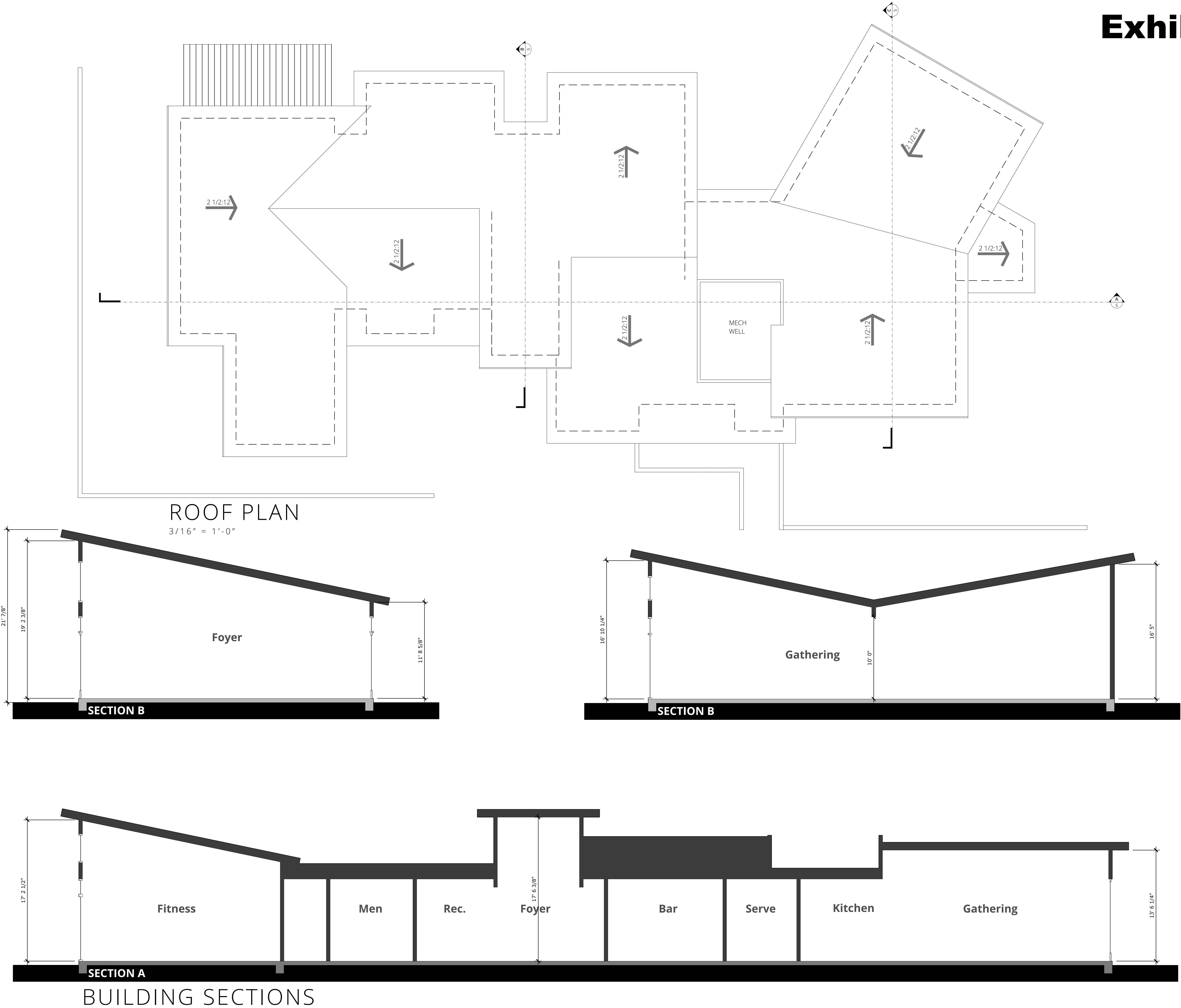


MAIN ROOF
CERTAINTED
LANDMARK SOLARIS
COOL ROOF
COMPOSITION SHINGLES
WEATHERED WOOD



MASONRY
BASALITE PRECISION
PRECISION 438 GRAY
CMU BLOCK, 8"x8"
STACKED BOND







PLANNING COMMISSION

Title:

WRSP PCL F-81 - FIDDYMENT PLAZA - 4701 FIDDYMENT RD. - FILE
#PL16-0335

Meeting Date: 8/10/2017

Item #: 5.1.

ATTACHMENTS:

Description

Staff Report

4701 Fiddymment Road - Attachment 1 - Resident Letter

4701 Fiddymment Road - Attachment 2 - Angus Road Improvement

4701 Fiddymment Road - Attachment 3 - Resident Email

4701 Fiddymment Road - Exhibit A - Site Plan

4701 Fiddymment Road - Exhibit B - Landscape Plan

4701 Fiddymment Road - Exhibit C - Building Elevations

4701 Fiddymment Road - Exhibit D - Photometric Plan

4701 Fiddymment Road - Exhibit E - Grading_Utility

Binder

**ITEM V-A: DESIGN REVIEW PERMIT – FIDDYMENT PLAZA – 4701 FIDDYMENT ROAD – FILE #
PL16-0335**

REQUEST

The applicant requests approval of a Design Review Permit to construct a 10,306 square-foot commercial building, a ten pump gas station, and associated site improvements including parking, lighting and landscaping.

Project Applicant/Property Owner: Surjit Singh, Dhillon & Son Enterprises, Inc.

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission:

- A. Adopt the four (4) findings of fact for the Design Review Permit and approve the Design Review Permit with one hundred (100) conditions of approval.

OUTSTANDING ISSUES

Staff has no outstanding issues with the project. However, at a neighborhood meeting hosted by the applicant on April 11, 2017, approximately six of the 20 neighbors in attendance expressed opposition to the gas station component of the project due to concerns regarding crime, proximity to the casino, alcohol sales, hours of operation, noise, compatibility with the neighborhood and views of the buildings from adjacent residential areas. In response to those concerns, it was noted that the gas station is a principally permitted use in the Community Commercial (CC) zone and that the property owner has a vested right to develop the proposed uses with the approval of a Design Review Permit. Staff did acknowledge that the applicable design concerns would be addressed. Accordingly, staff has worked with the applicant to ensure a design that is compatible with the residential feel of the neighborhood, provided a landscape design that allows visibility throughout the site, and reduced the building height to minimize impacts on surrounding homes. To date, one resident has submitted a letter recommending operational conditions to reduce potential impacts. Although many of the conditions address operational characteristics of the project and cannot be required by the City or enforced by staff, the applicant has agreed to these measures, which are included as Attachment 1 for reference. In addition, the applicant is in agreement with all recommended conditions of approval.

Based on the level of interest and the concerns raised by neighbors, the Design Review Permit (which is typically reviewed by the City's Design Committee) has been forwarded to the Planning Commission for formal action.

BACKGROUND

The project site is located on the corner of Fiddymment Road and Angus Road near the northern City boundary limits and has a land use and zoning designation of CC. The 1.38 acre site is part of the West Roseville Specific Plan (WRSP) and is surrounded by residential development to the north, south and east. Fiddymment Road, residential development and a park site exist to the west. A 50-foot wide public right of way easement is located directly behind the site (to the east) that was originally anticipated for the construction of Fiddymment Road. The alignment of Fiddymment Road was

subsequently reconfigured and the right of way located behind the building has been partially improved with landscaping adjacent to the Crocker Ranch residential subdivision and an eight-foot wide sidewalk. In 2014, as part of the WRSP Specific Plan Amendment (SPA) 3 project, the property was rezoned from Single Family Residential/Development Standards (R1/DS) to CC. Based on the triangular shape of the property, it was decided at that time, that the parcel would better accommodate commercial development and could provide more neighborhood serving uses for the area. As part of that process, several neighborhood meetings were held and notices were mailed to residents of the community. To date, there have been no formal applications to develop the subject parcel.

PROJECT DESCRIPTION

The applicant wishes to construct a 10,306 square-foot mixed-use building consisting of 7,606 square feet of retail (including a 2,766 square-foot convenience store) and 2,700 square feet of restaurant. A 3,310 square-foot gas station canopy with 5 fuel bays/10 pumps will also be constructed on site. The hours of operation for the gas station are anticipated to range from 5:30 am to 12:00 am with normal business hours for the retail and restaurant uses.

Figure 1: Vicinity Map



SITE INFORMATION

Location: 4701 Fiddymment Road, WRSP Parcel WW-71, APN 017-162-073-000

Roseville Coalition of Neighborhood Associations (RCONA): A project notice was mailed to the Westpark Neighborhood Association, Fiddymment Farm Neighborhood Association and RCONA Board. The applicant also presented the project at the April 15th Fiddymment Farm Neighborhood Association meeting where approximately 20 residents attended, as noted previously. Following that meeting, on July 18, 2017, staff emailed the Neighborhood Associations and interested residents revised project plans and information on the public hearing. To date, staff has received one email from a neighbor recommending operational conditions restricting the hours of operation. Although staff cannot impose restrictions on the hours of operation as part of this DRP entitlement, the email has been included as Attachment 3 for reference.

Total Acreage: 1.38 acres

Site Access: Access to the project site will be provided via one driveway off of Fiddymment Road that will allow restricted right turns in and out of the site and one drive way off of Angus Road that will allow unrestricted turning movements. To allow unrestricted ingress and egress out of the Angus Road driveway, minor roadway improvements will be necessary (further information is provided in the Circulation section of the staff report).

Topography: The site is comprised primarily of flat terrain at an elevation of approximately 112 to 114 feet above mean sea level (see Exhibit D). The elevation of the subject site is similar to the adjacent properties and the pad grades of the nearest residential homes range between 114 to 117 feet above mean sea level.

Grading: Rough grading of the site occurred in 2014 and the project area is presently characterized by non-native annual grasses. With the proposed request, pad grading will be necessary to construct the new building, gas station and site improvements.

ZONING/SPECIFIC PLAN REGULATIONS

Development Standards & Design Guidelines	Required	Proposed
Building Setbacks	35'	55'
Landscape Setbacks	35'	35'
Building Height Limit	50' maximum	27'6" - Commercial Building 23' - Gas Station Fuel Canopy
Parking Spaces	1 space per 300 sq. ft. of retail; 1 space per 100 sq. ft. of restaurant (25+27) = 52	53 parking spaces
% of compact spaces	(up to 30% max)	0
# of handicapped spaces	2	3
% of shaded parking	50%	59%
Bicycle Racks	3	3

PROJECT DESIGN FEATURES

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

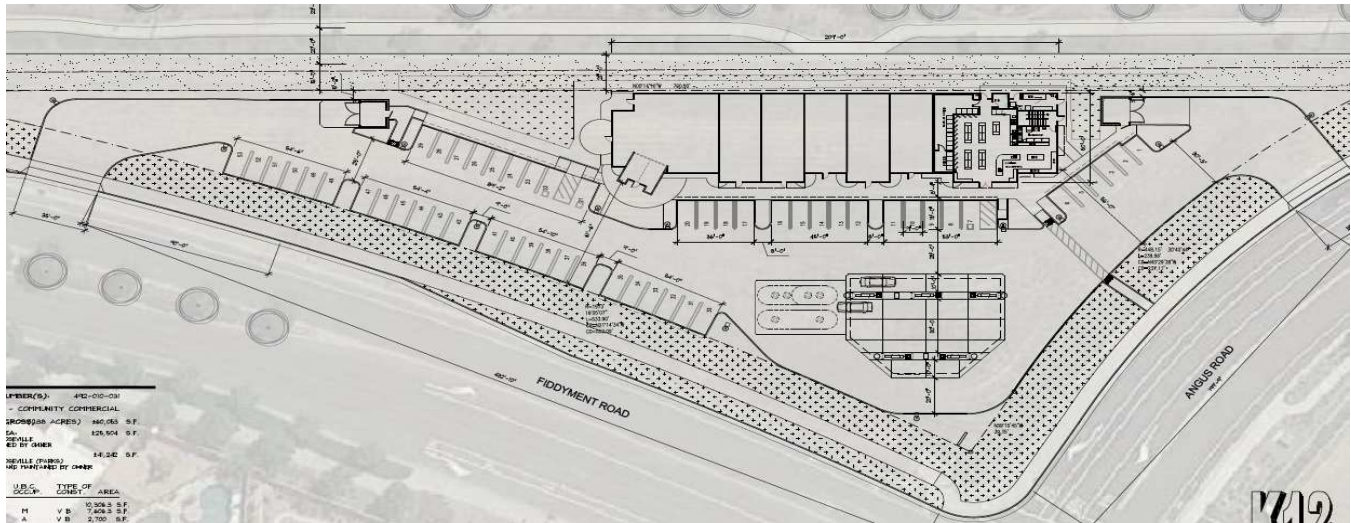
DESIGN REVIEW PERMIT EVALUATION

The evaluation of the Design Review Permit (DRP) has been based on the applicable development standards within the City's Zoning Ordinance, WRSP, and Community Design Guidelines (CDGs). Section 19.78.060(J) of the Zoning Ordinance requires that four findings be made in order to approve a DRP. The four findings for approval of the DRP 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 gas station canopy and commercial building will be constructed on a triangular shape parcel and will be set back from the road 55 feet and 95 feet, respectively. The fuel canopy will be situated near the corner of the site (outside of the frontage easement) with parking spaces primarily located to the north and east. The lot is currently surrounded by public right of way easements on all three sides that will be utilized for landscaping by the developer. Based on the unique configuration of the lot and to provide adequate space for parking and vehicular circulation, the commercial building will be constructed directly adjacent to the rear property line. The Building Department has reviewed and

approved the location of the commercial building on the property line due to the adjacent 50-foot wide public right of way easement that ensures no buildings will be located within this area. Consistent with the Building Department's 10-foot separation requirement, the commercial building can be constructed with openings and architectural features as shown in Exhibit A.

Figure 2: Site Plan



The primary entrances to the commercial tenant spaces will be oriented towards the street and the building will be setback over 50 feet from the nearest home to the east. In addition, an existing six-foot tall masonry wall along the rear of the homes will further help buffer the residential properties from the commercial use. At the neighborhood meeting residents expressed concerns regarding potential activity occurring behind the site between the building and the residential homes. Accordingly, staff has coordinated with the Parks, Recreation and Libraries Department to gate this area with a six-foot tall wrought iron fence to restrict pedestrian access (further discussion is provided below).

Green Site Design: Stormwater landscape planters of various sizes will be located at the sides and rear of the commercial building. 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 on the north side of the building, adjacent to the restaurant space, and 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 one driveway off Fiddymment Road that allows restricted right turns into and out of the site. In addition, the driveway off of Angus Road, which currently is designed to allow restricted right turning movements, will be redesigned to allow unrestricted movements to and from the site. The Engineering Division has identified concerns with vehicular traffic from the Crocker Ranch development to the east being able to efficiently return eastbound without traveling a circuitous route through the adjacent neighborhoods. As such, Condition #4 has been added requiring the applicant to add a two-way left turn lane on Angus Road that will result in the removal of median curb and lane striping. The applicant has provided a schematic of the proposed change, which has been reviewed and found acceptable by the Engineering Division (see Attachment 2). With the above noted changes the driveway off of Angus will provide approximately 200 feet of stacking and will ensure an appropriate distance for the potential queuing of vehicles entering the site. The internal circulation pattern will consist of a two-way drive aisle along the front of the commercial building and a drive aisle around the western portion of the gas station and under the canopy that will help facilitate traffic around the site. The internal circulation pattern will also provide the required approach to the trash enclosures and will be configured to allow emergency vehicles access throughout the site.

Pedestrian access will be rerouted around the project frontage and a new eight-foot wide sidewalk will be constructed along Flddyment Road to tie into the existing sidewalk on Angus Road. To limit pedestrian activity at the rear of the site, a six-foot tall wrought iron fence will be installed at the ends of the site and will run parallel to the rear property line. As proposed, the wrought iron fence will be located directly on the property line and would not provide the property owner easy access to the landscape area behind the building. To allow the property owner better access to this area, Condition #5 has been added requiring the wrought iron fence to be relocated to the landscape edge, approximately six feet away from the back of the building, within the right of way easement.

Parking: Per the Zoning Ordinance, the project is required to provide 52 spaces based on the 7,606 square feet of commercial (parked at 1:300 square feet) and 2,700 square feet of restaurant use (parked at 1:100 square feet). As noted on the site plan, the project will provide sufficient parking (53 spaces) with the majority of the stalls oriented away from the nearby homes or screened by the commercial building.

Architecture: The building architecture includes a cottage-inspired design that incorporates traditional elements with modern features. The design will draw from the surrounding homes and will include pitched roof elements, stacked stone, stucco, and horizontal wood siding. Additional elements have been added to enhance the visual interest of the building and will include rustic beams, corbels, aluminum storefront windows, wood trim, and tile roofing. To further enhance the architecture and provide additional roof variation, tower elements have been added to the ends of the building and are slightly raised to provide a second story element. Special consideration was also given to the building's east elevation (visible from the residences) and additional windows and wood siding have been incorporated into the design to break up the rear wall plane. The proposed color scheme is consistent with the character of the neighborhood and the primary building color will be "Coronado Stone Gray", with accent colors consisting of "Bison Beige", "Ice Gray", "Prairie Land Tan" and "Sage Brown".

Figure 3: Building Elevation

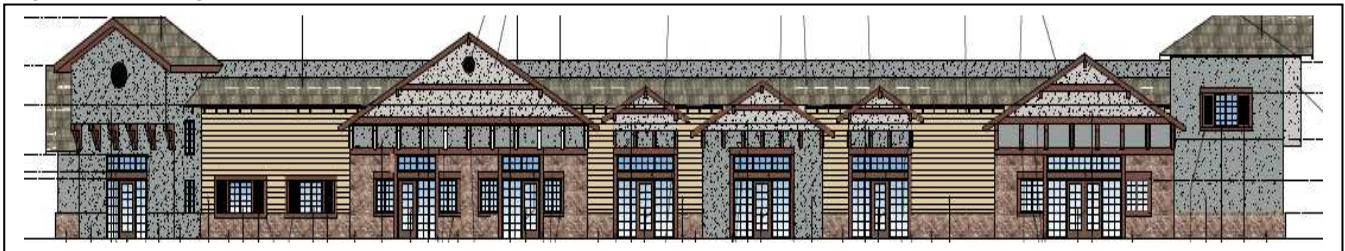
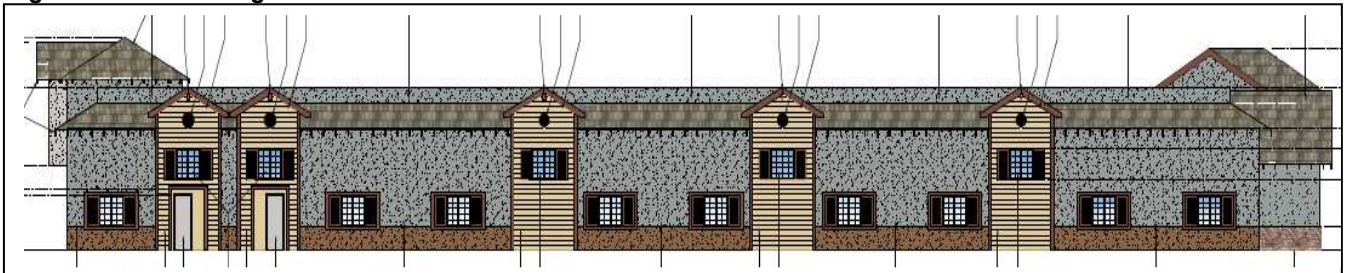


Figure 4: Rear Building Elevation



As proposed, the project will provide a strong streetscape presence emphasized through depth, shade and shadow contrast, and pedestrian scale architectural features. Based on feedback from residents, the building height was reduced approximately seven feet (from 34 to 27 feet in height) to limit impacts on the residential homes to the east. Also, due to safety concerns regarding visibility into the convenience store, staff has included Condition #6 requiring no more than 20% of the windows to be covered with signage.

