CITY OF ROSEVILLE CALIFORNIA

AGENDA

July 21, 2022

DESIGN COMMITTEE MEETING
4:30 P.M.
Civic Center Meeting Rooms 1 & 2
311 Vernon Street
Roseville, California
www.roseville.ca.us

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

If an agenda item is open to public comment, such public comment shall be addressed to the chair of the meeting.

Public Comment - Speakers have three minutes under Public Comment to speak on issues that are not listed on the agenda and are within the City's jurisdiction. The Brown Act does not permit any action or discussion on items not listed on the agenda.

Consent Calendar - If applicable, the Consent Calendar consists of routine items that may be approved by one motion. Any person can remove an item from the Consent Calendar to be discussed separately.

Agenda Items - Speakers have five minutes to address items that are listed on the agenda.

Americans with Disabilities Act - Notify the City Clerk or Secretary at least 72 hours in advance if special assistance is required to participate in a meeting including the need of auxiliary aids or services.

Audio/Visual Presentations - If making a presentation regarding an agenda item, audio/visual materials must be submitted to the City Clerk or Secretary at least 72 hours in advance.

Roseville City Clerk 311 Vernon Street, Roseville, CA 916-774-5200 TDD 916-774-5220

1. CALL TO ORDER

2. ROLL CALL (SILENT)

3. CONSENT CALENDAR

3.1. Minutes of March 17, 2022

4. REQUESTS/PRESENTATIONS

4.1. WRSP PCL W-16 Multifamily Project, 3200 Pleasant Grove Bl, File # PL21-0373

REQUEST

The applicant requests a Design Review Permit for a 223-unit multifamily project on 12.16 acres in the West Roseville Specific Plan area. The development consists of 18 three-story, townhome-style buildings, including units with two-car garages, and one apartment/community clubhouse building. A total of 483 parking spaces, including 372 garage spaces, will be provided. Additional site amenities include an outdoor pool/spa area, and clubhouse building with lounge, fitness studio, offices, storage, and other facilities.

Applicant: Jeff Thompson, Morton & Pitalo
Owner: Scott Canel, W-16 Apartments LP

RECOMMENDATION

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

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

5. COMMITTEE MEMBER / STAFF REPORT

6. PUBLIC COMMENTS

7. ADJOURNMENT

DESIGN COMMITTEE COMMUNICATION

Title:	Minutes of March 17, 2022
Contact:	Lupe Nelson, lnelson@roseville.ca.us, (916) 774-5281

Meeting Date: 7/21/2022
Item #: 3.1.

ATTACHMENTS:

Description

Minutes of March 17, 2022

DRAFT MINUTES
March 17, 2022

DESIGN COMMITTEE MEETING
4:30 P.M.
Civic Center Meeting Rooms 1 & 2
311 Vernon Street
Roseville, California
www.roseville.ca.us

1. CALL TO ORDER

Chair Prior called the meeting to order at 4:30 p.m.

2. ROLL CALL (SILENT)

Present: Clark, Poulsen, Prior
Absent: None

3. CONSENT CALENDAR

3.1. Minutes of February 17, 2022

Motion by Committee Member Clark, seconded by Committee Member Poulsen, to approve the Consent Calendar.

The Motion passed unanimously with a voice vote.

4. REQUESTS/PRESENTATIONS

4.1. INFILL PCL 192 – Roseville Perio Dental Clinic, 1623 Santa Clara Drive, File # PL21-0315

REQUEST

The applicant requests approval of a Design Review Permit, an Administrative Permit for a Parking Reduction, and a Tree Permit to allow the development of a 9,100-square-foot periodontal / dental building with associated parking, lighting, and landscaping improvements.

Assistant Planner, Anna Quan, presented the staff report.

Committee Discussion

- Committee Member asked if there were buildings in Roseville that had used the proposed polished stucco.

- Committee Member asked if the trash enclosure was being built over an easement. Staff responded that the Engineering Division had reviewed the plans, and that the trash enclosure location complied with Engineering requirements.
- Committee Member asked for the number of and location of the handicap parking. Staff responded that there are two (2) designated handicap parking spots proposed by the main entrance of the building.
- Committee Member asked for the location of the ramp to the main entrance. Staff indicated the location on the diagram.
- Committee Member asked if the entire building would be used for dental facilities. Staff responded that periodontal office would occupy a majority of the building and the rest of the building would probably be medical offices.
- Committee Member asked if there would be suitable parking for future tenants. Staff responded that there would be sufficient parking.

Chair Prior opened the Public Hearing and invited comments from the applicant and/or audience.

Applicant representative, Carrie Sheldon, DWL Architects, responded to questions from the Committee.

Committee Discussion with Applicant's Representatives

- Committee member asked whether the metallic stucco weathers well and why it was chosen. Applicant responded that it does weather well and that due to construction costs it was a viable compromise for the look that the applicant was going for. It gives the look of metal with the price of stucco.
- Committee member asked that a condition be added which would require the applicant to submit a materials board to the Planning staff for approval of the metallic stucco.
- Committee member asked if the metallic stucco would cause a glare.

Motion by Committee Member Poulsen, seconded by Committee Member Clark, to:

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-nine (69) conditions of approval with the addition of condition 2a which states: *The applicant shall submit a physical sample of the Dryvit metallic finish to the Planning Division prior to Building Permit approval. This sample shall be reviewed and approved by the Planning Division.*
2. Adopt the four (4) findings of fact and approve the Administrative Permit for a Parking Reduction subject to two (2) conditions of approval.
3. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

The Motion passed unanimously with a voice vote.

5. COMMITTEE MEMBER / STAFF REPORT

Staff Report

- Staff introduced Anna Quan to the Design Committee.
- There will not be an April Design Committee meeting.

Committee Member Report

- None

6. PUBLIC COMMENTS

Chair Prior opened the Public Comment period. Hearing none, Chair Prior closed the Public Comment period.

7. ADJOURNMENT

Motion by Committee Member Clark, seconded by Committee Member Poulsen, to adjourn the meeting. The Motion Passed unanimously at 5:06 p.m. with a voice vote.