In addition to the commercial building, the applicant also proposes a 23-foot tall 3,365 square-foot gas station canopy at the front of the site. The canopy design will incorporate the same materials as the commercial building and will include columns clad in stone up to eight feet in height and finished with wood paneling to the top of the structure. The base of the columns will be wider and measure two and a half feet wide to provide a more substantial base. The roof material will consist of brown concrete tile to match the primary building. To ensure limited impacts on the neighbors the canopy fascia will be finished with stucco and the only down lighting will be used to illuminate the fueling pumps.

Figure 5: Fuel Canopy Elevation



Lighting: Pedestrian scale lighting shall be incorporated into the outdoor areas and integrated into the building and landscape design. Main entries and storefronts will have the highest level of illumination and all lighting sources will have cut of lenses to avoid light spillage and glare onto adjacent properties (see Condition #7). Exterior lighting shall be white light using LED lamps and the maximum height of the parking lot light poles shall not exceed 16 feet (see Condition #8).

Landscaping: The project provides a 35-foot wide public access easement along Fiddymment Road and Angus Road that will be planted with eight Chinese Pistache trees, eight Sycamore trees, seven Valley Oak trees, four Chinese Evergreen Elm trees, and a variety of shrubs and groundcover. Landscaping internal to the site will include several parking lot shade trees including Cape Myrtles and Sycamore trees. In addition, substantial planting along the rear of the property will include eight Frontier Elm trees and ten Japanese Pagoda trees that will help screen views of the building from the nearby homes. The landscaping located around the perimeter of the site (within the public right of way) will be maintained by the property owner. Condition #10 has been added requiring the applicant to enter into a landscape maintenance agreement with the City of Roseville to allow the planting and maintenance of landscaping within these easement areas. Additionally, based on safety concerns raised by residents at the neighborhood meeting and to help ensure unrestricted views of the site from the public right of way, Condition #11 has been included requiring shrubs to be pruned at maximum height of four feet and tree canopies to be pruned at a minimum height of six feet.

Figure 6: Landscape Plan



As proposed, the site will be developed with buildings that include enhanced architecture that is compatible with the surrounding community and will provide the appropriate vehicular and pedestrian circulation consistent with the CDG, WRSP, and the Zoning Ordinance. Therefore, staff does not recommend any changes to the proposed project. Zoning Ordinance Section 19.78.060(B) requires four finding of fact be made in order to approve a DRP. Based on the analysis contained in this staff report and with the project conditions, the required findings for approval can be made. The four findings for approval of the DRP are contained in the Recommendation section of this report.

Design Review Permit Conclusion

As proposed, the site will be developed with buildings that include enhanced architecture that is compatible with the surrounding community and will provide the appropriate vehicular and pedestrian circulation consistent with the CDG, WRSP, and the Zoning Ordinance. Therefore, staff does not recommend any changes to the proposed project. Zoning Ordinance Section 19.78.060(B) requires four finding of fact be made in order to approve a DRP. Based on the analysis contained in this staff report and with the project conditions, the required findings for approval can be made. The four findings for approval of the DRP are contained in the Recommendation section of this report.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) per Section 15332 pertaining to Infill development projects 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 and approve the **DESIGN REVIEW PERMIT – FIDDYMENT PLAZA – 4701 FIDDYMENT ROAD – FILE # PL16-0335** as shown in Exhibits A-F and subject to one hundred (100) Conditions of Approval.
1. *The project, as approved, preserves and accentuates 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, as approved, provides 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, WRSP, 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, as approved, 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, WRSP, 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.*

CONDITIONS OF APPROVAL FOR PL16-0335:

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 **August 10, 2019**. 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 **August 10, 2019**. (Planning)
2. The project is approved as shown in Exhibits A - E and as conditioned or modified below. (Planning)
3. The project shall be addressed as 4701 Foothills Blvd. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Department of Development Services (Business Services – Addressing) for building/suite addressing. (Business Services)
4. The applicant shall make the required roadway improvement to allow for unrestricted ingress and egress to the project site. (Engineering)

5. The proposed six-foot tall wrought iron fence shall be relocated to the landscape edge behind the commercial building, approximately six feet away from the back of the building to allow for adequate access to the area. (Planning)
6. No more than 20 percent of any storefront window shall be posted with signage of any type. (Planning)
7. All exterior lighting sources shall have cut of lenses to avoid light spillage and glare onto adjacent properties. (Planning)
8. Exterior lighting shall be white light using LED lamps and the maximum height of the parking lot light poles shall not exceed 16 feet. (Planning)
9. There shall be no lighted signs on the north or south side of the commercial building to reduce the potential impact to the adjacent residential areas. (Planning)
10. The property owner shall maintain landscaping located within the public right of way at the back of the building and along the project frontage and enter into a routine maintenance agreement with the City of Roseville. (Parks)
11. All landscaping shall be pruned to allow clear visibility throughout the site. (Planning)
12. 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. Project billing may occur up to two months after the end of warranty or Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Finance)
13. Landscaping shall be pruned to allow a clear line of site throughout the project to the satisfaction of the Planning Division. (Planning)
14. 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)
15. 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 Development Services – Engineering. (Engineering)
16. 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:

17. 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) Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC. Consider relocating the north most accessible parking spaces closer to more of the building entrances.

- ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11B of the CBC.

- iii) Accessible parking and exterior route of travel shall comply with CBC, Chapter 11B. (Building)

- 18. Signs and/or striping shall be provided on-site as required by the Planning Division to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)

- 19. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Committee including all conditions of approval. (Planning)

- 20. 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. 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, (3") bark (no shredded bark) or (3") mulch covering. (Planning)

- d. The landscape plan shall comply with the Landscape Guidelines for WRSP and the City of Roseville Water Efficient Landscape Ordinance (Ordinance 4786, adopted 11/04/2009). (Planning)

- e. All landscaping in areas containing electrical service equipment shall conform to the Electric Departments Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)

- 21. 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)

22. 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 Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
23. A separate Architectural 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)
24. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code (CGBSSC), 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 Division for applicable Code editions). (Building)
25. For restaurants or other food services: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
26. 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)
27. Exterior building walls shall meet the minimum fire-resistance-rated construction based on type of construction and/or fire separation distance. The east exterior wall may be affected.
28. Parapet/cornice construction shall support the weight of a ladder leaning against the parapet as well as a 330-pound vertical load applied to the leading edge of the horizontal projection of the cornice (a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder onto the top of the cornice). (CFC Chapter 1)
29. Provide an approved building address number on the upper section of the building, as required by CFC Section 901.4.4 as amended by the City of Roseville. Landscape planting shall not obstruct the building address.
30. 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)
31. 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 Public Works prior to approval of any plans. (Public Works)
32. 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)
33. 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.” (Public Works)*

34. Provide long term and short term bike parking per the California Green Building Standards. For visitors, provide a bicycle rack located near the front entrance. Provide bike rack/locker for employees. The design and location of the bicycle locker and racks shall be approved by Alternative Transportation. Show location on site plans. Provide cutsheet showing the type of bike racks and bike locker to be used. (Alternative Transportation, Building)
35. The site shall be accessed from Fiddymment Road through a standard 35-foot wide A-7 driveway with a 150-foot right turn lane and 90-foot taper. The driveway shall be located a minimum of 240-feet north of Angus Road as measured from curb return to curb return and shall be restricted to right turn movements only. (Engineering)
36. An 8-foot wide sidewalk shall be constructed north along Fiddymment Road and connect into the existing walk. (Engineering)
37. The site shall be accessed from Angus Road through a 35-foot wide standard Type S Commercial Driveway located a minimum of 185-feet east of Fiddymment Road as measured from the curb return to start of driveway. A 150-ft long two way left turn lane, centered on the driveway centerline, shall be constructed to provide full access to the site. Modifications to the existing median and lane striping shall be required to accommodate the two way left turn lane. (Engineering)
38. Prior to issuance of permits, the property owner shall enter into a maintenance agreement with the City for the maintenance of the frontage landscaping that is located within City right of way. (Engineering)
39. The applicant shall dedicate all necessary rights-of-way for the existing curb flare into the driveway. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
40. 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)
41. 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)
42. 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)

43. 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)
44. 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)
45. 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)
46. 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)
47. If greater than 50 employees, the applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Fiddymment Plaza to be reviewed and approved by the Transportation Commission. (Public Works)
48. 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)
49. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
50. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and recycled 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)
51. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)

52. Water tap is to be a minimum 10' from sewer. (Environmental Utilities)
53. Fire service is to be installed off a manifold with the domestic water service. (Environmental Utilities)
54. Minimum sewer service size is 6". (Environmental Utilities)
55. 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)
56. 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)
57. 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)
58. 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)
59. 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)
60. The required fire department access with a turning radii of 30 and 50 respectively shall be continues without interruption similar to our typical driving patterns. This is especially critical at all entry points and interior parking aisles to this complex in which our drivers are expected to maneuver our apparatuses without obstructions. All amendments, standards and policies 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 and Life Safety Division for information. (Fire)
61. Fire apparatus access roads shall have an unobstructed width of not less than 20-feet and an unobstructed vertical clearance of 13-feet, 6-inches, in accordance with the California Fire Code. (Fire)
62. An **approved** automatic fire extinguishing system shall be provided for all buildings where the total fire area is **3,600** square feet or greater, as required by California Fire Code as adopted by this city for non-single family residential units. All amendments, standards and policies 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 and Life Safety Division for information. (Fire)
63. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)

64. A single fire alarm control unit shall serve the entire complex. (Fire)
65. If added cornice construction is involved, the design shall support the weight of a ladder leaning against the assembly as well as a 330-pound vertical load applied to the leading edge of the horizontal projection of the cornice (a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder onto the top of the cornice). (Fire)
66. The Hazardous Materials process can be lengthy and complex. The applicant should contact our Hazardous Materials Division at (916) 774-5800 as soon as possible to initiate the process. Use or storage of hazardous materials, liquids, gases and/or chemicals will be subject to meeting the requirements of the Hazardous Materials Storage Policy set forth by the City of Roseville, the applicable sections of the California Fire Code, and the National Fire Codes. Submit names and amount of any hazardous materials, if they are to be stored or used, to the Fire and Life Safety Division for review and approval. (Fire)
67. 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
68. 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)
69. 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)
70. 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:

71. 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)

72. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. A 20 foot wide public utilities easement along Foothills Boulevard.
 - 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. (Electric)
73. 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. (Public Works, Environmental Utilities, Electric)
74. 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)
75. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
76. 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)
77. If applicable, the applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Fiddymment Plaza to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)
78. 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)
79. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)

80. **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)
81. 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)
82. 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)
83. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
84. 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)
85. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
86. The existing street light on Fiddymment Road, may be in conflict with the proposed deceleration lane. If so, relocation of the existing light will be required. (Electric)
87. 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)
88. 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.
89. 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)

90. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL

91. 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)
92. 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)
93. 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)
94. 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)
95. 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)
96. 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)
97. 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)
98. 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)
99. 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 Division Field Inspector at the time of or prior to the foundation inspection. (Building)
100. 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)

ATTACHMENTS

1. Resident Letter – Operational Restrictions
2. Angus Road Improvement
3. Email from Resident - Hours of Operation

EXHIBITS

- A. Site Plan
- B. Landscape Plan
- C. Building Elevations
- D. Photometric Plan
- E. Grading and Utility Plan

Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Committee meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Planning Commission 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 Director at, or prior to, the public hearing.

The Planning Commission recommends that the City Council deny the appeal and take the following action:

- A. Adopt the four (4) findings of fact for the Design Review Permit (DRP) and approve the DRP subject to eighty-six (86) conditions of approval.

On August 10, 2017, the Planning Commission voted 4-1 to approve the Fiddymment Plaza project. Subsequently, on August 21, 2017, neighbors from the Diamond Creek and Westpark neighborhood (represented by Michele Threlkell) filed an appeal of the Planning Commission's action. The appeal of the Fiddymment Plaza project is now before the City Council, and based on the Planning Commission's approval and the projects consistency with the four Findings of Fact for a Design Review Permit (DRP), staff recommends City Council deny the appeal and uphold the Planning Commission's action approving a DRP for the construction of a 10,306 square-foot mixed-use building consisting of 7,606 square feet of retail, 2,700 square feet of restaurant and a 3,310 square-foot gas station canopy with 5 fuel bays/10 pumps.

BACKGROUND

On August 10, 2017, the Planning Commission voted 4-1 to approve the Fiddymment Plaza project. The Planning Commission's action on the requested Design Review Permit was appealed by neighbors from the Diamond Creek and Westpark neighborhoods (represented by Michelle Threlkell on August 21 2017 (see letter of appeal, Attachment 2).

The appeal of the Fiddymment Plaza project proposal is now before the City Council and based on the Planning Commission's approval and the projects consistency with the four findings of Fact for the DRP, staff is recommending the City Council deny the appeal and uphold the action of the Planning Commission allowing construction of a 10,306 square-foot mixed-use building consisting of 7,606 square feet of retail, 2,700 square feet of restaurant and a 3,310 square-foot gas station canopy with 5 fuel bays/10 pumps.

The project site is located on the corner of Fiddymment Road and Angus Road near the northern City boundary limits and has a land use and zoning designation of CC. In 2014, as part of the WRSP Specific Plan Amendment (SPA) 3 project, the property was rezoned from Single Family Residential/Development Standards (R1/DS) to Community Commercial (CC) based on the unique shape of the property and to accommodate commercial development

that would provide more neighborhood serving uses for the area. As part of that process, several neighborhood meetings were held and notices were mailed to residents of the community prior to the Planning Commission's recommendation and Council's approval on August 10, 2014. To date, there have been no formal applications to develop the subject parcel.

The current proposed project is a request for a DRP to construct a 10,306 square-foot mixed-use building consisting of 7,606 square feet of retail (including a 2,766 square-foot convenience store) and 2,700 square feet of restaurant. A 3,310 square-foot gas station canopy with 5 fuel bays/10 pumps will also be constructed on site. The hours of operation for the gas station are anticipated to range from 5:30 am to 12:00 am with normal business hours for the retail and restaurant uses.

OUTSTANDING ISSUES

As a result, the summary recommendation is to deny the appeal and uphold the actions of the Planning Commission. A detailed discussion of the appeal is provided on page 5 of this report.

The project was appealed by neighbors located within the community based on their assertion that nearly every chapter of the EIR is deficient. In response to RCQD comments on the Draft EIR, changes were made which are captured in Chapter 2 of the Final EIR (Exhibit A). As the comments covered most of the chapters of the EIR, so do the changes. The changes were made to clarify or augment the analysis in response to comments. Chapter 3 of the FEIR contains the comment letters received, and the City's responses to those comments. The FEIR concludes that the analysis is adequate and recirculation is not required.

At the Planning Commission public hearing on May 11, 2017, a representative for RCQD submitted a comment letter and highlighted the contents of the letter as part of oral comments made at the public hearing. The letter covered the same issues which had previously been raised within the RCQD letter on the DEIR. In addition, concerns were raised during public comments by Marcus Lo Duca, of the Law Offices of Marcus Lo Duca, on behalf of Lifetime Fitness. The concern raised was that the project's traffic evaluation was not consistent with the City's General Plan, and that the project should have been evaluated under 2035 conditions using the Highway Capacity Manual methods. City staff provided verbal responses to these issues, at the request of the Planning Commission.

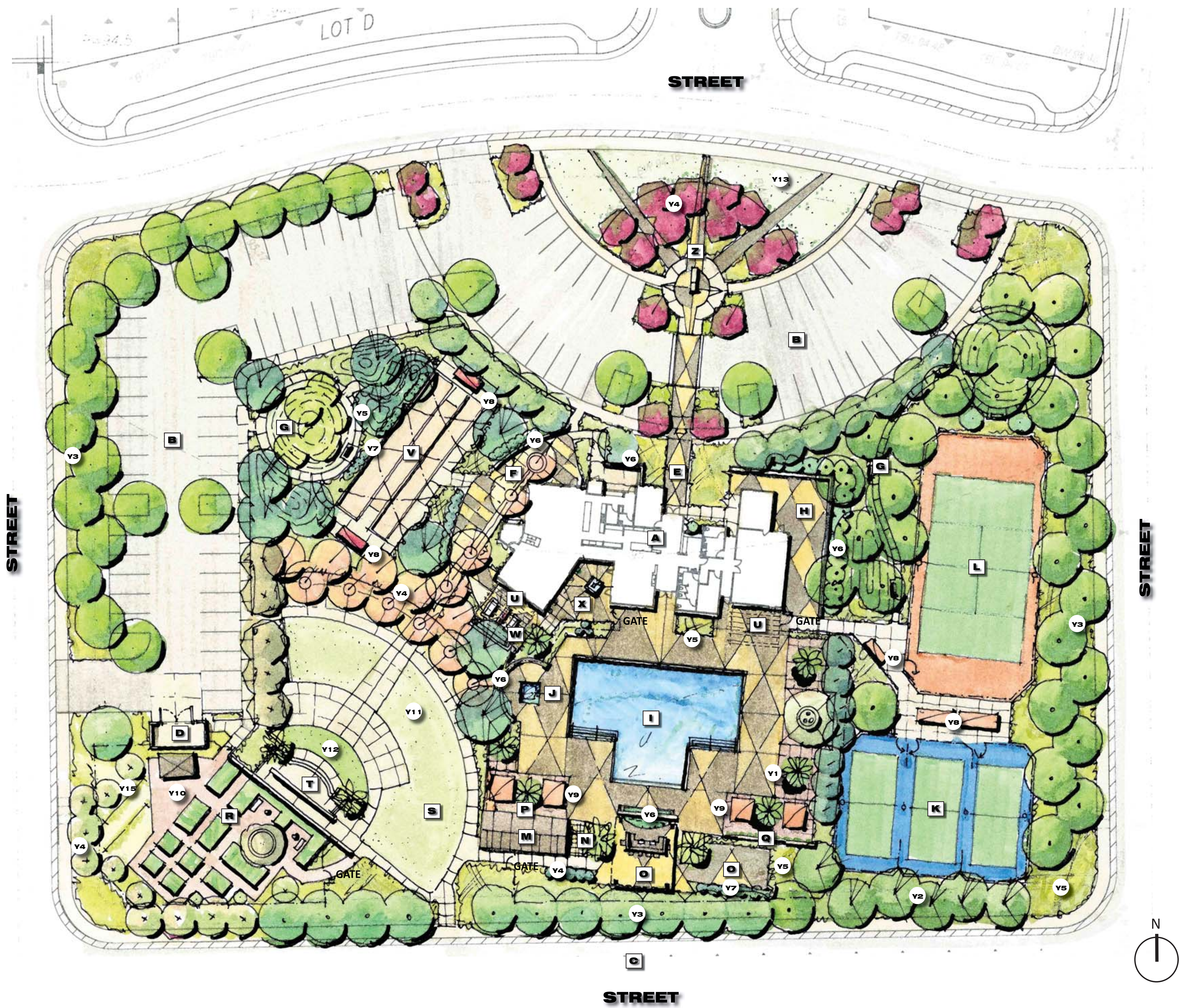
The issue regarding General Plan consistency proved to be a point of concern for some members of the Planning Commission, which led to detailed discussions. For this reason the vote to approve the project was not unanimous, with a 3-2 split.

The Villa Sport project has come before the City Council on appeal. As a result of the concern expressed by members of the Planning Commission, the applicant agreed to augment the traffic impact study with a 2035 cumulative condition analysis using the Highway Capacity Manual methods. This additional analysis has been documented within an Addendum to the EIR. The Addendum also contains written responses to the RCQD letter which was hand-delivered to the Planning Commission. As documented in the Addendum, the additional analysis did not identify any new impacts, nor does this analysis require recirculation.

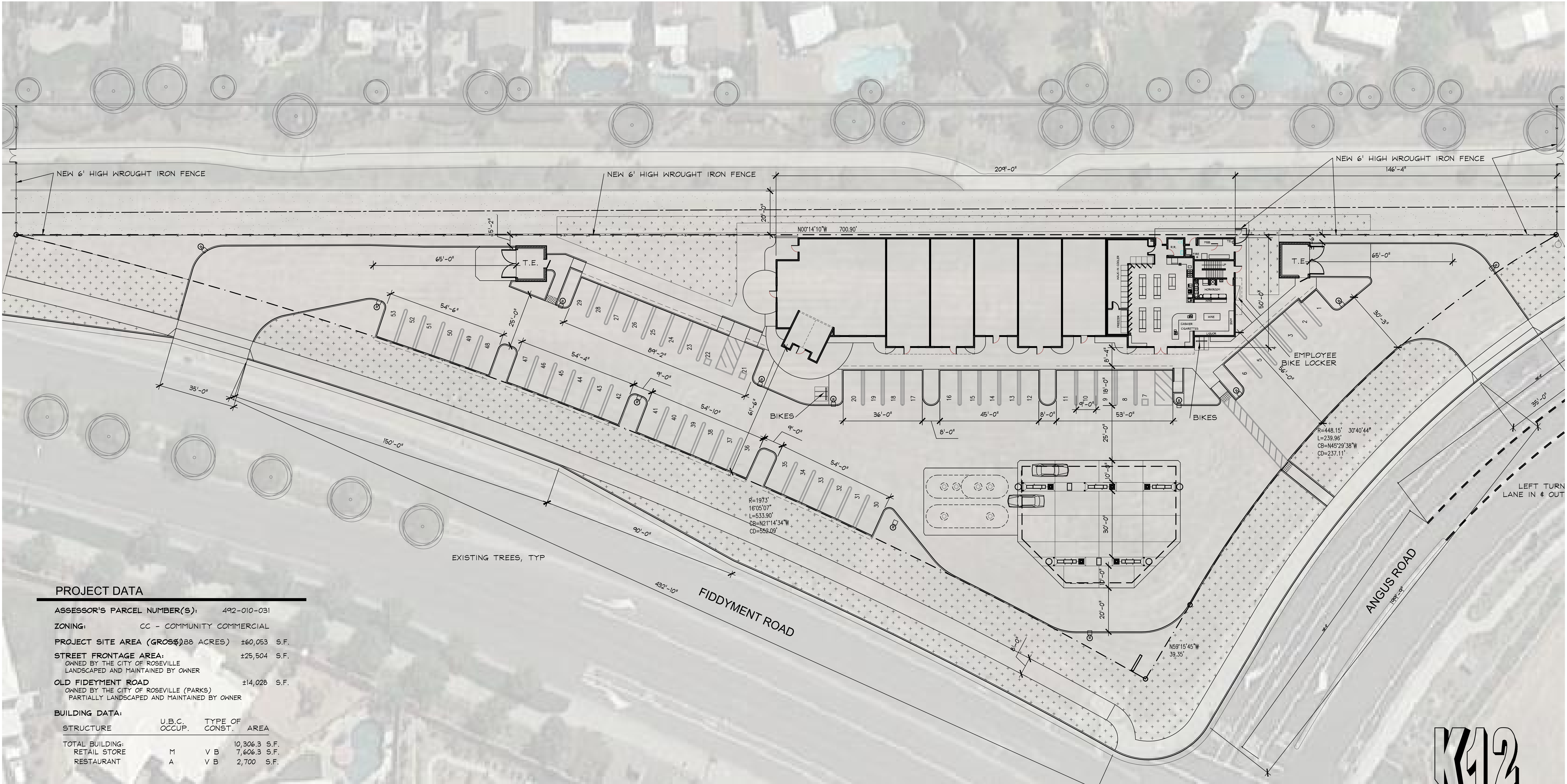
SUMMARY EVALUATION: DESIGN REVIEW PERMIT

The Zoning Ordinance establishes standards related to maximum building height, parking, and compliance with the City's Community Design Guidelines. For a detailed discussion of these items, please refer to the Planning Commission staff report provided as Attachment 1. As outlined in that report, in summary, the proposed use is principally permitted and is consistent with the General Plan's land use designation of Community Commercial. In addition, special attention has been paid to the building layout and architectural design to ensure compatibility with the surrounding neighborhood and compliance with the applicable development standards. Related to building height, setback, parking, and landscaping. The maximum allowable building height in the CC zone is 50 feet, unless modified through a Design Review

Permit (the NCRSP allows buildings up to ten stories on this site). The proposed building will measure 27 feet at the highest point, while it is 48 feet tall at the entry canopy, while the remainder of the building is 37 feet tall at the parapet, which is well within the standard for the zone. Anticipated traffic is lower than what is assumed in the City's Traffic module and will provide the appropriate stacking distances, and circulation to and from the site. A total of 419 parking spaces are required pursuant to the Zoning Ordinance, and a total of 433 spaces are being provided. A review of the proposed site layout and building design has determined that the project complies with the Community



- LEGEND**
- A CLUBHOUSE
 - B PARKING
 - C ON STREET PARKING
 - D TRASH ENCLOSURE
 - E ENTRY
 - F SUNRISE PATIO
 - G WALKING PATH WITH BENCHES
 - H FITNESS PATIO
 - I JUNIOR OLYMPIC POOL , BEACH ENTRY, SCORED & TEXTURED, (EXP. AGG.) DECKING.
 - J 10' SQ. SPA
 - K PICKLEBALL COURTS - LIGHTED
 - L TENNIS COURT - LIGHTED
 - M RESTROOM AND POOL ENCLOSURE
 - N OUTDOOR SHOWER
 - O SHADE STRUCTURE - OUTDOOR BAR AND (2) BUILT IN BBQ'S AND PICNIC TABLES
 - P GREEN SCREEN WITH VINES
 - Q SCREEN WALL WITH VINES
 - R COMMUNITY GARDEN
 - S CROQUET AND LAWN GAMES
 - T AMPHITHEATER WITH SCREEN WALL
 - U ALUMINUM SHADE COVER
 - V BOCCE COURTS (2)
 - W LOUNGE WITH FIRE TABLE
 - X COURTYARD WITH FIRE & WATER FEATURE
 - Y LANDSCAPE FEATURES
 - Y1 PALMS IN POOL AREA
 - Y2 SCREEN TREES
 - Y3 STREET TREES
 - Y4 ACCENT TREES
 - Y5 SHRUB AND GROUND COVER
 - Y6 30" HGT. LANDSCAPE WALL
 - Y7 VERTICAL ACCENT
 - Y8 SHADED SEATING
 - Y9 CABANAS
 - Y10 STORAGE SHED
 - Y11 TURF
 - Y12 ARTIFICIAL TURF
 - Y13 "NO MOW" TURF
 - Y15 DWARF FRUIT TREE
 - Z CLUBHOUSE SIGNAGE



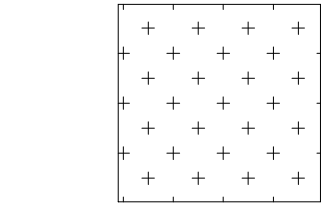
PROJECT DATA

ASSESSOR'S PARCEL NUMBER(S): 492-010-031
ZONING: CC - COMMUNITY COMMERCIAL
PROJECT SITE AREA (GROSS) 88 ACRES ±60,053 S.F.
STREET FRONTAGE AREA: ±25,504 S.F.
OWNED BY THE CITY OF ROSEVILLE
LANDSCAPED AND MAINTAINED BY OWNER
OLD FIDEYMENT ROAD ±14,028 S.F.
OWNED BY THE CITY OF ROSEVILLE (PARKS)
PARTIALLY LANDSCAPED AND MAINTAINED BY OWNER

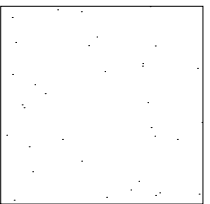
STRUCTURE	U.B.C. OCCUP.	TYPE OF CONST.	AREA
TOTAL BUILDING:			10,306.3 S.F.
RETAIL STORE	M	V B	7,606.3 S.F.
RESTAURANT	A	V B	2,700 S.F.

FUELING CANOPY	B	II B	3,310 S.F.
----------------	---	------	------------

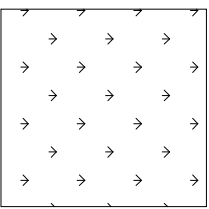
PARKING DATA:			
BUILDING AREA	PARKING RATIO	REQ'D.	
RETAIL SPACE 1 : 300 S.F.	(7606.3 / 300)	= 26	
RESTAURANT 1 : 100 S.F.	(2700 / 100)	= 27	
		TOTAL = 53	
PARKING PROVIDED			
REGULAR SPACES		= 50	
ACCESSIBLE SPACES		= 3	
TOTAL=		53	



AREA OF CITY OWNED LAND, STREET FRONTAGE. THE OWNER OF OUR PARCEL WILL LANDSCAPE THIS AREA THAT IS DIRECTLY IN FRONT OF HIS PARCEL AND MAINTAIN IT.



AREA OF CITY OWNED LAND, THIS WILL BE USED FOR THE FUTURE COUNTY SEWER. THIS IS A NON- PEDESTRIAN DESIGNATED AREA. LANDSCAPE BUFFER BETWEEN COMMERCIAL AND RESIDENTIAL PROPERTIES. (OLD FIDDEYMENT ROAD)



THIS AREA IS THE BIO-SWALE AREA, MAINTAINED BY PROPERTY OWNER. A PORTION OF THIS IS IN THE CITY OWNED LAND, THE OWNER IS MAINTAINING THE ADDITIONAL LANDSCAPING IN THIS AREA.

FIDDYMENT PLAZA

4701 FIDDYMENT ROAD, ROSEVILLE, CA



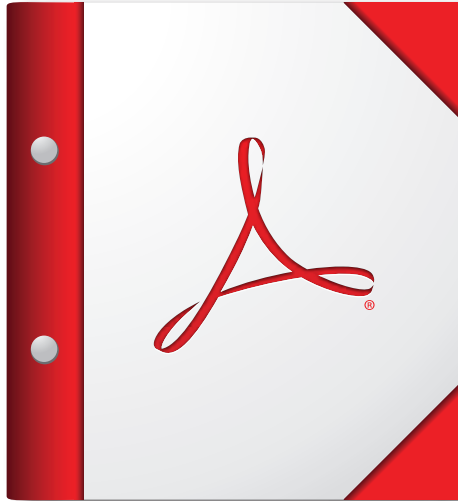
K12 Architects, Inc
3633 Seaport Blvd. Suite C
W. Sacramento, CA 95691
PH:(916) 455-6500 FAX:(916) 455-8100



PROJECT NUMBER:	PROJECT DATE:
16-021	2-27-17
SHEET NUMBER:	

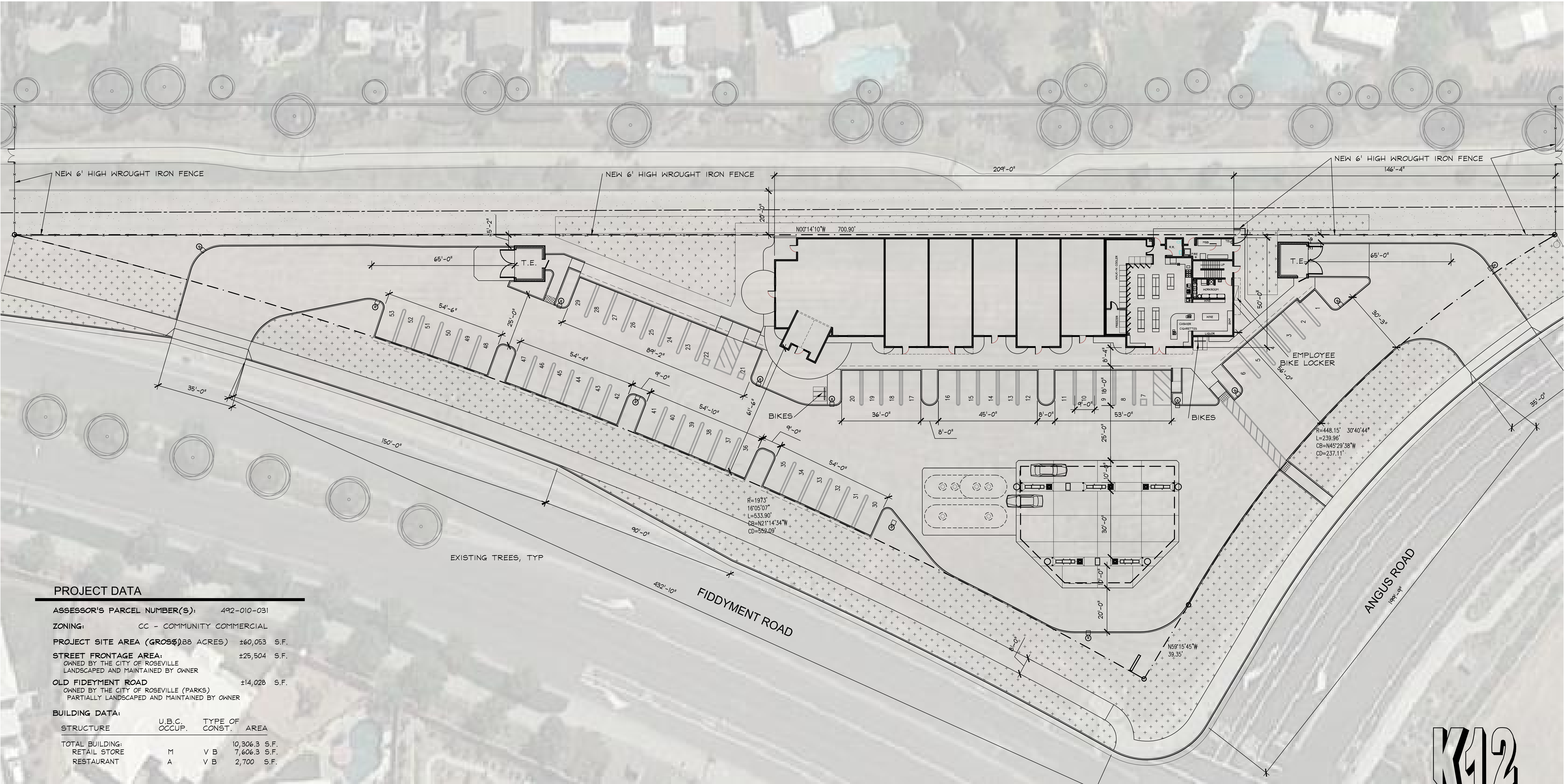
A101.1

SCALE: 1" = 20'-0"



**For the best experience, open this PDF portfolio in
Acrobat X or Adobe Reader X, or later.**

Get Adobe Reader Now!

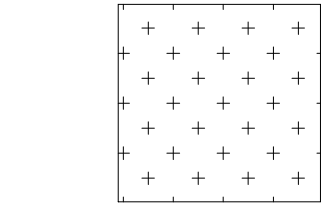


PROJECT DATA

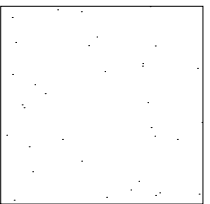
ASSESSOR'S PARCEL NUMBER(S):	492-010-031
ZONING:	CC - COMMUNITY COMMERCIAL
PROJECT SITE AREA (GROSS)±± ACRES)	±60,053 S.F.
STREET FRONTAGE AREA:	±25,504 S.F.
OWNED BY THE CITY OF ROSEVILLE LANDSCAPED AND MAINTAINED BY OWNER	
OLD FIDEYMENT ROAD	±14,028 S.F.
OWNED BY THE CITY OF ROSEVILLE (PARKS) PARTIALLY LANDSCAPED AND MAINTAINED BY OWNER	

STRUCTURE	U.B.C. OCCUP.	TYPE OF CONST.	AREA
TOTAL BUILDING:			10,306.3 S.F.
RETAIL STORE	M	V B	7,606.3 S.F.
RESTAURANT	A	V B	2,700 S.F.
FUELING CANOPY	B	II B	3,310 S.F.