DESIGN COMMITTEE COMMUNICATION

Title:	WRSP PCL W-16 Multifamily Project, 3200 Pleasant Grove Bl, File # PL21-0373
Contact:	Shelby Maples, smaples@roseville.ca.us, (916) 746-1347

Meeting Date: 7/21/2022
Item #: 4.1.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Neighbor Letters

Exhibit A Site Plan

Exhibit B Unit Plans

Exhibit C Floor Plans

Exhibit D Roof Plan

Exhibit E Elevations and Colors and Materials Palate

Exhibit F Landscape Plans

Exhibit G Grading and Utility Plans

Exhibit H Photometric

Exhibit I Fire and Trash Turning Exhibit

CITY OF ROSEVILLE CALIFORNIA

Planning Division Staff Report
Design Committee Meeting ***July 21, 2022***

Prepared by: Shelby Maples, Associate Planner

ITEM 4.1: Design Review Permit– 3200 Pleasant Grove Bl. – WRSP PCL W-16 – W-16 Multifamily Project – PL21-0373

REQUEST

The applicant requests a Design Review Permit for a 223-unit multifamily project on 12.16 acres in the West Roseville Specific Plan area. The development consists of 18 three-story, townhome-style buildings, including units with two-car garages, and one apartment/community clubhouse building. A total of 483 parking spaces, including 372 garage spaces, will be provided. Additional site amenities include an outdoor pool/spa area, and clubhouse building with lounge, fitness studio, offices, storage, and other facilities.

Applicant- Jeff Thompson, Morton & Pitalo
Owner – Scott Canel, W-16 Apartments LP

SUMMARY RECOMMENDATION

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

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

SUMMARY OF OUTSTANDING ISSUES

Staff received two phone inquiries and one email expressing opposition to the project in response to a neighborhood flyer that was mailed out on May 23, 2022. These letters are included as Attachment 1. No comments were received in response to the public hearing notice that was mailed out on July 9, 2022. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

Parcel W-16 is located at 3200 Pleasant Grove Bl. on approximately 12.16 acres in the West Roseville Specific Plan (WRSP) area. The parcel is surrounded by an open space parcel with a creek to the north, undeveloped high density residential parcels to the west, and low density residential subdivisions to the east and south. A 40-foot-wide drainage easement and 16-foot-wide bike and pedestrian easement with constructed path are located along the western side of the property (Figure 1).

The parcel has a General Plan Land Use designation of High Density Residential (HDR) and a Zoning designation of Attached Housing (R3), with a Specific Plan unit allocation of 250 units. The HDR land use designation provides for apartments or condominiums with multiple-story structures containing multiple attached dwelling units. The R3 zoning designation provides development standards for permitted uses, which include apartments or condominiums with multiple-story structures containing multiple attached dwelling units. The land use and zoning designations for Parcel W-16 have been in place since the adoption of the Fiddyment Ranch Phase 3 (SPA 3) Amendment to the Specific Plan in 2014.

The project requests a Design Review Permit (DRP) to allow the construction of a multifamily apartment complex with 223 units, including 53 one-bedroom, 72 two-bedroom, 34 three-bedroom, and 64 four-bedroom units. The development consists of 18 three-story, townhome-style buildings, including units with two-car garages, and one apartment/community clubhouse building. A total of 483 parking spaces, including 372 garage spaces, will be provided. Additional site amenities include an outdoor pool/spa area,

and clubhouse building with lounge, fitness studio, offices, storage, and other facilities. All units will be rented at market rates.

Figure 1 – Project Location

EVALUATION – DESIGN REVIEW PERMIT

The DRP evaluation of the project is based on the applicable development standards within the City's Zoning Ordinance, the WRSP, and the design standards of the Community Design Guidelines (CDG). Section 19.78.60(B) of the City of Roseville Zoning Ordinance requires that four findings be made to approve or conditionally approve a DRP. The four findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map 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 course; provides adequate drainage for the project, and allows beneficial use to be made of the site for development.***

The project site is undeveloped and generally characterized by bare dirt and native grasses. An open space parcel containing a tributary of Curry Creek is located to the north of the project site, but no water courses, wetlands, trees, or significant topography are located on the site. A bike trail connection will be provided along the northern boundary of the project site to connect to existing facilities and connect the proposed development to the open space.

In order to make beneficial use of the site for development, the site will be graded to create level pads for the buildings, a drainage pattern which directs stormwater to the existing system, and finish boundary grades which can be appropriately tied to the adjacent roads and other development. The preliminary grading plan has been evaluated by the Development Services Department, and the conditions of approval are recommended to ensure compliance with City of Roseville Improvement Standards.

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; irrigation; and lighting which results in 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.

Multifamily residential development guidelines are included within the City's CDG. The guidelines include recommendations for site planning, circulation, architecture, and other aspects of site development. The following discussions provide an evaluation with respect to the applicable design guidelines in the CDG.

Access and Circulation: The proposed project includes two driveways from Pleasant Grove Bl. to provide access to the site. Due to the median in Pleasant Grove Bl., both driveways will only allow right turns in and out of the development. The driveway access and internal circulation have been reviewed by the Development Services divisions and were found to be consistent with standards.

The project also includes pedestrian connectivity throughout the site, to Pleasant Grove Bl., as well as to the multi-use trail within the open space to the north of the project site. Pathways internal to the project connect the buildings and on-site amenities, and new access points to the multi-use trail will be provided along the northern project boundary. A separated sidewalk that will connect to existing facilities will be constructed along the project frontage. Additionally, the conditions of approval require that seating for a Dial-a-Ride pickup will be available within the clubhouse, with clear visibility to the pickup area.

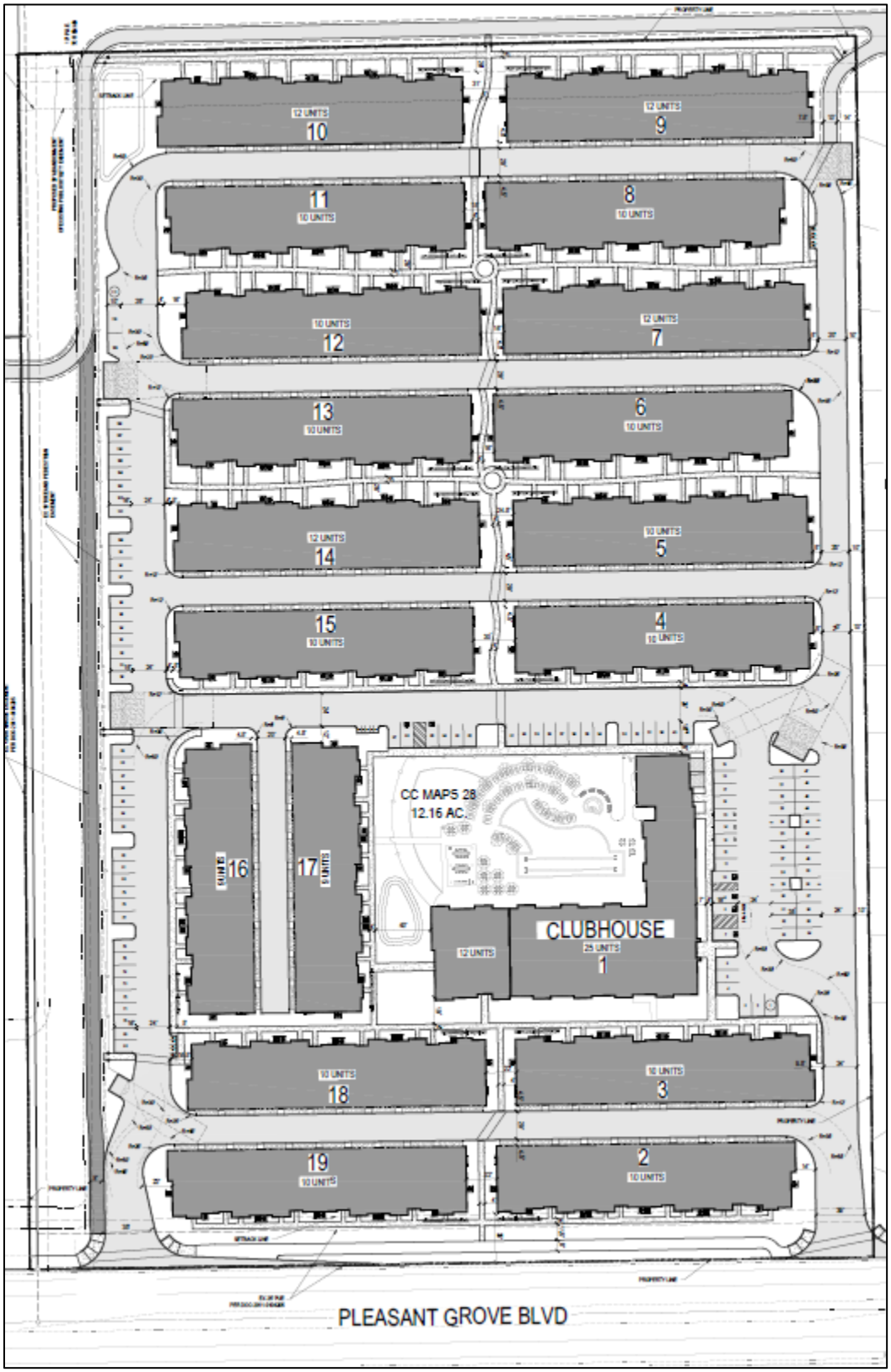
Parking: The project includes 483 parking spaces, which exceeds the City's requirements for 1.5 spaces per one-bedroom units, two spaces for two or more bedroom units, and one space per ten units for guest parking. As 52 one-bedroom units, 72 two-bedroom units, 34 three-bedroom units, and 64 four-bedroom units are proposed, the minimum required number of parking spaces is 451 spaces. These parking spaces are offered as garages (372 spaces) and surface parking (111). An addition 15 parking spaces are provided for motorcycles. The proposed number of parking spaces is consistent with the Zoning Ordinance requirement.

Landscaping and Lighting: The CDG recommends using landscaping throughout the site, placing trees to provide shading for sidewalks and public spaces, using native or drought-tolerant plants where possible, and providing a minimum of 50-percent shading (based on 15-year maturity) over the parking spaces. The proposed landscaping plan is included in Exhibit F. The project includes landscape planters along the perimeter of the site. A 35-foot-wide landscaped setback is provided along Pleasant Grove Bl., which includes a separated sidewalk. Large trees are included within the landscaping areas to provide shade on sidewalks and pathways. A 10-foot-wide landscape planter is proposed along the eastern boundary of the project to provide landscape screening between the project site and the existing single family homes. Selected species include Strawberry trees, Deodar cedar, Eastern Redbud, Crape Myrtle, London Plane, as well as others. The proposed landscaping plans show 56-percent parking lot shade coverage, exceeding the minimum requirement. The understory plants include a variety of shrubs and groundcover to provide a visually engaging streetscape and seasonal interest.

The project includes lighting standards for the parking areas, and the conditions of approval ensure that a minimum of one foot-candle of lighting in the parking areas and 0.5 foot-candles of lighting in the pedestrian walkways are provided. Light standards will be shielded to ensure there is no off-site glare.

Open Space: The proposed project includes open space areas within the site plan, as well as a visual connection to the adjacent open space parcel. Within the project site, open space is provided in the outdoor lounge area around the clubhouse. In addition to the pool, the site plan shows a spa, grilling area, and outdoor seating and lounge areas.

Figure 2 – Project Site Plan



WRSP Parcel W-81 is located to the north of the project site, and is designated as an open space preserve. All units along the northern boundary are oriented towards the open space, and a walkway will provide connection to the portion of the trail that will border the subject parcel to the north. The project includes a four-foot-tall tubular steel fence along the western and northern property boundaries, consistent with the fencing requirements for residential and open space interface in Section 12.2.6.3 of the WRSP. The interface with the open space preserve is consistent with the WRSP, and the provision of open spaces within the project is consistent with the CDG.

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 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.