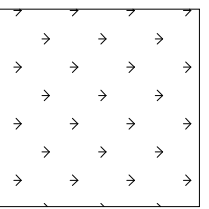
BUILDING AREA	PARKING RATIO	REQ'D.
RETAIL SPACE 1 : 300 S.F.	(7606.3 / 300)	= 26
RESTAURANT 1 : 100 S.F.	(2700 / 100)	= 27
		TOTAL = 53
REGULAR SPACES		= 50
ACCESSIBLE SPACES		= 3
TOTAL=		53



AREA OF CITY OWNED
LAND, STREET FRONTAGE.
THE OWNER OF OUR
PARCEL WILL LANDSCAPE
THIS AREA THAT IS
DIRECTLY IN FRONT OF
HIS PARCEL AND MAINTAIN
IT.



AREA OF CITY OWNED LAND,
THIS WILL BE USED FOR THE
FUTURE COUNTY SEWER.
THIS IS A NON- PEDESTRIAN
DESIGNATED AREA.
LANDSCAPE BUFFER BETWEEN
COMMERCIAL AND
RESIDENTIAL PROPERTIES.
(OLD FIDDEYMENT ROAD)



THIS AREA IS THE BIO-SWALE
AREA, MAINTAINED BY
PROPERTY OWNER. A PORTION
OF THIS IS IN THE CITY
OWNED LAND, THE OWNER IS
MAINTAINING THE ADDITIONAL
LANDSCAPING IN THIS AREA.

FIDDYMENT PLAZA

4701 FIDDYMENT ROAD, ROSEVILLE, CA



Architects

K12 Architects, Inc
3633 Seaport Blvd. Suite C
W. Sacramento, CA 95691
PH:(916) 455-6500 FAX:(916) 455-8100



PROJECT NUMBER:	PROJECT DATE:
16-021	2-27-17
SHEET NUMBER:	

A101.1

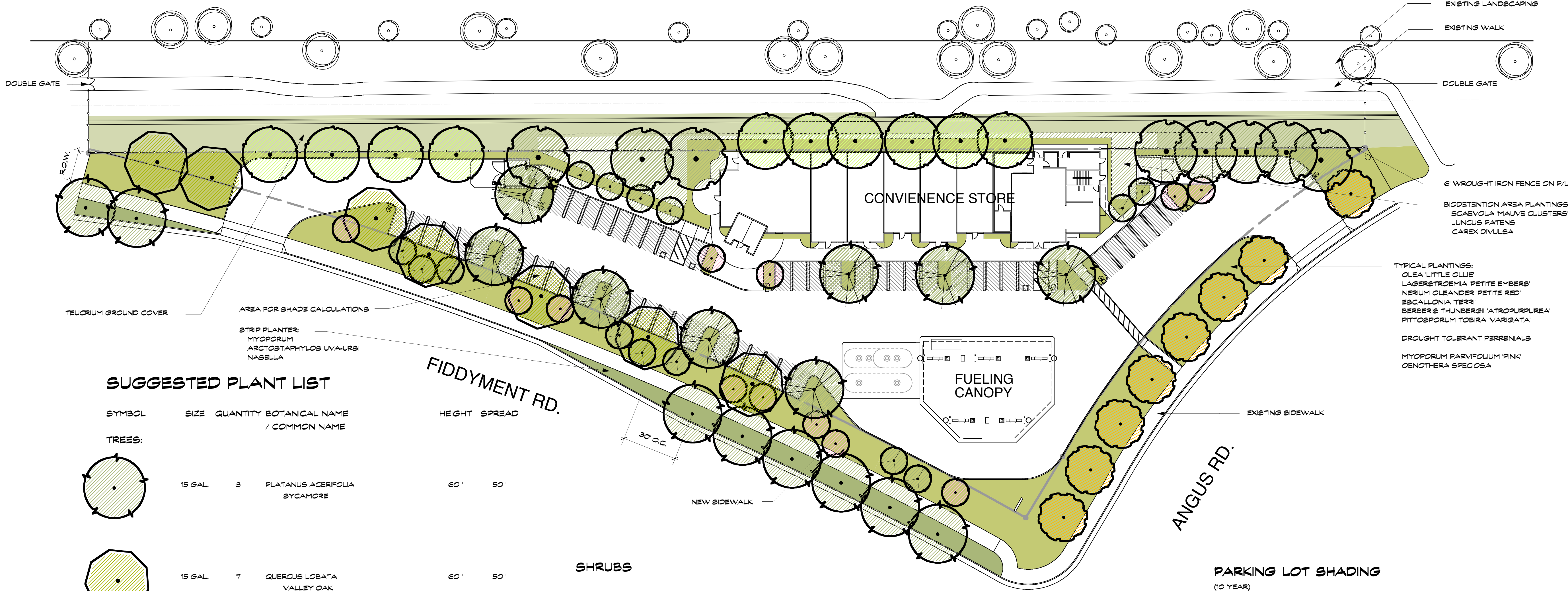
SCALE: 1" = 20'-0"

JAMES
FERGUSON
CLABAUGH

LANDSCAPE
ARCHITECT

4556 SHAWN LANE
VACAVILLE, CA 95688
PHONE/ FAX: 707-449-3916

These drawings are the instrument of the service and
shall not be used, in part or in whole, for any work
not specifically contracted with James Clabaugh
Landscape Architect. Copyright 2017



SUGGESTED PLANT LIST

SYMBOL	SIZE	QUANTITY	BOTANICAL NAME / COMMON NAME	HEIGHT	SPREAD
TREES:					
	15 GAL.	8	PLATANUS ACERIFOLIA SYCAMORE	60'	50'
	15 GAL.	7	QUERCUS LOBATA VALLEY OAK	60'	50'
	15 GAL.	8	PISTACHIA CHINENSIS CHINESE PISTACHE	40'	40'
	15 GAL.	8	ULMUS PARVIFOLIA DRAKE CHINESE EVERGREEN ELM	40'	50'
	15 GAL.	12	LAGERSTROEMIA TUSCARORA RED CRAPE MYRTLE	15'	15'
	15 GAL.	14	CERCIS OCCIDENTALIS WESTERN REDBUD	15'	15'
	15 GAL.	8	ULMUS X FRONTIER FRONTIER ELM	400'	300'
	15 GAL.	10	SOPHORA JAPONICA JAPANESE POGODA TREE	500'	500'

SHRUBS

SIZE	BOTANICAL NAME	COMMON NAME
5 GAL.	OLEA LITTLE OLIVE	DWARF OLIVE
5 GAL.	LAGERSTROEMIA PETITE EMBERS	DWARF RED CRAPE MYRTLE
5 GAL.	NERUM OLEANDER PETITE RED	DWARF RED OLEANDER
5 GAL.	ESCALLONIA TERRI	COMPACT ESCALLONIA
5 GAL.	BERBERIS THUNBERGII ATROPURPUREA	RED JAPANESE BARBERRY
5 GAL.	PITTOSPORUM TOBIRA VARIGATA	DWARF RED OLEANDER
5 GAL.	ARCTOSTAPHYLOS HOWARD MINNIN	MANZANITA
1 GAL.	SALVIA OFFICINALIS MINIMUS	DWARF GARDEN SAGE
1 GAL.	ERIGONUM CROCATUM	SAFFRON BUCKWHEAT
1 GAL.	EPILOBIUM CALISTOGA	CALIFORNIA FUCHSIA
1 GAL.	PHLOMIS FRUTICOSA DWARF	JERUSALEM SAGE
1 GAL.	MUHLENBERGIA RIGENS	DEER GRASS
1 GAL.	NABELLA TENUISSIMA	MEXICAN FEATHER GRASS
1 GAL.	DIETES BICOLOR	AFRICAN IRIS

GROUND COVERS

1 GAL.	TEUCRIUM LUCIDRYS	PROSTRATE GERMANDER
1 GAL.	MYOPORUM PARVIFOLIUM PINK	MYOPORUM
1 GAL.	SCAEVOLA MALVE CLUSTERS	FAN FLOWER
1 GAL.	ARCTOSTAPHYLOS UVA URSI	ORNAMENTAL STRAWBERRY
1 GAL.	OENOTHERA SPECIOSA	MEXICAN EVENING PRIMROSE

NOTE THAT ALL PLANTERS ARE TO BE IRRIGATED BY AN AUTOMATIC, LOW
VOLUME, INLINE DRIP SYSTEM BURIED BELOW GRADE.

ALL PLANTERS WILL BE MULCHED WITH 3" OF AN APPROVED BARK PRODUCT.

THE LANDSCAPE AND IRRIGATION PLANS WILL COMPLY WITH AS 1681 WATER
CONSERVATION IN LANDSCAPING ACT.

PARKING LOT SHADING

(10 YEAR)					
TREE	DIA.	AREA FULL COVERAGE SQFT.	NUMBER	(100 %)	HALF COVERAGE NUMBER (50 %)
QUERCUS	300"	706	0	0	5
LAGERSTROEMIA	150"	177	0	0	3
ULMUS	300"	706	0	0	7
SUBTOTAL:			0 SQFT.		4504 SQFT.
SHADE TOTAL:			4,504 SQFT.		
PARKING LOT AREA:			7,639 SQFT.		
PERCENTAGE COVERAGE:			59 %		

MAXIMUM APPLIED WATER ALLOWANCE

$MAWA = (ET_0) (0.7) (LA) (0.62)$

$1,275,556 \text{ GAL/YEAR} = 52.2 \text{ ET}_0 \quad 0.7 \quad 56304 \quad 0.62$

ESTIMATED TOTAL WATER USE

DESCRIPTION	ET ₀	PF	HA	0.62	IE	EWU (IN GALS PER YEAR)
BIODETENTION PLANTINGS	52.2	0.6	4,550	0.62	0.9	98,171
TYPICAL DROUGHT TOLERANT PLANTINGS	52.2	0.6	27,310	0.62	0.9	569,241
R.O.V. PLANTINGS, LOW DENSITY	52.2	0.4	24,444	0.62	0.9	351,602
TOTAL:						940,943

TOTAL GALLONS PER YEAR:

ROSEVILLE
GAS
STATION

FIDDYMENT AND ANGUS RDS.
ROSEVILLE, CA

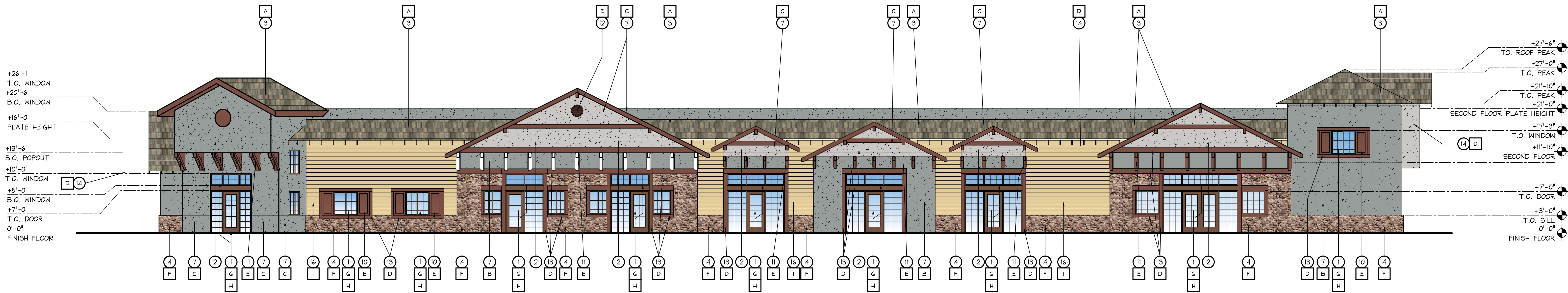
Scale	1" = 30'-0"	REVISIONS
Date	6/12/17	No. Date
Job No.		
Designed by	J.C.	
Drawn by	J.C.	

PRELIMINARY
LANDSCAPE
PLAN

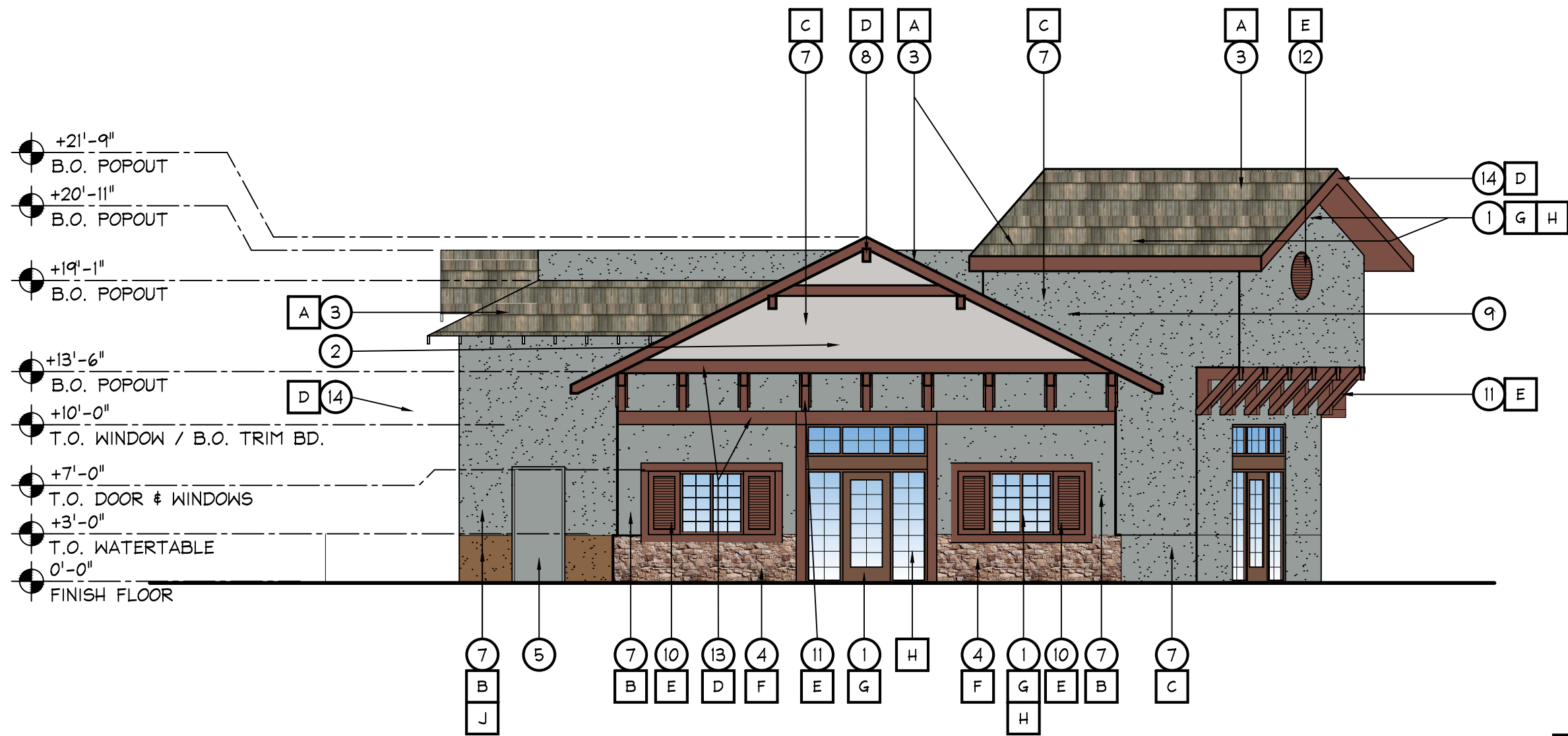
Sheet No.

PL 1

of 1



1 FRONT VIEW



2 LEFT SIDE VIEW

KEY NOTES

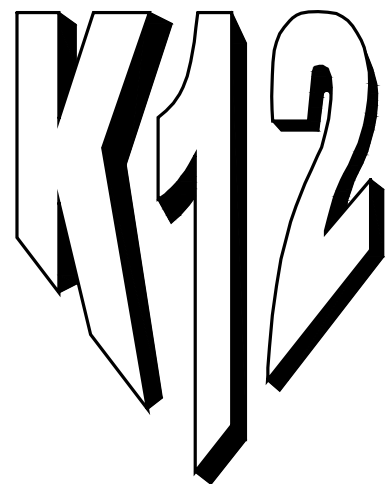
- 1 STOREFRONT WINDOW SYSTEM; 2'x4.5' CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING
- 2 FUTURE SIGN LOCATION
- 3 CONCRETE TILE ROOFING
- 4 STUCCO STONE WITH WATERTABLE OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER DUPONT TYVEK DRAINWRAP
- 5 HOLLOW METAL DOOR AND FRAME PAINTED TO MATCH SURROUNDING BUILDING MATERIAL
- 6 WALL MOUNTED LIGHT FIXTURE
- 7 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 8 WOOD OUTRIGGER; PAINTED
- 9 METAL FLASHING; PAINTED TO MATCH SURROUNDING BUILDING FINISH
- 10 PANEL WOOD SHUTTER; PAINTED
- 11 CORBELS; PAINTED
- 12 VENTS; PAINTED
- 13 HARDITRIM BOARD; PAINTED
- 14 FASCIA BOARD; PAINTED
- 15 12" TALL CAN TYPE ADDRESS NUMBERS; BACKLIT, FACE COLOR: BLACK; RETURN COLOR: MATCH FASCIA TRIM; MOUNTED FACING ROADWAY

COLOR LEGEND

- | | |
|---|--|
| A | EAGLE ROOFING; PROFILE: GOLDEN EAGLE; COLOR: 1634 KINGS CANYON BLEND |
| B | DUNN EDWARDS; DEC790 "ICE GRAY" |
| C | DUNN EDWARDS; DEC789 "LIGHT GRAY" |
| D | DUNN EDWARDS; DEC750 "BISON BEIGE" |
| E | DUNN EDWARDS; DET489 "RED ROOSTER" |
| F | CORONADO STONE; 75% FRENCH COUNTRY VILLA, COLOR: "VERSAILLES"
25% TUSCAN VILLA, COLOR: "VERONA" |
| G | ALUMINUM STOREFRONT SYSTEM; OLD CASTLE "SAGE BROWN" |
| H | GLAZING; CLEAR |
| I | DUNN EDWARDS; DET489 "PRAIRIE LAND" |
| J | DUNN EDWARDS; DET683 "WILD HORSES" |