Development Standards: The City of Roseville Zoning Ordinance development standards for R3 zones establish a maximum building height of up to 45 feet. The project includes 18 three-story, townhome-style residential buildings, each with an overall height of approximately 37 feet, and a four-story clubhouse and apartment building with an overall height of approximately 50 feet. The three-story townhome buildings include two-story end units on either side of the building to reduce the overall massing and to reduce the visual impact of the buildings adjacent to the single-family residential subdivision. The clubhouse building, which includes 39 apartment units and is four stories in height, exceeds the height limit of 45 feet by approximately 5 feet. Per Zoning Ordinance section 19.10.030, standards for the R3 zone can be modified as part of the DRP. This building is centrally located within the site plan, and is separated from the adjacent low density residential by a masonry wall, landscape buffer, two drive aisles, and three rows of parking (a total of 123 feet). Additionally, no private units are located along the eastern side of the clubhouse building. While windows and faux balcony details are provided on the east elevation, they provide light to the building's interior hallway, not individual units. Staff recommends approval of the DRP with the requested deviation.

The project also complies with the required setback distances for the R3 zone, with a setback from Pleasant Grove Bl. of approximately 35 feet and a minimum side setback from the eastern property boundary of approximately 32 feet. The townhome buildings on the north side of the property are located 20 feet from the rear property line, consistent with the R3 setback standard. The project proposes approximately 36-percent lot coverage, which is below the 50-percent maximum allowed by the Zoning Ordinance.

Building Design: The architecture consists of concrete roof tiles, stucco facades, brick and stone accents, with iron and tile details and provides a variety of roof forms, building projections, enhanced window treatments, and enhanced entries. The proposed townhome buildings have three color schemes, with a mix of neutral and earth tone colors. Each scheme is paired with a coordinating roof tile, as well as brick and stone accents which are unique to each color scheme, and each elevation includes two variations per color scheme. The elevations also include shutters and decorative metal railings and accents to further enhance the façade. All units will have private patios and balconies, which provides private outdoor spaces for residents and variation in wall plane. The clubhouse building, which is four-stories and located interior to the project site, incorporates the same colors and materials as the darker townhome color scheme (Scheme 3). The plan elevations and colors and materials palate are in Exhibit E. The elevations are designed to include variation in colors, material, wall planes, and rooflines to create a visually interesting design that is compatible with the CDG and the WRSP Design Guidelines.

Figure 4 – Architectural Rendering of Apartment Building

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.

All trash containers will be screened within trash enclosures. The enclosures will surround the three non-accessible sides of the trash container, and will be surrounded by landscaping. All other service equipment will be screened from public view, consistent with the conditions of approval.

PUBLIC OUTREACH

Notice of the application was distributed to the Roseville Coalition of Neighborhood Associations. The project was presented to the Fiddyment Farms and Westpark Neighborhood Associations on May 10, 2022; however, due to a mailing error, notice was not distributed to the neighborhood in advance of the meeting. Questions from the neighborhood association included questions about rental rates and parking concerns.

Due to the mailing issue, a flyer with project details, elevation imagery, and Frequently Asked Questions discussion was mailed to all neighbors and property owners within 300 feet of the project site on May 23, 2022. Two responses were received by staff, which are included with a copy of the flyer in Attachment 1 of this staff report. One neighbor, Mr. Leavitt, emailed staff on May 26, 2022 to register opposition of the project, and sent a more detailed response to staff on July 14, 2022. The neighbor states that the three-story units will have a negative impact on his sense of privacy, and believes that apartments are a bad

fit for the neighborhood. The other neighbor asked questions about setbacks and the location of her home in relation to the project site and open space.

As discussed in the Background section of this report, the project site has had a HDR land use designation since 2014, and has a unit allocation of 250 units. The townhome buildings have a north-south orientation, with only the side elevations of the buildings facing the adjacent subdivision. Additionally, the end units have been reduced to two-stories in height to reduce the overall visual massing of the structure. A 10-foot wide landscape planter with screen trees and a drive aisle will create a 32 to 36-foot-wide setback between the masonry wall on the eastern property line and the nearest units. Overall, the project design is considerate of the adjacent single-family residential development and is consistent with the General Plan, WRSP, and Community Design Guidelines.

Additionally, 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. A public notice of the Design Committee hearing was published on July 9, 2022, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the objectives and intent of the General Plan, WRSP, Zoning Ordinance, and CDG. The required findings can be made for the requested entitlements, and staff requests that the Design Committee take the actions listed in the Recommendation section of this report.

SB-330 HOUSING CRISIS ACT OF 2019

In order to address California's increasing need for additional housing and the associated economic crisis, the state enacted SB-330 Housing Crisis Act of 2019. This act places restrictions on certain types of development standards, amends the Housing Accountability Act, and makes changes to the local approval processes and the Permit Streamlining Act.

One of the provisions of the law is to require negative findings for denial of a housing development project. According to California Government Code Section 65589.5.(j), if a local agency proposes to disapprove or impose a condition that reduces density of a housing development project that is consistent with all applicable standards, "the local agency shall base its decision regarding the proposed housing development project upon written findings supported by a preponderance of the evidence on the record that both of the following conditions exist:

> (A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.
>
> (B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density."

The section further states that if the local agency considers the housing development to be inconsistent with the applicable regulations, the local agency must provide the applicant with written documentation

"identifying the provision or provisions, and an explanation of the reason or reasons it considers the housing development to be inconsistent, not in compliance, or not in conformity as follows:

(i) Within 30 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains 150 or fewer housing units.

(ii) Within 60 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains more than 150 units."

Failure to comply with this requirement would result in the project being deemed consistent.

As discussed throughout this document, staff supports the proposed project because it is consistent with all applicable planning documents and is consistent with the development that has been anticipated on this site since adoption of the WRSP. Denial of the project would require that the above findings be made in writing and that the findings be supported by a preponderance of the evidence. Staff cannot provide evidence of a "specific adverse impact" to support any of the above required findings.

ENVIRONMENTAL DETERMINATION

The project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, subdivision (c), which exempts residential projects implementing Specific Plans. The exemption limitations state that if any event outlined in Section 15162, which describes the requirements for preparation of a subsequent or supplemental Environmental Impact Report (EIR), occurs, then the exemption is no longer applicable.

As discussed in the Background section of this report, the proposed apartment complex is consistent with the land use and density previously evaluated in the WRSP. No new or substantially more severe impacts beyond what was evaluated in the WRSP EIR and General Plan EIR have been identified, and there have been no substantial changes to the subject parcel or surrounding environment that would necessitate additional review.

RECOMMENDATION

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

1. Adopt the findings of fact as stated in the staff report and approve the **DESIGN REVIEW PERMIT – 3200 PLEASANT GROVE BL. – WRSP PCL W-16 – W-16 MULTIFAMILY PROJECT –PL21-0373** subject to eighty-six (86) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FILE #PL21-0373

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **July 21, 2022** and if not effectuated shall expire on **July 21, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **July 21, 2025**. (Planning)

2. The project is approved as shown in Exhibits A-I and as conditioned or modified below. (Planning)

3. The project shall comply with all required environmental mitigation identified in the West Roseville Specific Plan EIR, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

4. The project shall be addressed as 3200 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 – Addressing) for building/suite addressing. (Business Services)

5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)

6. 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)

7. 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 have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)

8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. 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-inch 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 11 of the CBC.

        iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)

10. 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)

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

12. The project Landscape Plans shall comply with the following:

    a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Engineering)

    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 the West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)

    e. Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)

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

    g. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)

    h. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)

13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)

14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and dwelling unit numbers. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)

15. 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. A parking analysis shall be provided addressing accessible parking requirements. (Building)

16. 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)

17. 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)

18. 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)

19. 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)

20. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)

21. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Development Services- Engineering prior to approval of any plans. (Engineering)

22. 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)

23. A note shall be added to the grading plans that states:

    "Prior to the commencement of grading operations, the contractor shall identify the site where the ***excess/borrow*** *earthen material shall be imported/deposited. If the* ***borrow/deposit*** *site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified."* (Engineering)

24. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)

25. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).

26. The applicant shall provide two (2), 35' wide Type A-7 driveways per City standard. Each driveway shall have a standard curb flare in the westbound direction. (Engineering)

27. The site shall include a designated Dial-a-Ride drop off and pick up area with an accessible path of travel to the main entrance of the building. Applicant shall install a pole for Dial-A-Ride sign (sign provided by Alternative Transportation). A covered seating area for our Dial-a-Ride passengers shall be located at the main entrance and it will be visible from the drive aisle of the drop-off and pick-up area. (Alternative Transportation, Planning, and Engineering).

28. The new trail along the north property line shall be constructed to meet City of Roseville Class 1 standards. The developer shall submit a cost estimate and enter into a reimbursement agreement with reimbursement upon availability of bike trail fees. (Engineering, Alternative Transportation)

29. The existing trail along the west property line shall be striped to meet City standards. Where the trail meets roads, the developer shall be responsible for installing access control measures (i.e. fencing & bollards) and signage per City Standards. (Engineering, Alternative Transportation)

30. 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)

31. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)

32. 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)

33. 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)

34. 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)

35. 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)

36. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services Department, Planning)

37. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services Department, Planning)

38. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services Department, Planning)

39. 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)

40. The applicant to provide pavement rehabilitation in Pleasant Grove Boulevard for the installation of a new recycled water service required for irrigation. (Engineering)

41. 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)

42. Prior to issuance of a building permit, the property owner shall pay the WRSP Transit Shuttle Service Fee per the Development Agreement Section 3.15.14 (Alternative Transportation).

43. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)

44. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

45. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:

    a. 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 feet 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 feet 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)

46. 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)

47. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)

48. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)

49. A trash enclosure and recycling enclosure is required; otherwise, the building owner is responsible for the trash service. An organics enclosures are also required. (Refuse)

50. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)

51. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)

52. The 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

53. 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 light standards along the project's eastern driveway adjacent to the single family residential subdivision shall be a maximum of 15' in height. All exterior light fixtures shall be vandal resistant. (Planning, Police)

54. 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)

55. 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:

56. 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)

57. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:

    a. Sewer easements.

    b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

58. 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)

59. 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)

60. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)

61. 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)

62. 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)

63. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)

64. 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)

65. 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)

66. 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)

67. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

68. 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)

69. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)

70. 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)

71. 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)

72. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)

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

74. The existing pad vault switch and capacitor bank located on the north eastern side of Pleasant Grove Blvd. will need to relocated west approximately 50'. (Electric)

75. The street light located on the north eastern side of Pleasant Grove Blvd. will need to relocated behind the future driveway. (Electric)

OTHER CONDITIONS OF APPROVAL:

76. 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)

77. 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)

78. 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)

79. 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)

80. 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)

81. 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 of not and if site remediation is required. (Fire)

82. 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)

83. 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 that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)

84. 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)

85. 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)

86. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include 10 copies of the following:

    a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);

    b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and

    c. An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

Attachments

1. Neighbor Letters

Exhibits

A. Site Plan
B. Unit Plans
C. Floor Plans
D. Roof Plans
E. Elevations and Color Palates
F. Preliminary Landscape Plan
G. Preliminary Grading and Utility Plans
H. Photometric Plan
I. Trash and Fire Turning Radius Exhibits

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

DC ATTACHMENT 1

From: Maples, Shelby
To: Darren Leavitt
Subject: RE: WRSP PCL W 16 Project
Date: Thursday, May 26, 2022 9:28:00 AM

Hi Darren,

Please feel free to call or email me with any concerns you have related to the proposed project. Your comments will be added to the project record and included with the staff report for the hearing body. The project has not yet been scheduled for hearing.

Sincerely,

Shelby Maples
Associate Planner
Development Services - Planning
o: (916) 746-1347
f: (916) 774-5129
Working together to build a quality community.

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

-----Original Message-----
From: Darren Leavitt <darrenleavitt1980@yahoo.com>
Sent: Wednesday, May 25, 2022 4:06 PM
To: Maples, Shelby <SMaples@roseville.ca.us>
Subject: WRSP PCL W 16 Project

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon
How do I go about filing petitions in opposition to these plans as they are proposed ?