FIDDYMENT PLAZA

4701 FIDDYMENT ROAD, ROSEVILLE, CA



Architects

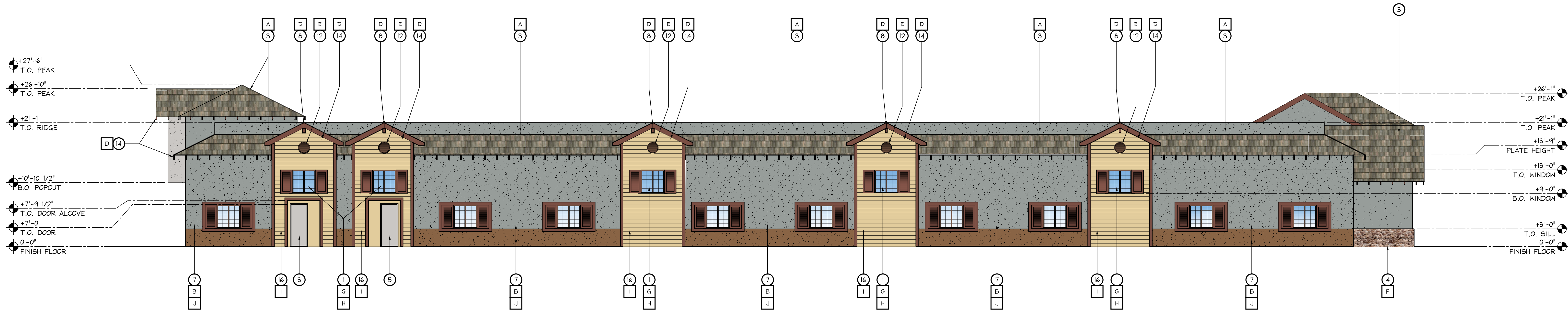
K12 Architects, Inc
3633 Seaport Blvd. Suite C
W. Sacramento, CA 95691

PH:(916) 455-6500 FAX:(916) 455-8100

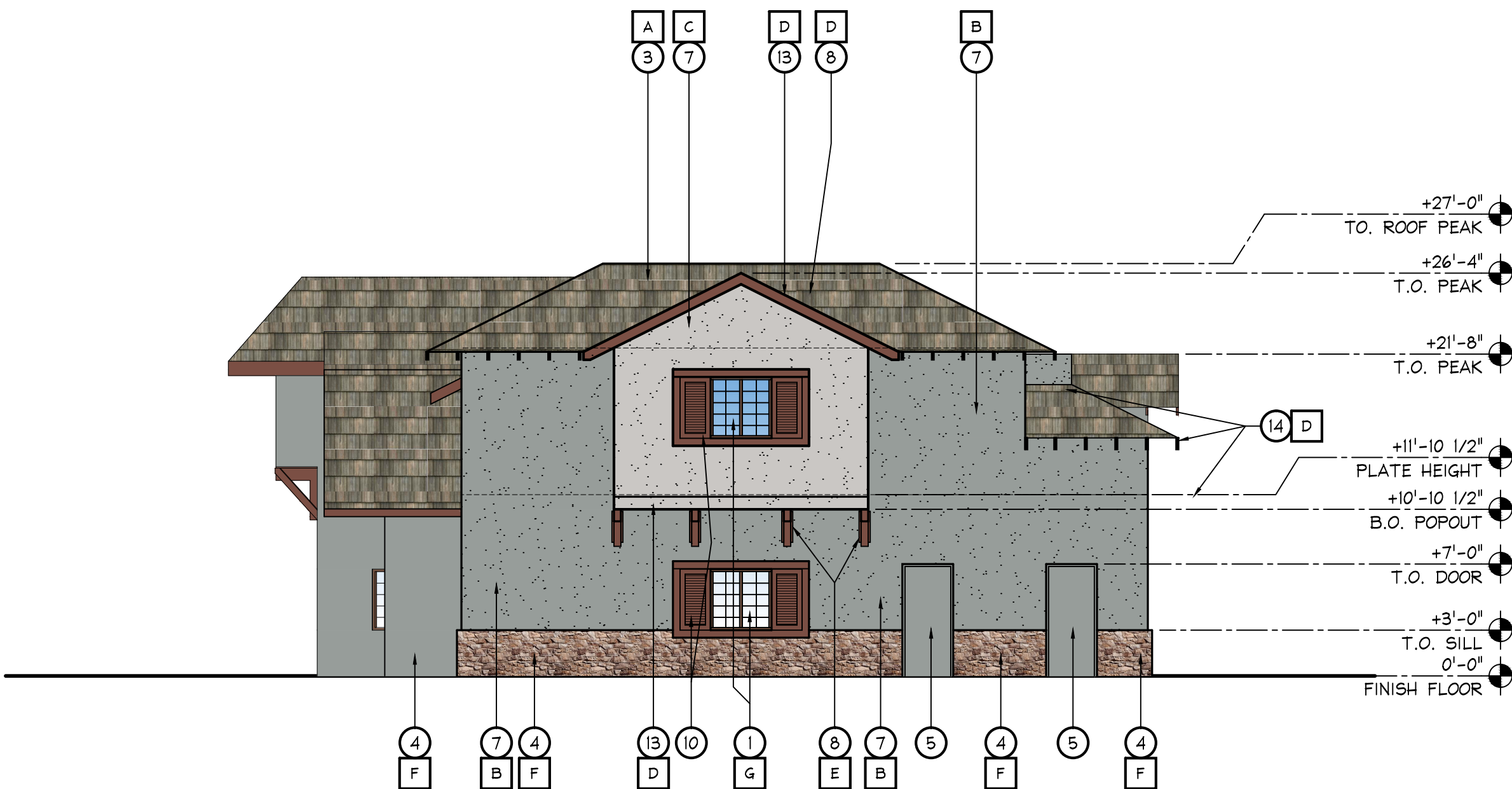
PROJECT NUMBER:	PROJECT DATE:
16-021	2-27-17
SHEET NUMBER:	

A301

SCALE: 3/16" = 1'-0"



1 FRONT VIEW



2 LEFT SIDE VIEW

KEY NOTES

- STOREFRONT WINDOW SYSTEM; 2"x4.5" CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING
- FUTURE SIGN LOCATION
- CONCRETE TILE ROOFING
- STUCCO STONE WITH WATERTABLE OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER DUPONT TYVEK DRAINWRAP
- HOLLOW METAL DOOR AND FRAME PAINTED TO MATCH SURROUNDING BUILDING MATERIAL
- WALL MOUNTED LIGHT FIXTURE
- 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- WOOD OUTRIGGER; PAINTED
- METAL FLASHING; PAINTED TO MATCH SURROUNDING BUILDING FINISH
- PANEL WOOD SHUTTER; PAINTED
- CORBELS; PAINTED
- VENTS; PAINTED
- HARDITRIM BOARD; PAINTED
- FASCIA BOARD; PAINTED
- 12" TALL CAN TYPE ADDRESS NUMBERS, BACKLIT, FACE COLOR: BLACK; RETURN COLOR: MATCH FASCIA TRIM; MOUNTED FACING ROADWAY

COLOR LEGEND

- | | |
|---|--|
| A | EAGLE ROOFING; PROFILE: GOLDEN EAGLE; COLOR: 1634 KINGS CANYON BLEND |
| B | DUNN EDWARDS; DEC790 "ICE GRAY" |
| C | DUNN EDWARDS; DEC789 "LIGHT GRAY" |
| D | DUNN EDWARDS; DEC750 "BISON BEIGE" |
| E | DUNN EDWARDS; DET489 "RED ROOSTER" |
| F | CORONADO STONE; 75% FRENCH COUNTRY VILLA, COLOR: "VERSAILLES"
25% TUSCAN VILLA, COLOR: "VERONA" |
| G | ALUMINUM STOREFRONT SYSTEM; OLD CASTLE "SAGE BROWN" |
| H | GLAZING; CLEAR |
| I | DUNN EDWARDS; DET489 "PRAIRIE LAND" |
| J | DUNN EDWARDS; DET683 "WILD HORSES" |

FIDDYMENT PLAZA

4701 FIDDYMENT ROAD, ROSEVILLE, CA



Architects

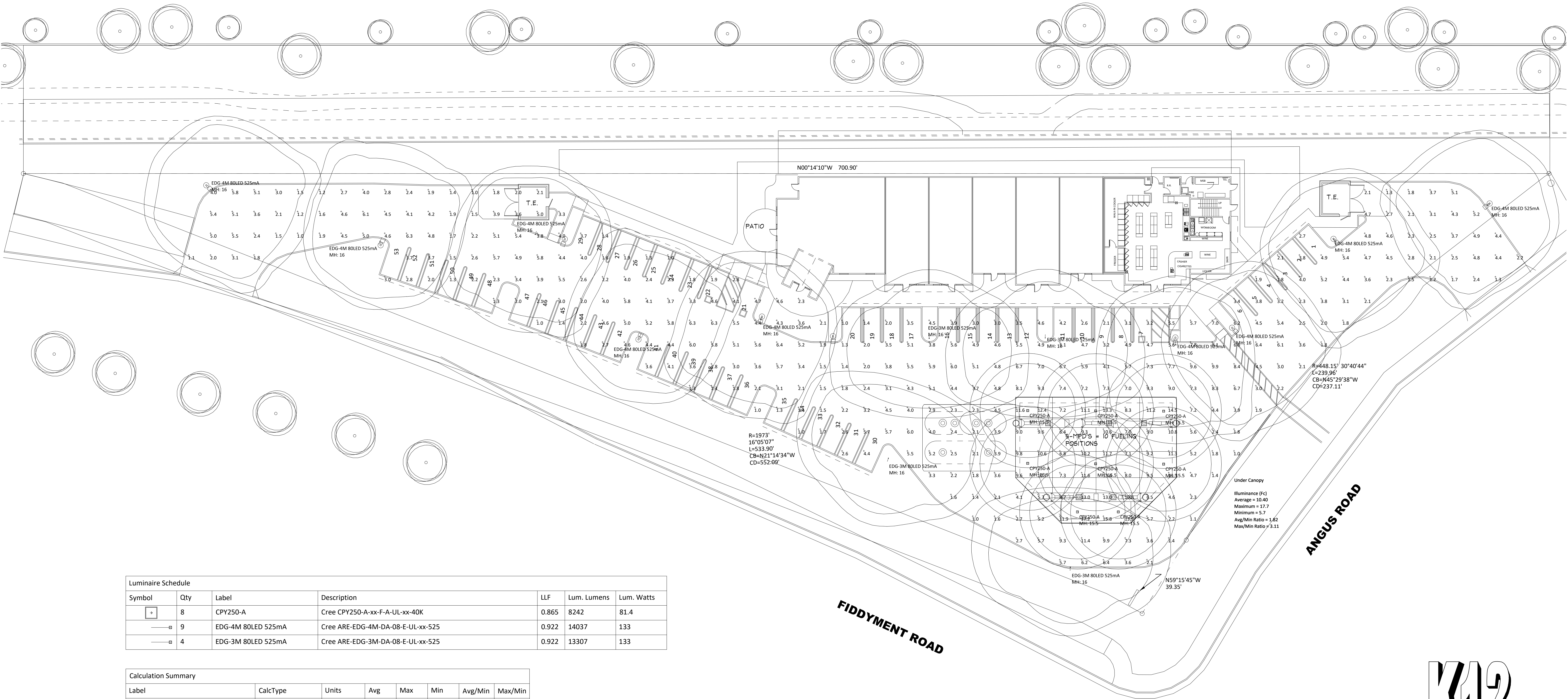
K12 Architects, Inc
3633 Seaport Blvd. Suite C
W. Sacramento, CA 95691

PH:(916) 455-6500 FAX:(916) 455-8100

PROJECT NUMBER:	PROJECT DATE:
16-021	2-27-17
SHEET NUMBER:	

A302

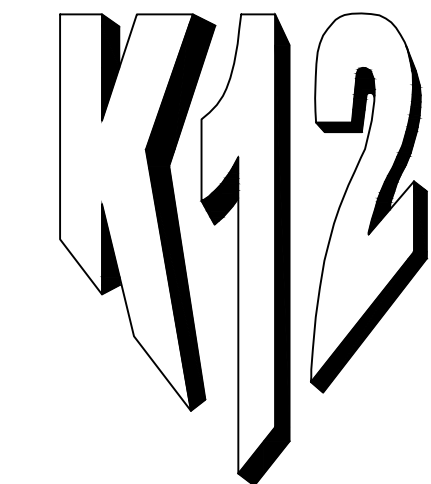
SCALE: 3/16" = 1'-0"



SITE PHOTOMETRIC

FIDDYMENT PLAZA

4701 FIDDYMENT ROAD, ROSEVILLE, CA



Architects

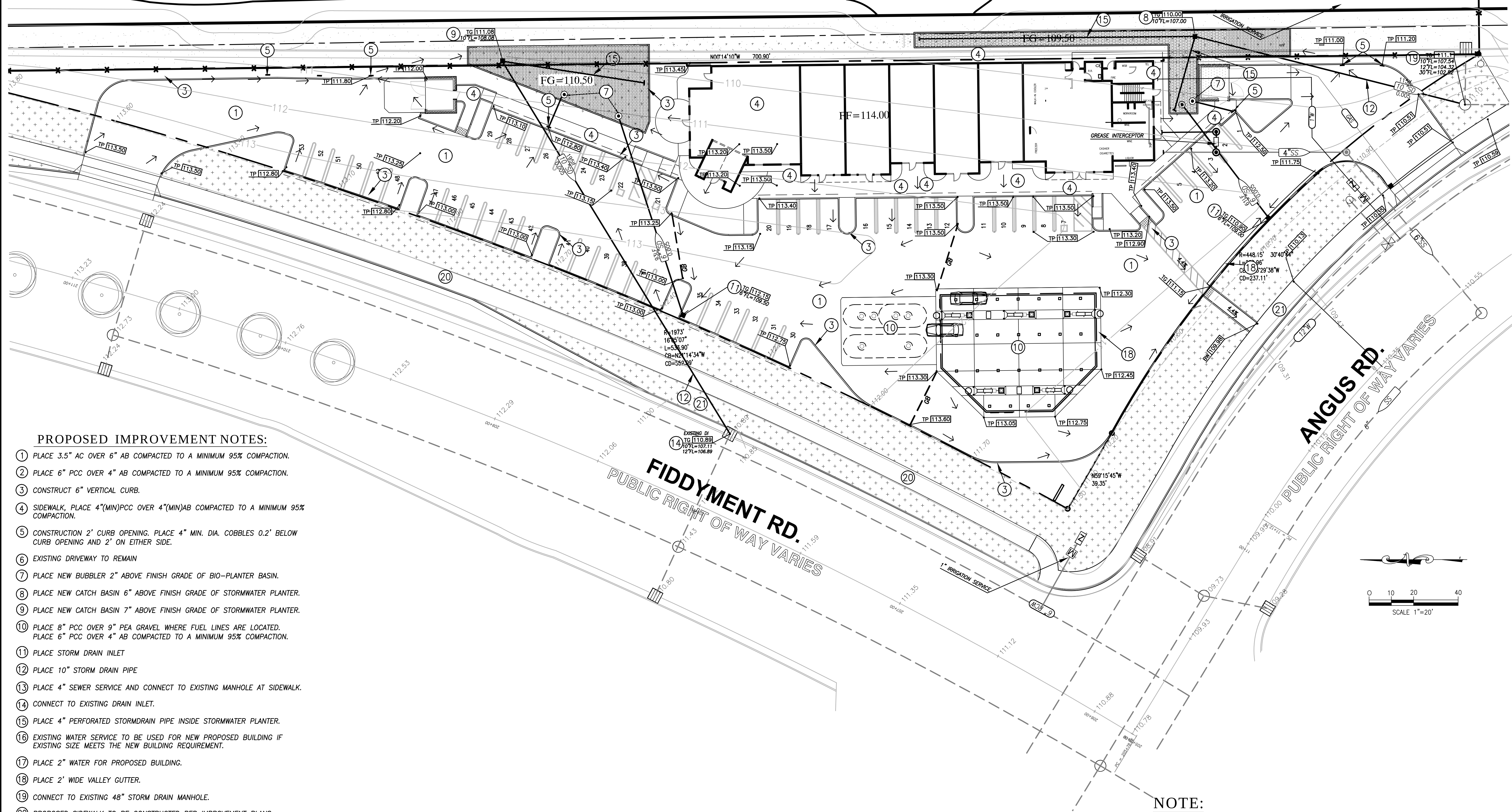
K12 Architects, Inc
3633 Seaport Blvd. Suite C
W. Sacramento, CA 95691
PH:(916) 455-6500 FAX:(916) 455-8100



PROJECT NUMBER:	PROJECT DATE:
16-021	2-27-17
SHEET NUMBER:	

A101.3

SCALE: 1" = 20'-0"



PROPOSED IMPROVEMENT NOTES:

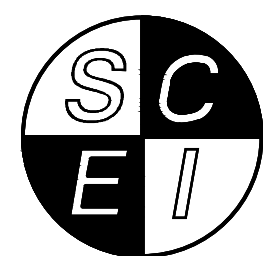
- 1 PLACE 3.5" AC OVER 6" AB COMPACTED TO A MINIMUM 95% COMPACTION.
- 2 PLACE 6" PCC OVER 4" AB COMPACTED TO A MINIMUM 95% COMPACTION.
- 3 CONSTRUCT 6" VERTICAL CURB.
- 4 SIDEWALK, PLACE 4"(MIN)PCC OVER 4"(MIN)AB COMPACTED TO A MINIMUM 95% COMPACTION.
- 5 CONSTRUCTION 2' CURB OPENING. PLACE 4" MIN. DIA. COBBLES 0.2' BELOW CURB OPENING AND 2' ON EITHER SIDE.
- 6 EXISTING DRIVEWAY TO REMAIN
- 7 PLACE NEW BUBBLER 2" ABOVE FINISH GRADE OF BIO-PLANTER BASIN.
- 8 PLACE NEW CATCH BASIN 6" ABOVE FINISH GRADE OF STORMWATER PLANTER.
- 9 PLACE NEW CATCH BASIN 7" ABOVE FINISH GRADE OF STORMWATER PLANTER.
- 10 PLACE 8" PCC OVER 9" PEA GRAVEL WHERE FUEL LINES ARE LOCATED. PLACE 6" PCC OVER 4" AB COMPACTED TO A MINIMUM 95% COMPACTION.
- 11 PLACE STORM DRAIN INLET
- 12 PLACE 10" STORM DRAIN PIPE
- 13 PLACE 4" SEWER SERVICE AND CONNECT TO EXISTING MANHOLE AT SIDEWALK.
- 14 CONNECT TO EXISTING DRAIN INLET.
- 15 PLACE 4" PERFORATED STORMDRAIN PIPE INSIDE STORMWATER PLANTER.
- 16 EXISTING WATER SERVICE TO BE USED FOR NEW PROPOSED BUILDING IF EXISTING SIZE MEETS THE NEW BUILDING REQUIREMENT.
- 17 PLACE 2" WATER FOR PROPOSED BUILDING.
- 18 PLACE 2' WIDE VALLEY GUTTER.
- 19 CONNECT TO EXISTING 48" STORM DRAIN MANHOLE.
- 20 PROPOSED SIDEWALK TO BE CONSTRUCTED PER IMPROVEMENT PLANS.
- 21 PROPOSED DRIVEWAY TO BE CONSTRUCTED PER IMPROVEMENT PLANS.