Sent from my iPhone

From:	Maples, Shelby
To:	Vanessa Peerman
Cc:	vanessa sechler
Subject:	RE: WRSP PCL W-16 / 3200 Pleasant Grove Blvd.
Date:	Thursday, June 16, 2022 9:40:00 AM
Attachments:	image001.png image014.png image015.png

Hi Vanessa,

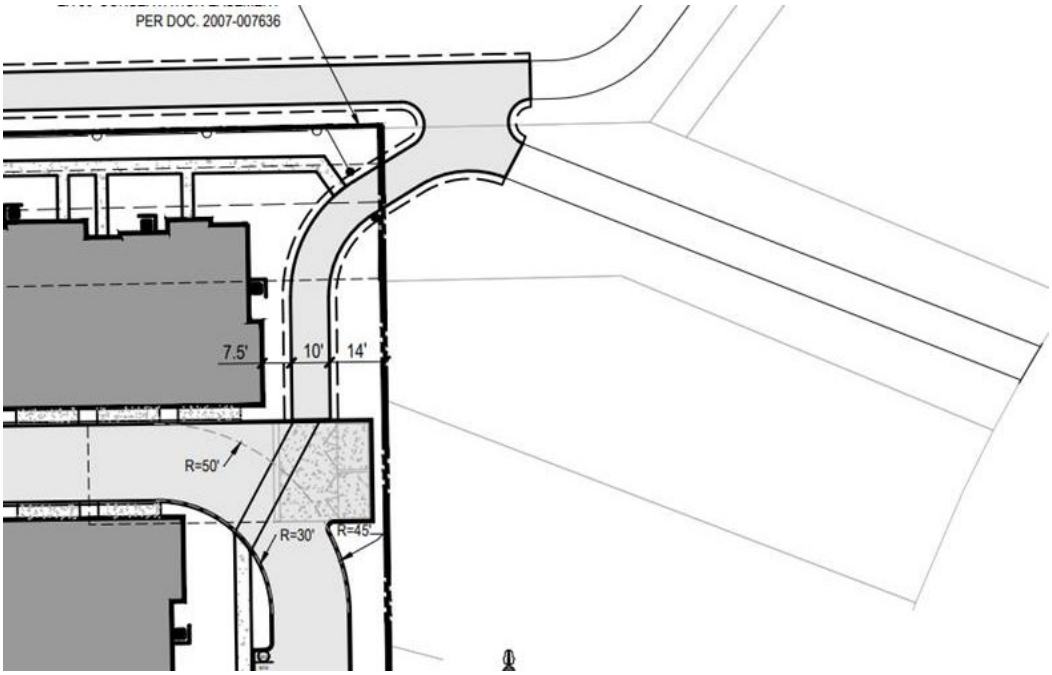
Here's an excerpt from the current plan, which has your parcel shown. The plan shows a 14' landscape planter, then a 10' bike path connection, then a 7.5' additional setback to the first town house.

I do not have an estimate on grading, since the project entitlements are not yet complete.

Thanks,

Shelby Maples
Associate Planner
Development Services - Planning
o: (916) 746-1347
f: (916) 774-5129
Working together to build a quality community.

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



From: Vanessa Peerman <Vanessa.Peerman@lennartitle.com>
Sent: Thursday, June 16, 2022 9:34 AM
To: Maples, Shelby <SMaples@roseville.ca.us>
Cc: vanessa sechler <jvsechler@gmail.com>
Subject: FW: WRSP PCL W-16 / 3200 Pleasant Grove Blvd.

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

This message was sent securely via an encrypted connection using ZixCorp.

Thank you. Can you tell us the distance between our back fence and the new properties will be? Also can you let us know when they are starting grading?

> On Jun 10, 2022, at 12:48 PM, Vanessa Peerman <Vanessa.Peerman@lennartitle.com> wrote:

This message was sent securely via an encrypted connection using ZixCorp.

You can reach my team at: TeamVanessa@LennarTitle.com

LENNAR TITLE

Vanessa Peerman
Escrow Officer

Vanessa.Peerman@lennartitle.com
Main:: (916) 872-2900

Lennar Title
2281 Lava Ridge Ct., Ste 360
Roseville, CA 95661
https://www.lennartitle.com

WARNING! WIRE FRAUD ADVISORY
Please obtain wire instructions from LennarTrack
Do not obtain wire instructions from an email.
| Click here to learn more on preventing fraud

From: Maples, Shelby <SMaples@roseville.ca.us>
Sent: Friday, June 10, 2022 12:23 PM
To: Vanessa Peerman <Vanessa.Peerman@lennartitle.com>
Subject: RE: WRSP PCL W-16 / 3200 Pleasant Grove Blvd.

CAUTION: External email from: SMaples@roseville.ca.us. If suspicious, forward to:notifysecurity@lennar.com

Hi Vanessa,

Your home is adjacent to both the Open Space parcel to the north, as well as the high density residential site. As mentioned in the mailer that was sent, the project site has been designated for high density development for about ten years, though this is the first time we've had a development plan submitted.

Here's a snapshot of the land use in your area. Your property is the grey dot, the green is open space, and the dark brown is high density-designated land.

Here it is a little more zoomed in, with an aerial photo.

The designated open space is protected and will not be changed.

Please let me know if you have any additional questions.

Sincerely,

Shelby Maples
Associate Planner
Development Services - Planning
o: (916) 746-1347
f: (916) 774-5129
Working together to build a quality community.
Civic Center | 311 Vernon Street | Roseville, CA | 95678

From: Vanessa Peerman <Vanessa.Peerman@lennartitle.com>
Sent: Friday, June 10, 2022 12:14 PM
To: Maples, Shelby <SMaples@roseville.ca.us>
Subject: WRSP PCL W-16 / 3200 Pleasant Grove Blvd.

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This message was sent securely via an encrypted connection using ZixCorp.

Hi Shelby~

I'm reaching out regarding the apartment complex it appears is going in behind us. We live at 7281 Encore Way and reviewing the plans it appears it will butt up to our backyard as we are the corner lot next to the trail entrance. When we bought our lot we were told it was protected land behind us, however the mailer we received it looks like this has been in the works for 10 years.

- Can you please clarify then that it is not protected land behind us?

I feel very strongly this is something the builders should have been disclosing to us if this was already being planned beforehand.

Thank you.

You can reach my team at: TeamVanessa@LennarTitle.com

LENNAR TITLE

Vanessa Peerman
Escrow Officer

Vanessa.Peerman@lennartitle.com
Main:: (916) 872-2900

Lennar Title
2281 Lava Ridge Ct., Ste 360
Roseville, CA 95661
https://www.lennartitle.com

WARNING! WIRE FRAUD ADVISORY
Please obtain wire instructions from LennarTrack
Do not obtain wire instructions from an email.
| Click here to learn more on preventing fraud

From:	darren leavitt
To:	Maples, Shelby
Cc:	Krista Leavitt (via Google Sheets)
Subject:	WRSP PCL W-16 MULTIFAMILY PROJECT FILE # PL21-0373 / 3200 Pleasant Grove Blvd
Date:	Thursday, July 14, 2022 1:24:16 PM

EXTERNAL: This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Please let this email serve as as my comments regarding the proposed project at 3200 Pleasant Grove Blvd.

I am the homeowner at 7225 Encore Way, Roseville Ca. My backyard fence, which is only a 6ft masonry wall backs up to this proposed project. In looking at the plans for this proposed project I observed a 10 foot easement from the masonry wall, (my back fence) to the start of this project. From that easement their will be a entry/exit road, parking spaces and then 18 three story buildings. Complete with 482 parking spaces and 356 garage spaces. For a total of 838 vehicles at full capacity, not including residents at these buildings having guests which would increase the traffic at this proposed project. I understand that I am not entitled to sunsets, views, and complete silence. However I am entitled to a level of privacy. With three story buildings being erected within close proximity to my home I will have no level of privacy. A home that I pay property tax and mello-roos on. How are any of the homeowners that live on Encore way that will share a fence with this project have any sense of privacy with 18 three story buildings looking into their yards and homes. I guess we can all just waive at the three stories of balconies that will contain the tenants garbage and household items that wont fit in their units. (Drive by any apartment complex and that is what you will see). I understand that the City Council and the proposed developer have no vested interest in this project because they will not be impacted by the traffic, noise and crime that is associated with apartments regardless of the cost of the rent. Apartment complexes are havens for criminals looking to burglarize and steal vehicles. Only a fool would think that those criminals would not move on to the neighborhoods in close proximity to this development. This project needs to be severely downsized and not impact the tax paying residents of this community. Who are also paying mell-roos for the wonderful new schools that we have in this community. We have all worked hard to purchase our homes to enjoy them with our families including the back yards that we built pools in. The same pools that we had to have permitted and paid fees for to the City of Roseville. The project needs to be built well away from existing homes to limit the impact on permanent residents with children that will be in this community for years to come.

Darren and Krista Leavitt
7225 Encore Way, Roseville Ca
916-461-3404

WRSP PCL W-16 – Multifamily Project (City File #PL21-0373)

This notice is to inform you of an application for Design Review for a new project in the City of Roseville.

Location: 3200 Pleasant Grove Bl. in the West Roseville Specific Plan (WRSP) area.

Applicant Contact Info: Jeff Thompson, Morton & Pitalo, Inc., (916)496-8771, jthompson@mpengr.com

City Project Manager: Shelby Maples, Associate Planner, (916)746-1347, smaples@roseville.ca.us

Project plans can be found on the City of Roseville's "Projects of Interest" page. Go to www.roseville.ca.us/projectsofinterest and look under the subheading "Active Projects" for "WRSP PCL W-16 Multifamily Project".

Project Description: The applicant requests a Design Review Permit for a 223-unit multifamily project on 12.16 acres in the West Roseville Specific Plan area. The development consists of 18 three-story, townhome-style buildings, including units with two-car garages, and one apartment/community clubhouse building. A total of 482 parking spaces, including 356 garage spaces, will be provided. Additional site amenities include an outdoor pool/spa area, and clubhouse building with lounge, fitness studio, offices, storage, and other facilities.

Example front elevation – 9-plex building

FAQ

How many units are proposed?

- A total of 223 units are proposed, including 53 one-bedroom, 72 two-bedroom, 34 three-bedroom, and 64 four-bedroom units.

Is there enough parking?

- With 223 units, a total of 451 parking spaces is required per the City's Zoning Ordinance. Of the units, 178 will have two-car garages. This total parking requirement also includes 22 guest parking spaces. The project proposes 482 parking spaces, exceeding the total required by 31 spaces.

Will the apartments be affordable?

- The project site has been designated for High Density Residential development since 2010, but does not have a required affordable housing component in the WRSP.

Any other questions or comments?

- Please contact the City's project manager or visit the website for additional information.

DC EXHIBIT A

PROJECT SUMMARY

WESTPARK VILLAGE W-16

TOTAL UNITS:	223
PERMITTED # OF UNITS:	250
SITE AREA:	12.16 ACRES
DENSITY:	18.3 DU/AC

ZONING:

EXISTING:	High Density Residential (HDR)
PROPOSED:	High Density Residential (HDR)

BUILDING FLOOR AREA:

12-PLEX (4):	10,270 sf
10-PLEX (12):	10,011 sf
9-PLEX (2):	9,058 sf
CLUBHOUSE:	16,300 sf
TOTAL:	**195,628 sf**

PERCENT LOT COVERAGE: 35.6%

MAX. BUILDING HEIGHT:

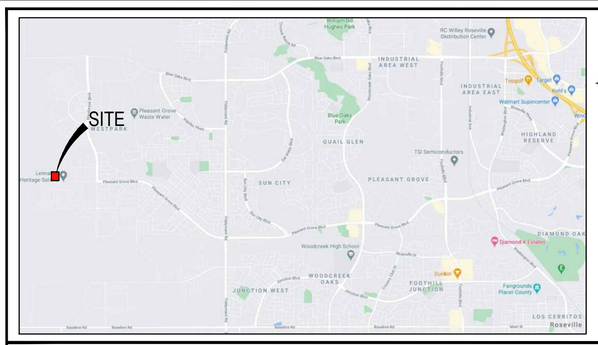
12-PLEX:	36 feet
10-PLEX:	36 feet
9-PLEX:	36 feet
CLUBHOUSE:	39 feet