NOTE:

NO SURVEY WAS PROVIDED FOR THE PROJECT.
INFORMATION SHOWN HEREON IS TAKEN FROM
IMPROVEMENT PLANS FOR FIDDYMENT RANCH PHASE 2B.

BENCHMARK ELEV. _____

FIELD BOOK NO. _____ PG. _____



**STUKAM CONSULTING
ENGINEERS, INC.**

11344 COLOMA RD. SUITE 235C
GOLD RIVER, CALIFORNIA 95670
(916) 858-8241 PHONE (916) 988-6316 FAX

DESIGNED: FTS

DRAWN: FTS

CHECKED: FTS

SUBMITTED: FAREED T. SIDDIQUI

SCALE:

1"=20'

RCE: 56122



NO

REVISION

APPROVAL

BY:

DATE

CITY OF ROSEVILLE

PLACER COUNTY

CALIFORNIA

PRELIMINARY GRADING & UTILITY PLAN

4701 FIDDYMENT RD.

CONVENIENCE STORE & GAS STATION

APN: 492-001-031

DATE: 09/23/16

SHEET

C1

OF 2

TO: Wayne Wiley, Associate Planner
City of Roseville Planning Division

FROM: Deanna Viscuso
Roseville Resident

DATE: 04/13/2017

SUBJECT: Fiddymment Plaza Gas and Retail Center – 4701 Fiddymment Road

I am writing on behalf of our neighborhood communities living in the immediate area of the proposed property development at 4701 Fiddymment Road. The development of a fueling station and convenience market will adversely affect our communities in a multitude of ways. Therefore, I recommend the following conditions to mitigate potential issues including but not limited to noise, lighting, parking, loitering and public inebriation.

1. Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K with a color rendering index of 75 or better and a light loss factor of .95 or better.
2. Light poles should be no higher than 16'
3. Entry drive, drive aisles, parking and bicycle parking shall be illuminated to a maintained minimum of 1 foot candle per square foot of parking area at a 6:1 average to minimum ratio.
4. Exterior walkways, alcoves and passageways shall be illuminated to a maintained minimum of 1/3 foot candles per square foot of surface area at a 6:1 average to minimum ratio.
5. Exterior lighting shall be designed in coordination with the landscaping plan to minimize interference between the light standards and required illumination and the landscape trees and required shading.
6. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.
7. All mature landscaping shall follow the two-foot, six-foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet.

This increases natural surveillance and eliminates hiding areas within the landscape.

8. All solid core exterior doors shall be equipped with a 180 degree viewing device to screen persons before allowing entry, and shall remain locked at all times except for emergencies and deliveries.

9. Height markers are required on the interior doorway of the convenience store.

10. Security cameras shall be employed by the applicant.

11. Cameras and storage shall be digital high definition or better, set to high quality settings.

12. Camera storage shall be kept off-site or in a secured area accessible only to management.

13. Camera system shall be equipped with a battery back-up with at least one hour of stand-by time in case of power failure.

14. Camera system shall support standard MPEG formats.

15. Camera system shall be capable of storing no less than 30 days' worth of activity at high quality settings.

16. Manager with access to camera storage shall be able to respond within 30 minutes during business hours.

17. Manager shall have the ability to transfer recorded data to another medium (e.g. DVD, thumb drive, etc.) when requested by police.

18. Cameras shall be equipped with low light capability, auto iris and auto focus.

19. Television style monitors shall be mounted in a visible location near the entrance so that patrons can clearly see that their activities are being monitored.

20. Cameras shall provide comprehensive coverage of:

- all points of sale
- areas of ingress and egress (doors, driveways)
- alcohol placement areas
- parking lot
- coverage of all exterior sides of the property
- at least one camera shall be positioned to get a front face shot (e.g. height strip camera)

21. No more than 33 percent of the square footage of the windows and clear doors shall be blocked by advertising, signs, shelves or anything else. All advertising, signs, and shelving shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear

and unobstructed view of the interior of the premises, including the area in which the cash registers are maintained, from the exterior public sidewalk or entrance to the premises.

22. Trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.

23. The back area of the building to have fencing to avoid foot traffic and any congregation of people.

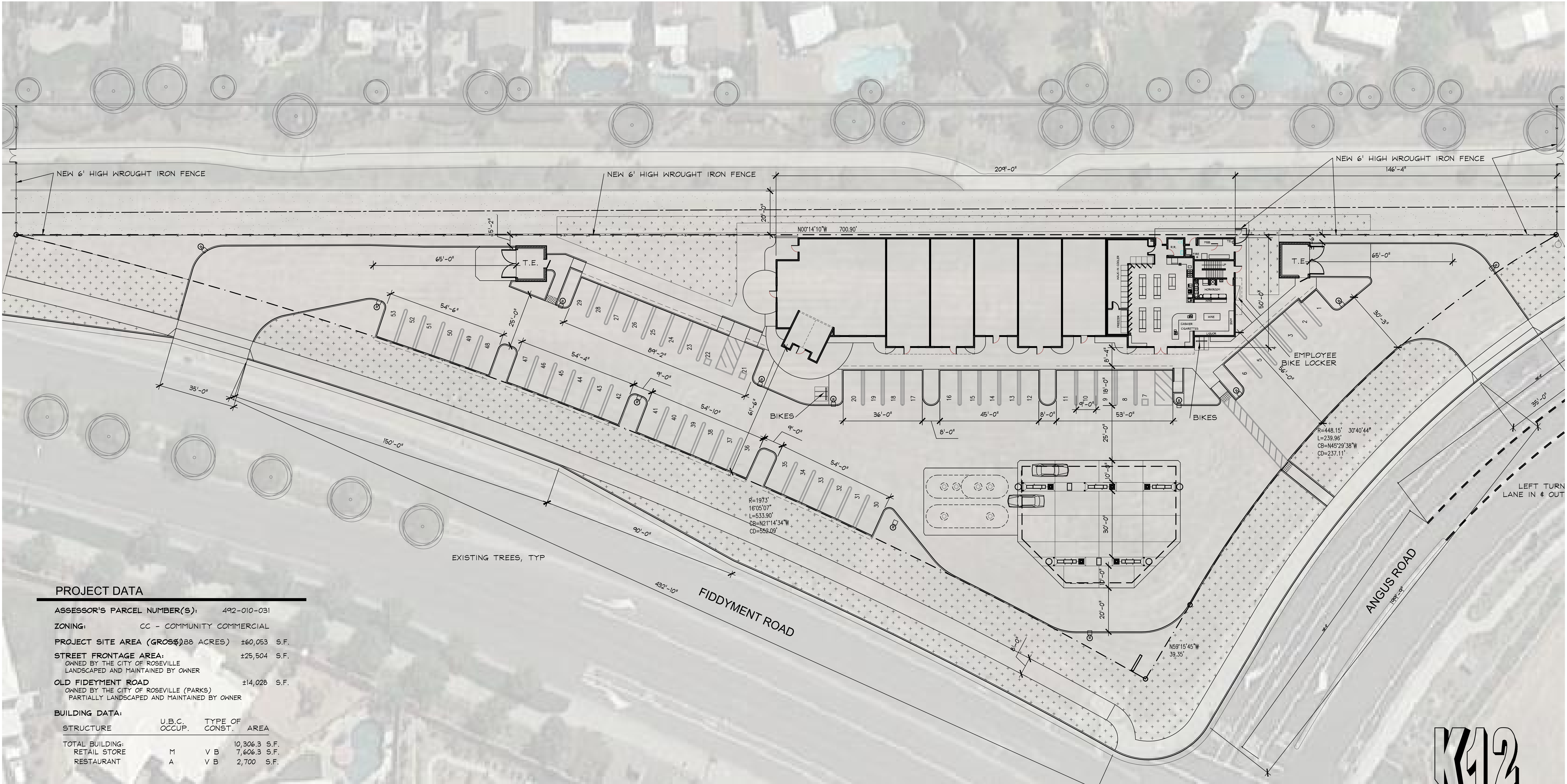
As a member of this community, it is paramount that the City of Roseville recognizes the adverse issues that can arise from the implementation of the Plaza Gas business in our neighborhoods. It will inherently affect the quality of life for many residents and their families. The aforementioned list of conditions should be taken into consideration during the development process.

My contact number is 916.807.0606. I would appreciate a phone call advising that you received this memo via email.

Thank you for your time and efforts.

Respectfully Submitted,

Deanna Viscuso



PROJECT DATA

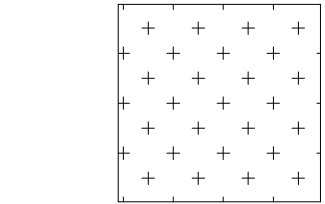
ASSESSOR'S PARCEL NUMBER(S):	492-010-031
ZONING:	CC - COMMUNITY COMMERCIAL
PROJECT SITE AREA (GROSS)±± ACRES)	±60,053 S.F.
STREET FRONTAGE AREA:	±25,504 S.F.
OWNED BY THE CITY OF ROSEVILLE LANDSCAPED AND MAINTAINED BY OWNER	
OLD FIDEYMENT ROAD	±14,028 S.F.
OWNED BY THE CITY OF ROSEVILLE (PARKS) PARTIALLY LANDSCAPED AND MAINTAINED BY OWNER	

STRUCTURE	U.B.C. OCCUP.	TYPE OF CONST.	AREA
TOTAL BUILDING:			10,306.3 S.F.
RETAIL STORE	M	V B	7,606.3 S.F.
RESTAURANT	A	V B	2,700 S.F.

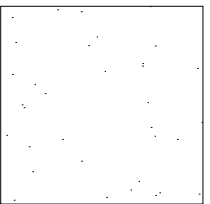
FUELING CANOPY	B	II B	3,310 S.F.
----------------	---	------	------------

PARKING DATA:			
BUILDING AREA	PARKING RATIO	REQ'D.	
RETAIL SPACE 1 : 300 S.F.	(7606.3 / 300)	= 26	
RESTAURANT 1 : 100 S.F.	(2700 / 100)	= 27	
		TOTAL = 53	

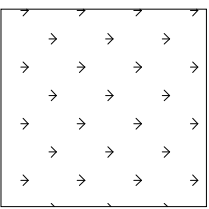
PARKING PROVIDED	
REGULAR SPACES	= 50
ACCESSIBLE SPACES	= 3
TOTAL=	53



AREA OF CITY OWNED LAND, STREET FRONTAGE. THE OWNER OF OUR PARCEL WILL LANDSCAPE THIS AREA THAT IS DIRECTLY IN FRONT OF HIS PARCEL AND MAINTAIN IT.



AREA OF CITY OWNED LAND, THIS WILL BE USED FOR THE FUTURE COUNTY SEWER. THIS IS A NON- PEDESTRIAN DESIGNATED AREA. LANDSCAPE BUFFER BETWEEN COMMERCIAL AND RESIDENTIAL PROPERTIES. (OLD FIDDEYMENT ROAD)



THIS AREA IS THE BIO-SWALE AREA, MAINTAINED BY PROPERTY OWNER. A PORTION OF THIS IS IN THE CITY OWNED LAND, THE OWNER IS MAINTAINING THE ADDITIONAL LANDSCAPING IN THIS AREA.

FIDDYMENT PLAZA

4701 FIDDYMENT ROAD, ROSEVILLE, CA



K12 Architects, Inc
3633 Seaport Blvd. Suite C
W. Sacramento, CA 95691
PH:(916) 455-6500 FAX:(916) 455-8100



PROJECT NUMBER:	PROJECT DATE:
16-021	2-27-17
SHEET NUMBER:	

A101.1

SCALE: 1" = 20'-0"

From: [Suzy Peterson](#)
To: [Wiley, Wayne](#)
Subject: Re: Fiddymment Plaza Commercial Project
Date: Friday, July 28, 2017 1:48:20 PM

Hello Wayne,

Thanks so much for the information regarding the upcoming meeting. Where is the meeting located?

Can you also please forward our thoughts and concerns regarding the proposed build to planning commission?

Dear Wayne and Roseville Planning Commission,

I am a community member that lives and works in Roseville. I was raised here since I was three years old and have always felt such pride for being a part of such a friendly and family orientated community. We live across from Fiddymment where the planned gas station will reside. My main concern is the gas station and hours of operation will attract individuals that have no business stopping in Roseville. I am all for small business and supporting growth, but we want to maintain Roseville as a family oriented community. A market would work, pizza shop, hair salon, restaurant, ice cream parlor, etc. but a gas station operates at all hours of the night and will be a draw for casino traffic. The owners wife was speaking to a family at the park and even said they chose that land to specifically attract casino traffic. With the land being surrounded by family homes and a park on all sides, as a Roseville resident I strongly encourage we do not include the gas pumps on the property.

If we have no option and the gas pumps must go in, I would like to propose limited hours of operation. The land backs up directly to homes and every time a car pulls in during late hours the lights will light up and shine in windows and car doors will be closing resulting in extra noise while residents are sleeping. The Safeway gas pumps on Blue Oaks and Woodcreek Oaks close at 11:00pm and those are not as close to homes as the proposed plan. At the last meeting the owner proposed midnight as a closing time for the store but gas could be pumped all hours with a credit card. In order to protect our families and allow them some peace throughout the night I believe the gas station and store should close no later than 10. This would help prevent casino traffic from stopping that has no business in Roseville and allow the residents quiet time in the later evening hours.

Thank you very much for your time and consideration and I hope you are able to accommodate the needs and concerns of our Roseville community.

Erin Peterson

Sent from my iPhone

On Jul 18, 2017, at 9:45 AM, Wiley, Wayne <WWiley@roseville.ca.us> wrote:

Good morning,

As a follow up to the neighborhood meeting on April 11th, regarding the Fiddymment Plaza project, I would like to inform you that a public meeting has been scheduled for August 10, 2017 before the Planning Commission. I have attached the public hearing notice and a link to the project webpage for reference

http://roseville.ca.us/gov/development_services/_planning/current_projects/wrsp_fiddymment_plaza.asp

Please feel free to attend the meeting if you would like to provide comments to the Planning Commission. You may also provide correspondence (in writing) by July 28th, which I will forward to the Planning Commission.

Again, I understand that there is concern regarding the gas station component of the project and this will be conveyed to the Planning Commission in the staff report and my presentation; however, this is a principally permitted use that is allowed by right. It is worth noting that the applicant has agreed to additional measures to address some of the operational concerns raised at the neighborhood meeting and the building height has been lowered from 37' to 27'. Thank you again for your continued interest in the project and please feel free to contact me should you have any questions.

Wayne Wiley

Development Services Dept.- Planning Division

o: (916) 774-5276

f: (916) 774-5129

Working together to build a quality community.

<!--[if !vml]-->

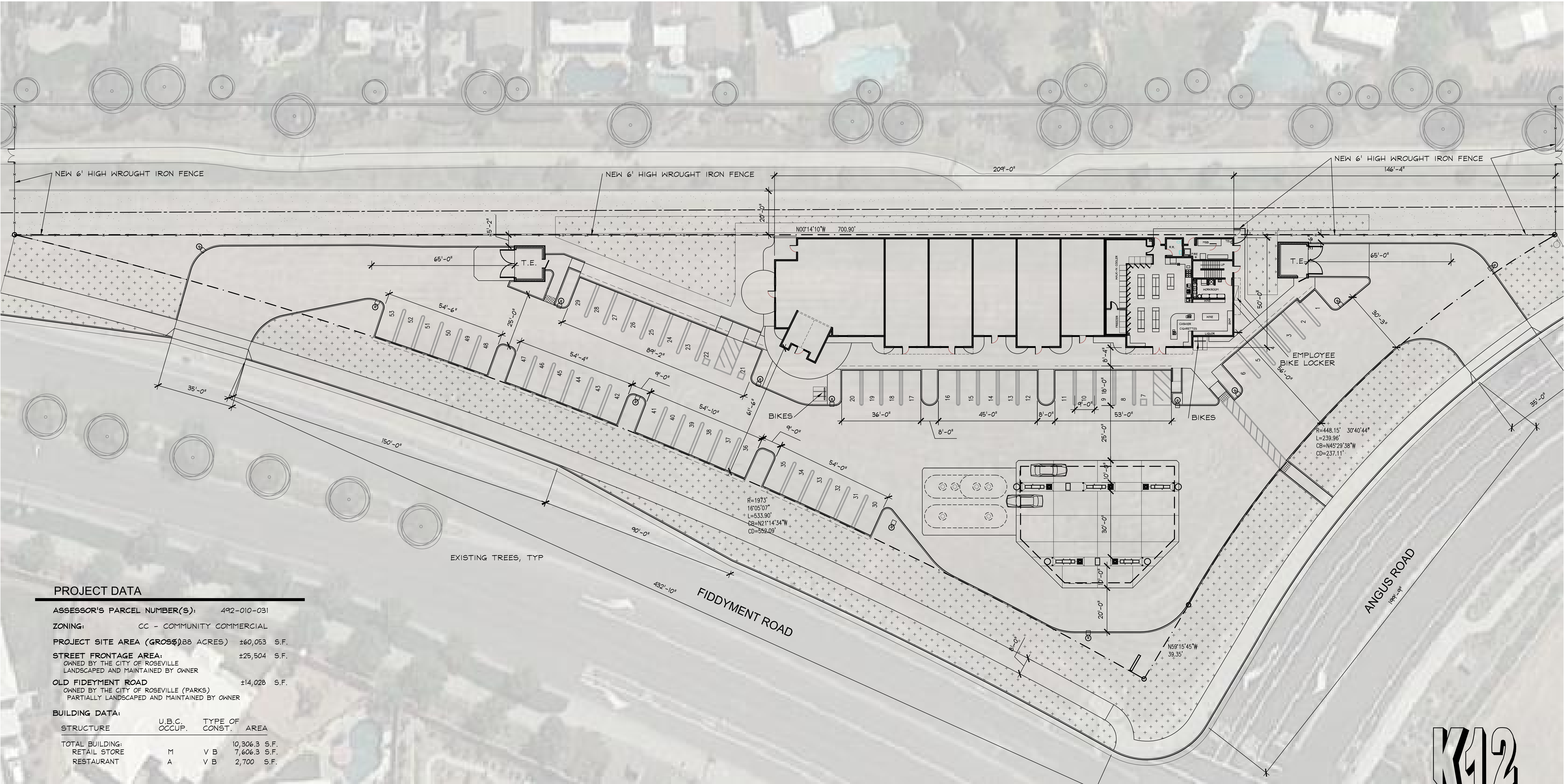
Civic Center | 311 Vernon Street | Roseville, CA | 95678

[<image009.jpg>](#)

[<image010.jpg><image011.jpg><image012.jpg><image013.jpg><image014.jpg>](#)

CONFIDENTIALITY NOTICE: This email message and any accompanying documents are for the sole use of the intended recipient(s) and may contain confidential and/or privileged attorney-client information or work product. DO NOT FORWARD. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. Thank you.

<FiddymmentPlaza_legal_newspaper.pdf>

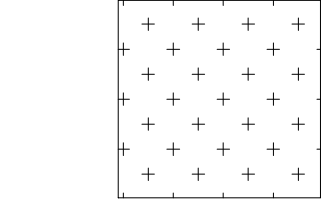


PROJECT DATA

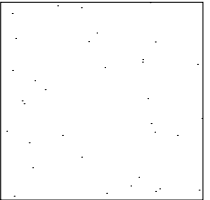
ASSESSOR'S PARCEL NUMBER(S): 492-010-031
ZONING: CC - COMMUNITY COMMERCIAL
PROJECT SITE AREA (GROSS) 88 ACRES ±60,053 S.F.
STREET FRONTAGE AREA: ±25,504 S.F.
OWNED BY THE CITY OF ROSEVILLE
LANDSCAPED AND MAINTAINED BY OWNER
OLD FIDEYMENT ROAD ±14,028 S.F.
OWNED BY THE CITY OF ROSEVILLE (PARKS)
PARTIALLY LANDSCAPED AND MAINTAINED BY OWNER

BUILDING DATA:			
STRUCTURE	U.B.C. OCCUP.	TYPE OF CONST.	AREA
TOTAL BUILDING:			10,306.3 S.F.
RETAIL STORE	M	V B	7,606.3 S.F.
RESTAURANT	A	V B	2,700 S.F.
FUELING CANOPY	B	II B	3,310 S.F.

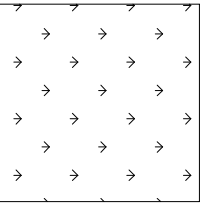
PARKING DATA:			
BUILDING AREA	PARKING RATIO	REQ'D.	
RETAIL SPACE 1 : 300 S.F.	(7606.3 / 300)	= 26	
RESTAURANT 1 : 100 S.F.	(2700 / 100)	= 27	
			TOTAL = 53
PARKING PROVIDED			
REGULAR SPACES		= 50	
ACCESSIBLE SPACES		= 3	
TOTAL=			53



AREA OF CITY OWNED LAND, STREET FRONTAGE. THE OWNER OF OUR PARCEL WILL LANDSCAPE THIS AREA THAT IS DIRECTLY IN FRONT OF HIS PARCEL AND MAINTAIN IT.



AREA OF CITY OWNED LAND, THIS WILL BE USED FOR THE FUTURE COUNTY SEWER. THIS IS A NON- PEDESTRIAN DESIGNATED AREA. LANDSCAPE BUFFER BETWEEN COMMERCIAL AND RESIDENTIAL PROPERTIES. (OLD FIDDEYMENT ROAD)



THIS AREA IS THE BIO-SWALE AREA, MAINTAINED BY PROPERTY OWNER. A PORTION OF THIS IS IN THE CITY OWNED LAND, THE OWNER IS MAINTAINING THE ADDITIONAL LANDSCAPING IN THIS AREA.

FIDDYMENT PLAZA

4701 FIDDYMENT ROAD, ROSEVILLE, CA



K12 Architects, Inc
3633 Seaport Blvd. Suite C
W. Sacramento, CA 95691
PH:(916) 455-6500 FAX:(916) 455-8100



PROJECT NUMBER:	PROJECT DATE:
16-021	2-27-17
SHEET NUMBER:	

A101.1

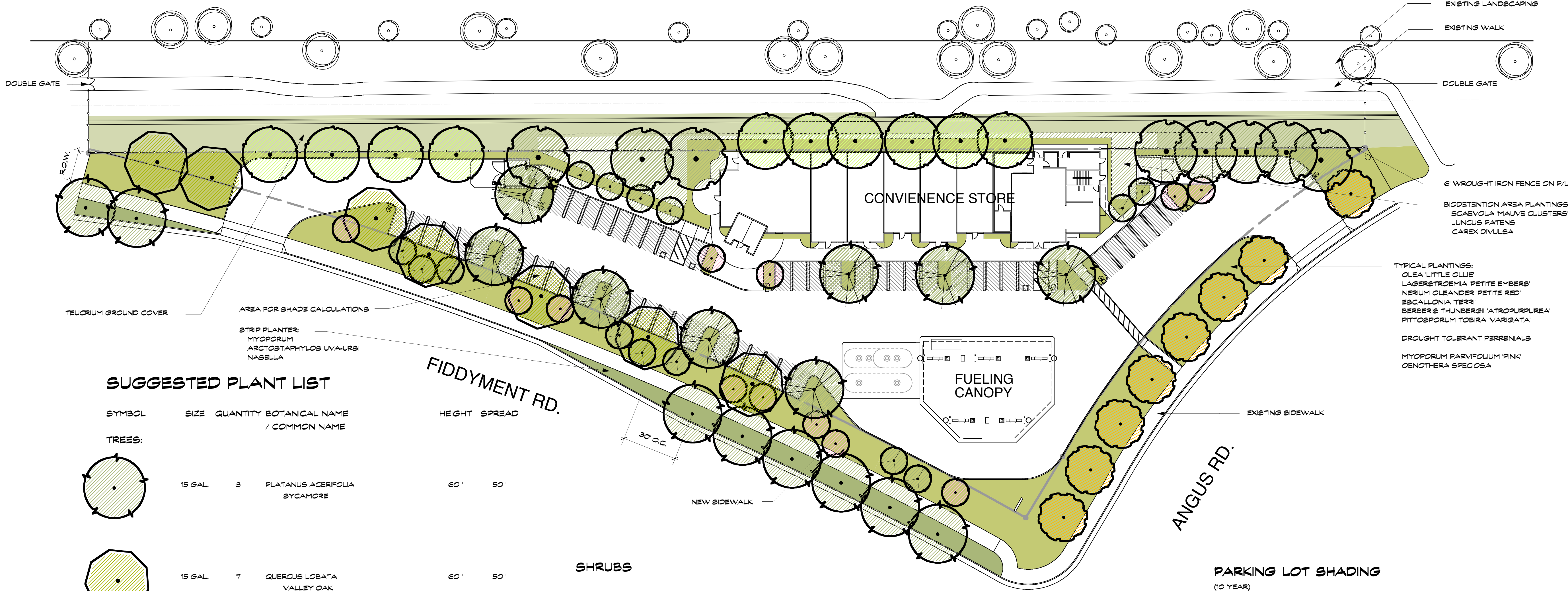
SCALE: 1" = 20'-0"

JAMES
FERGUSON
CLABAUGH

LANDSCAPE
ARCHITECT

4556 SHAWN LANE
VACAVILLE, CA 95688
PHONE/ FAX: 707-449-3916

These drawings are the instrument of the service and
shall not be used, in part or in whole, for any work
not specifically contracted with James Clabaugh
Landscape Architect. Copyright 2017



SUGGESTED PLANT LIST

SYMBOL	SIZE	QUANTITY	BOTANICAL NAME / COMMON NAME	HEIGHT	SPREAD
TREES:					
	15 GAL.	8	PLATANUS ACERIFOLIA SYCAMORE	60'	50'
	15 GAL.	7	QUERCUS LOBATA VALLEY OAK	60'	50'
	15 GAL.	8	PISTACHIA CHINENSIS CHINESE PISTACHE	40'	40'
	15 GAL.	8	ULMUS PARVIFOLIA DRAKE CHINESE EVERGREEN ELM	40'	50'
	15 GAL.	12	LAGERSTROEMIA TUSCARORA RED CRAPE MYRTLE	15'	15'
	15 GAL.	14	CERCIS OCCIDENTALIS WESTERN REDBUD	15'	15'
	15 GAL.	8	ULMUS X FRONTIER FRONTIER ELM	400'	300'
	15 GAL.	10	SOPHORA JAPONICA JAPANESE POGODA TREE	500'	500'

SHRUBS

SIZE	BOTANICAL NAME	COMMON NAME
5 GAL.	OLEA 'LITTLE OLIE'	DWARF OLIVE
5 GAL.	LAGERSTROEMIA 'PETITE EMBERS'	DWARF RED CRAPE MYRTLE
5 GAL.	NERIUM OLEANDER 'PETITE RED'	DWARF RED OLEANDER
5 GAL.	ESCALLONIA TERRI'	COMPACT ESCALLONIA
5 GAL.	BERBERIS THUNBERGII 'ATROPURPUREA'	RED JAPANESE BARBERRY
5 GAL.	PITTOSPORUM TOBIRA VARIGATA'	DWARF RED OLEANDER
5 GAL.	ARCTOSTAPHYLOS 'HOWARD MINNIN'	MANZANITA
1 GAL.	SALVIA OFFICINALIS 'MINIMUS'	DWARF GARDEN SAGE
1 GAL.	ERIGONUM CROCATUM	SAFFRON BUCKWHEAT
1 GAL.	EPILOBIUM 'CALISTOGA'	CALIFORNIA FUCHSIA
1 GAL.	PHLOMIS FRUTICOSA 'DWARD'	JERUSALEM SAGE
1 GAL.	MUHLENBERGIA RIGENS	DEER GRASS
1 GAL.	NABELLA TENUISSIMA	MEXICAN FEATHER GRASS
1 GAL.	DIETES BICOLOR	AFRICAN IRIS

GROUND COVERS

1 GAL.	TEUCRIUM LUCIDRYS	PROSTRATE GERMANDER
1 GAL.	MYOPORUM PARVIFOLIUM PINK'	MYOPORUM
1 GAL.	SCAEOVOLA 'MALVE CLUSTERS'	FAN FLOWER
1 GAL.	ARCTOSTAPHYLOS UVA URSI	ORNAMENTAL STRAWBERRY
1 GAL.	OENOTHERA SPECIOSA	MEXICAN EVENING PRIMROSE

NOTE THAT ALL PLANTERS ARE TO BE IRRIGATED BY AN AUTOMATIC, LOW
VOLUME, INLINE DRIP SYSTEM BURIED BELOW GRADE.

ALL PLANTERS WILL BE MULCHED WITH 3" OF AN APPROVED BARK PRODUCT.

THE LANDSCAPE AND IRRIGATION PLANS WILL COMPLY WITH AS 1681 WATER
CONSERVATION IN LANDSCAPING ACT.

PARKING LOT SHADING

(10 YEAR)

TREE	DIA.	AREA FULL COVERAGE SQFT.	NUMBER	(100 %)	HALF COVERAGE NUMBER	(50 %)
QUERCUS	300"	706	0	0	5	1766
LAGERSTROEMIA	150"	177	0	0	3	265
ULMUS	300"	706	0	0	7	2473
SUBTOTAL:				0 SQFT.	4504 SQFT.	
SHADE TOTAL:				4,504 SQFT.		
PARKING LOT AREA:				7,639 SQFT.		
PERCENTAGE COVERAGE:				59 %		

MAXIMUM APPLIED WATER ALLOWANCE

MAWA = (ET₀) (0.7) (LA) (0.62)

$$1,275,556 \text{ GAL/YEAR} = \frac{ET_0}{52.2} \times 0.7 \times \frac{LA}{56,304} \times 0.62$$

ESTIMATED TOTAL WATER USE

EWU = (ET₀) (PF) (HA) (0.62) / IE

DESCRIPTION	ET ₀	PF	HA	0.62	IE	EWU (IN GALS PER YEAR)
BIORETENTION PLANTINGS	52.2	0.6	4,550	0.62	0.9	98,171
TYPICAL DROUGHT TOLERANT PLANTINGS	52.2	0.6	27,310	0.62	0.9	569,241
R.O.V. PLANTINGS, LOW DENSITY	52.2	0.4	24,444	0.62	0.9	351,602
TOTAL:				56,304 SQFT		940,943

TOTAL GALLONS PER YEAR:

ROSEVILLE
GAS
STATION

FIDDYMENT AND ANGUS RDS.
ROSEVILLE, CA

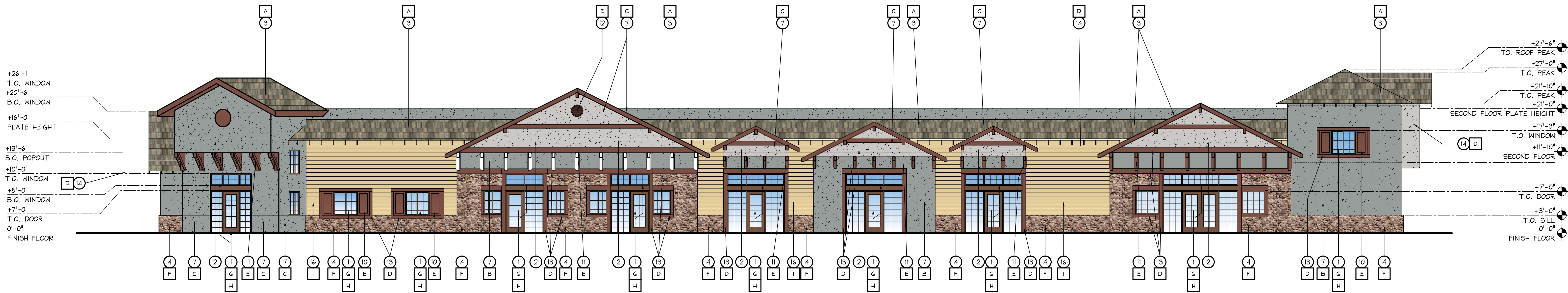
Scale	1" = 30'-0"	REVISIONS
Date	6/12/17	No. Date
Job No.		
Designed by	J.C.	
Drawn by	J.C.	

PRELIMINARY
LANDSCAPE
PLAN

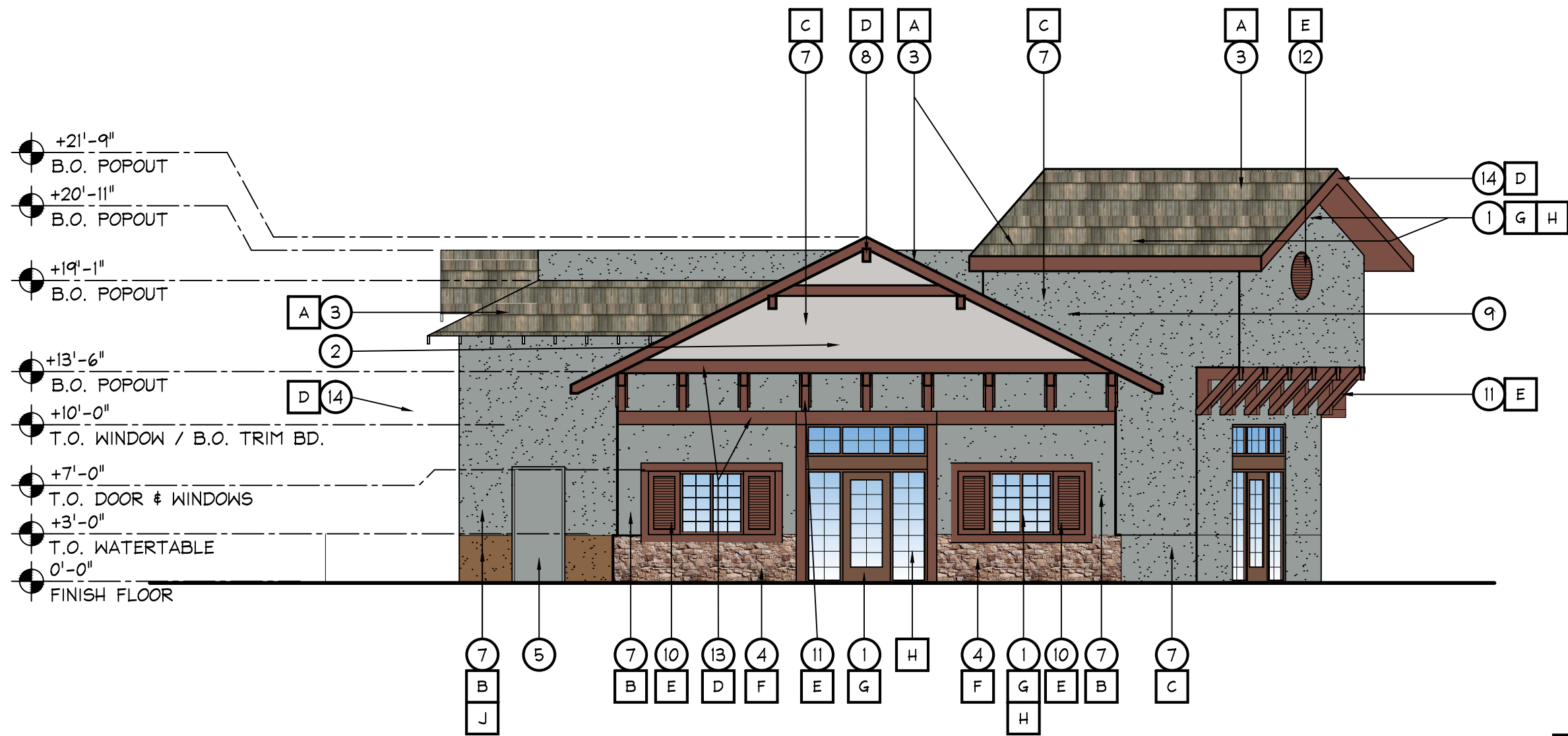
Sheet No.

PL 1

of 1



1 FRONT VIEW



2 LEFT SIDE VIEW

KEY NOTES

- 1 STOREFRONT WINDOW SYSTEM; 2'x4.5" CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING
- 2 FUTURE SIGN LOCATION
- 3 CONCRETE TILE ROOFING
- 4 STUCCO STONE WITH WATERTABLE OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER DUPONT TYVEK DRAINWRAP
- 5 HOLLOW METAL DOOR AND FRAME PAINTED TO MATCH SURROUNDING BUILDING MATERIAL
- 6 WALL MOUNTED LIGHT FIXTURE
- 7 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- 8 WOOD OUTRIGGER; PAINTED
- 9 METAL FLASHING; PAINTED TO MATCH SURROUNDING BUILDING FINISH
- 10 PANEL WOOD SHUTTER; PAINTED
- 11 CORBELS; PAINTED
- 12 VENTS; PAINTED
- 13 HARDITRIM BOARD; PAINTED
- 14 FASCIA BOARD; PAINTED
- 15 12" TALL CAN TYPE ADDRESS NUMBERS; BACKLIT, FACE COLOR: BLACK; RETURN COLOR: MATCH FASCIA TRIM; MOUNTED FACING ROADWAY

COLOR LEGEND

- A EAGLE ROOFING; PROFILE: GOLDEN EAGLE; COLOR: 1634 KINGS CANYON BLEND
- B DUNN EDWARDS; DEC790 "ICE GRAY"
- C DUNN EDWARDS; DEC789 "LIGHT GRAY"
- D DUNN EDWARDS; DEC750 "BISON BEIGE"
- E DUNN EDWARDS; DET489 "RED ROOSTER"
- F CORONADO STONE; 75% FRENCH COUNTRY VILLA, COLOR: "VERSAILLES" 25% TUSCAN VILLA, COLOR: "VERONA"
- G ALUMINUM STOREFRONT SYSTEM; OLD CASTLE "SAGE BROWN"
- H GLAZING; CLEAR
- I DUNN EDWARDS; DET489 "PRAIRIE LAND"
- J DUNN EDWARDS; DET683 "WILD HORSES"

FIDDYMENT PLAZA

4701 FIDDYMENT ROAD, ROSEVILLE, CA

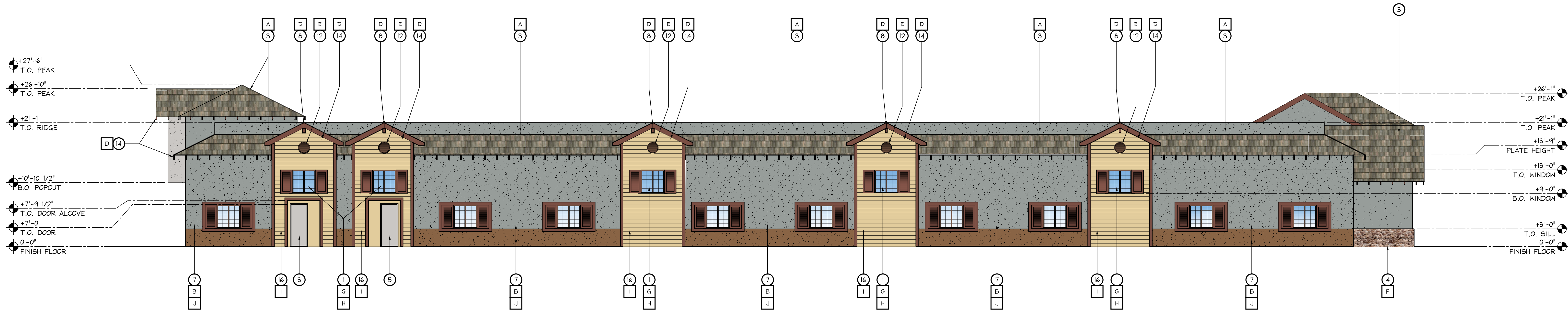


K12 Architects, Inc
3633 Seaport Blvd. Suite C
W. Sacramento, CA 95691
PH:(916) 455-6500 FAX:(916) 455-8100

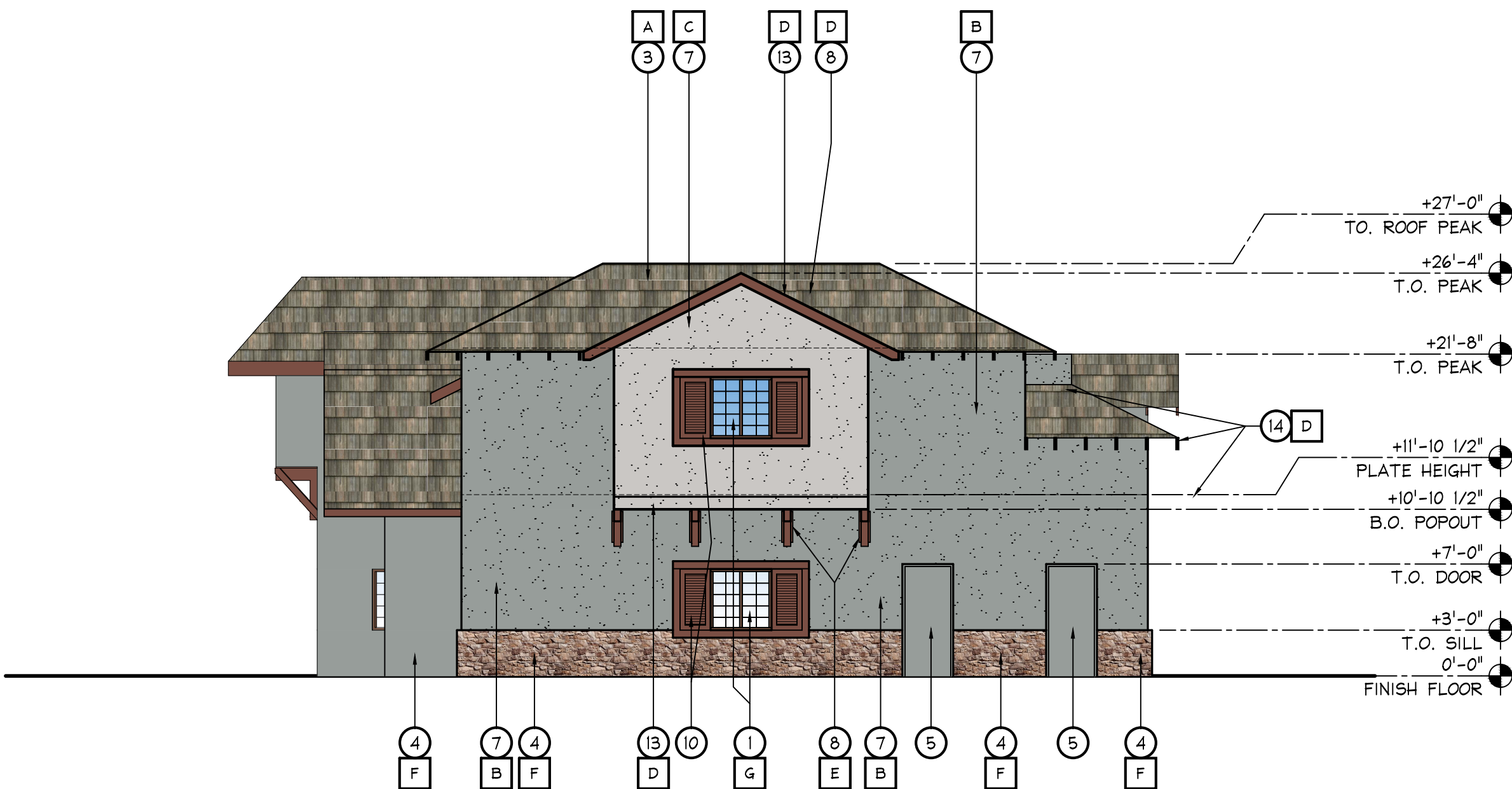
PROJECT NUMBER:	PROJECT DATE:
16-021	2-27-17
SHEET NUMBER:	

A301

SCALE: 3/16" = 1'-0"



1 FRONT VIEW



2 LEFT SIDE VIEW

KEY NOTES

- STOREFRONT WINDOW SYSTEM; 2"x4.5" CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING
- FUTURE SIGN LOCATION
- CONCRETE TILE ROOFING
- STUCCO STONE WITH WATERTABLE OVER EXTERIOR CEMENT PLASTER OVER METAL LATH OVER DUPONT TYVEK DRAINWRAP
- HOLLOW METAL DOOR AND FRAME PAINTED TO MATCH SURROUNDING BUILDING MATERIAL
- WALL MOUNTED LIGHT FIXTURE
- 7/8" THREE COAT STUCCO SYSTEM OVER DUPONT TYVEK DRAINWRAP
- WOOD OUTRIGGER; PAINTED
- METAL FLASHING; PAINTED TO MATCH SURROUNDING BUILDING FINISH
- PANEL WOOD SHUTTER; PAINTED
- CORBELS; PAINTED
- VENTS; PAINTED
- HARDTRIM BOARD; PAINTED
- FASCIA BOARD; PAINTED
- 12" TALL CAN TYPE ADDRESS NUMBERS, BACKLIT, FACE COLOR: BLACK; RETURN COLOR: MATCH FASCIA TRIM; MOUNTED FACING ROADWAY

COLOR LEGEND

- | | |
|---|---|
| A | EAGLE ROOFING; PROFILE: GOLDEN EAGLE; COLOR: 1634 KINGS CANYON BLEND |
| B | DUNN EDWARDS; DEC790 "ICE GRAY" |
| C | DUNN EDWARDS; DEC789 "LIGHT GRAY" |
| D | DUNN EDWARDS; DEC750 "BISON BEIGE" |
| E | DUNN EDWARDS; DET489 "RED ROOSTER" |
| F | CORONADO STONE; 75% FRENCH COUNTRY VILLA, COLOR: "VERSAILLES" 25% TUSCAN VILLA, COLOR: "VERONA" |
| G | ALUMINUM STOREFRONT SYSTEM; OLD CASTLE "SAGE BROWN" |
| H | GLAZING; CLEAR |
| I | DUNN EDWARDS; DET489 "PRAIRIE LAND" |
| J | DUNN EDWARDS; DET683 "WILD HORSES" |

FIDDYMENT PLAZA

4701 FIDDYMENT ROAD, ROSEVILLE, CA

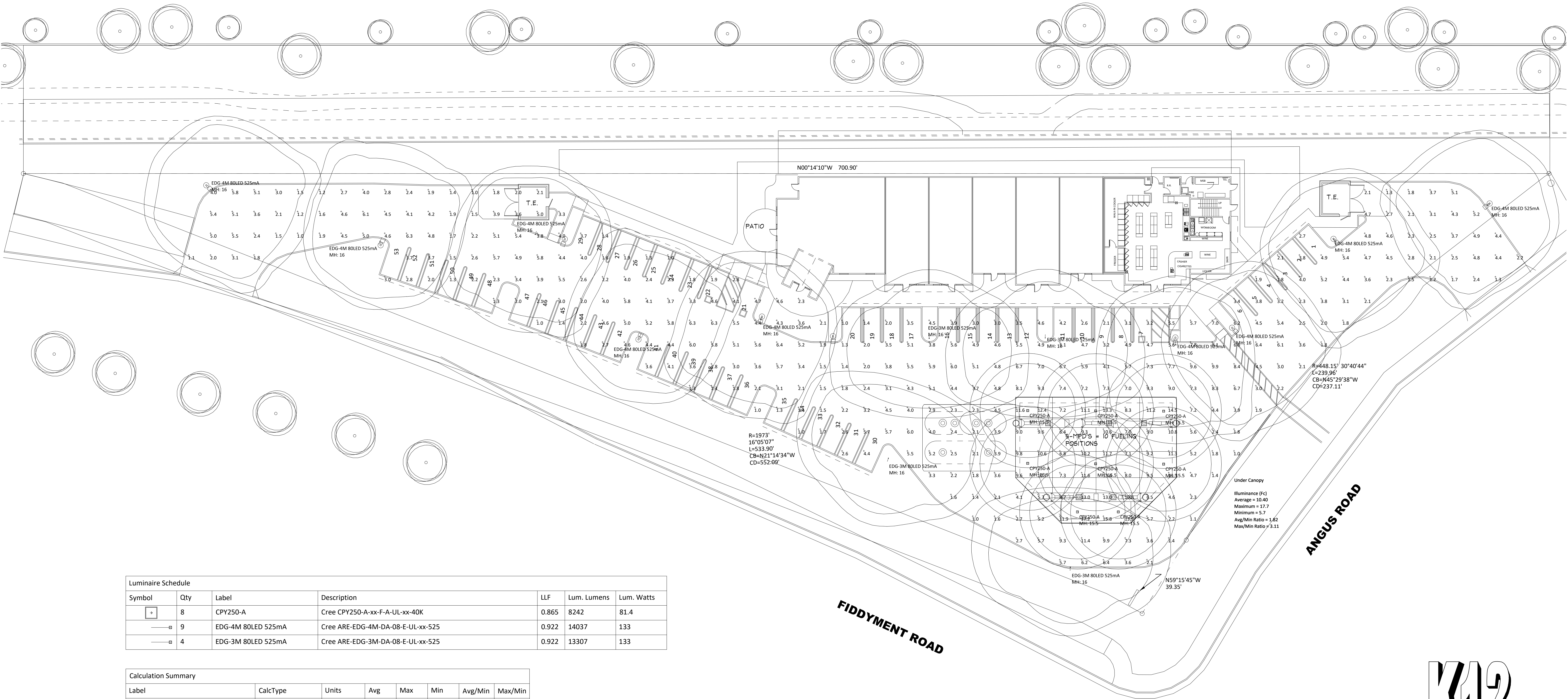


K12 Architects, Inc
3633 Seaport Blvd. Suite C
W. Sacramento, CA 95691
PH:(916) 455-6500 FAX:(916) 455-8100

PROJECT NUMBER: 16-021 PROJECT DATE: 2-27-17
SHEET NUMBER:

A302

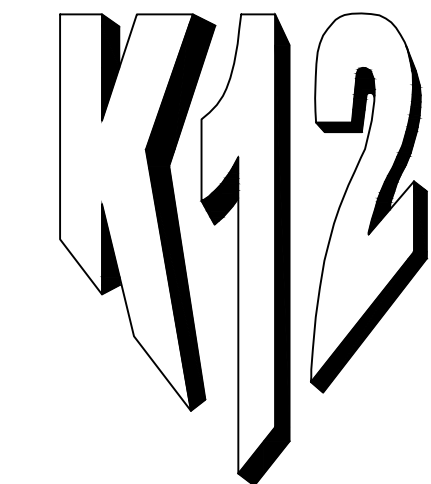
SCALE: 3/16" = 1'-0"



SITE PHOTOMETRIC

FIDDYMENT PLAZA

4701 FIDDYMENT ROAD, ROSEVILLE, CA



Architects

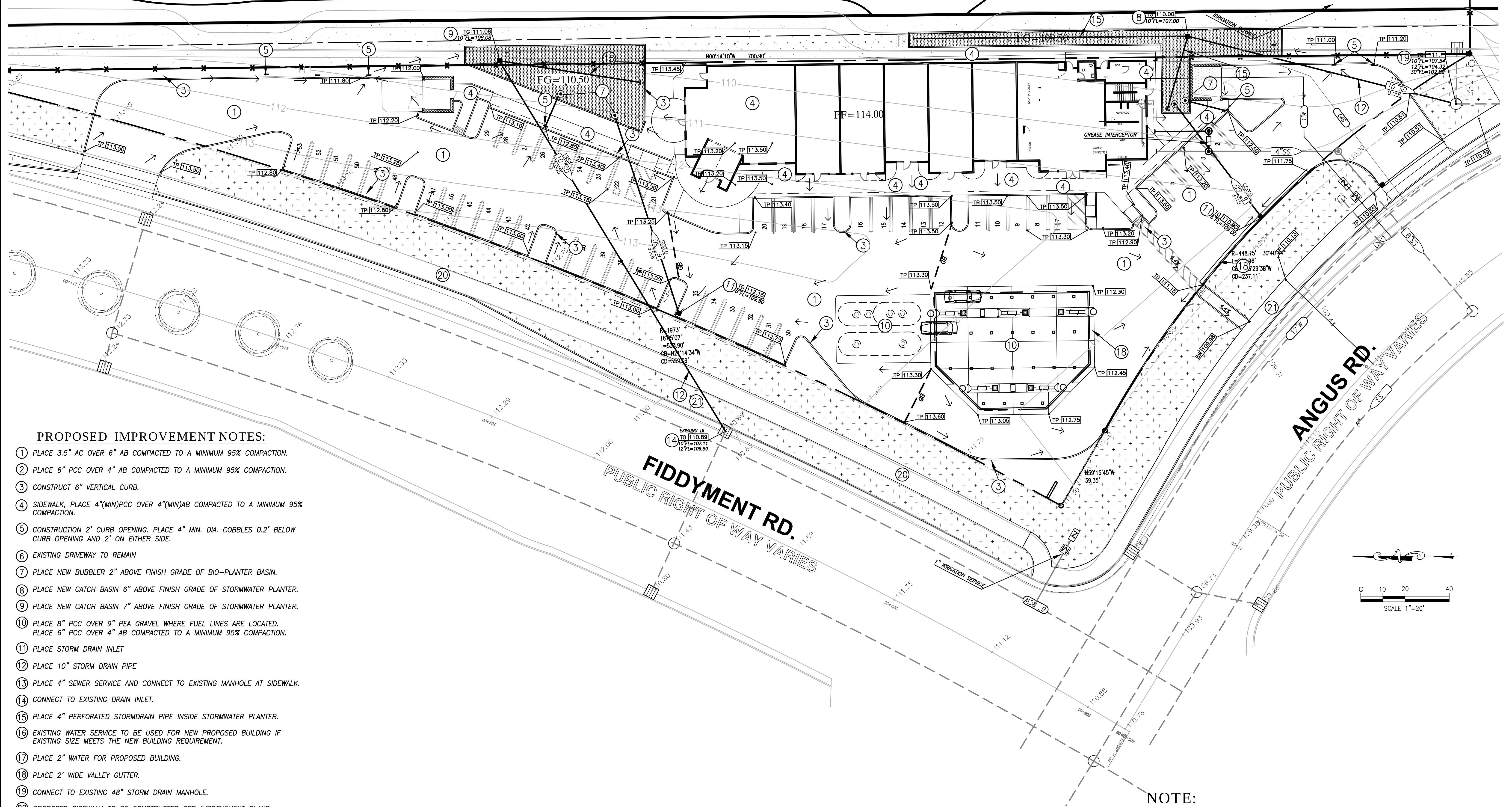
K12 Architects, Inc
3633 Seaport Blvd. Suite C
W. Sacramento, CA 95691
PH:(916) 455-6500 FAX:(916) 455-8100



PROJECT NUMBER:	PROJECT DATE:
16-021	2-27-17
SHEET NUMBER:	

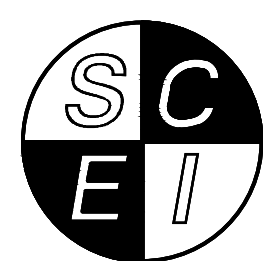
A101.3

SCALE: 1" = 20'-0"



BENCHMARK ELEV. _____

FIELD BOOK NO. _____ PG. _____



STUKAM CONSULTING ENGINEERS, INC.
11344 COLOMA RD. SUITE 235C
GOLD RIVER, CALIFORNIA 95670
(916) 858-8241 PHONE (916) 988-6316 FAX

DESIGNED: FTS
DRAWN: FTS
CHECKED: FTS
SUBMITTED: FAREED T. SIDDIQUI RCE: 56122

SCALE:
1"=20'

NO	REVISION	APPROVAL BY:	DATE

CITY OF ROSEVILLE

PRELIMINARY GRADING & UTILITY PLAN
4701 FIDDYMENT RD.
CONVIENCE STORE & GAS STATION
APN: 492-001-031
PLACER COUNTY

CALIFORNIA

DATE: 09/23/16

SHEET

C1
OF 2