WESTPARK VILLAGE W-16

PRELIMINARY SITE PLAN

SHEET 1 of 3

APRIL 11, 2022



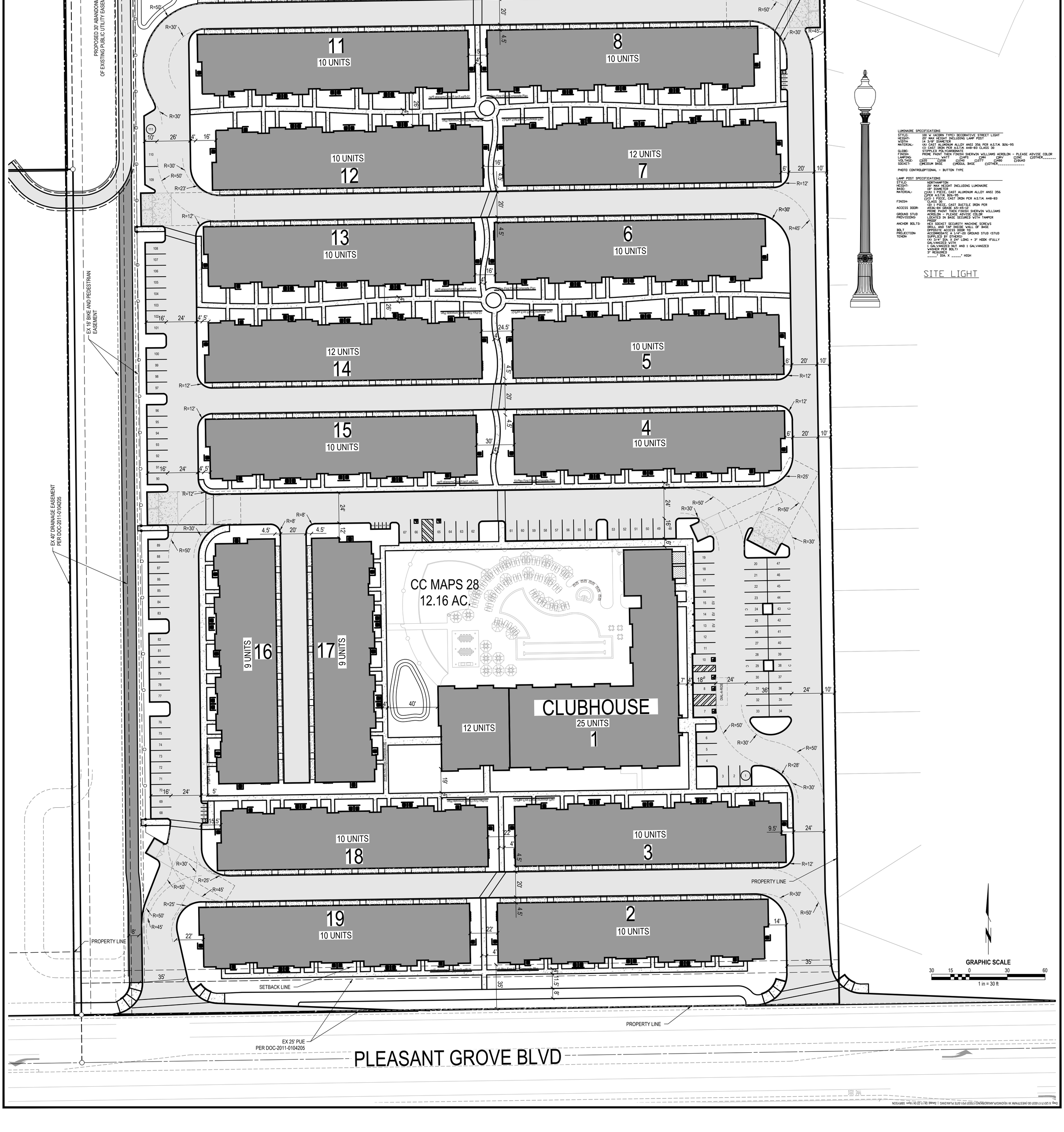
LOCATION MAP NO SCALE

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom * Fresno
600 Coolidge Dr., Suite #140
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com

PARKING SUMMARY

Bldg Type	1bd	2bd	3bd	Garage	No. Bldg.	Totals Units	Totals 1bd	Totals 2bd	Totals 3bd	Provided Parking Garage	Provided Parking Motorcycle	Provided Parking Compact	Provided Parking Parking	Required Parking Units	Required Parking Guest
10	0	2	8	20	12	120	0	24	96	240	15	4	107	240	12
9		3	6	18	2	18	0	6	12	36				36	1.8
Clubhouse	19	18			1	37	19	18	0	0				64.5	3.7
12	4	2	6	20	4	48	16	8	24	80				88	4.8
W-16:					19	223	35	56	132	356			126	428.5	22.3
							16%	25%	59%				***482***		***450.8***

19.26..030 Parking space requirements:
Multi-Family
1 Bedroom — 1.5 per unit, plus guest parking
2+ Bedrooms — 2 per unit, plus guest parking
Guest — 1 guest space for each 10 dwelling units
Motorcycle parking allowed at a ratio of 1 for every 40 parking spaces.
Compact Sapces, 30% max.



LUMINAIRE SPECIFICATIONS

STYLE:	100 W (ACORN TYPE) DECORATIVE STREET LIGHT
HEIGHT:	20' MAX HEIGHT INCLUDING LAMP POST
WIDTH	14 3/8" DIAMETER
MATERIAL:	(A) CAST ALUMINUM ALLOY ANSI 356 PER A.S.T.M. B26-95 (I) CAST IRON PER A.S.T.M. A48-83 CLASS 30
GLOBE:	STIPPLED POLYCARBONATE
FINISH:	PRIME PAINT THEN FINISH SHERWIN WILLIAMS ACROLON - PLEASE ADVISE COLOR
LAMPING:	____ WATT □HPS □MH □MV □INC □OTHER_____
VOLTAGE:	□120 □208 □240 □277 □480 □QUAD
SOCKET:	□MEDIUM BASE □MOGUL BASE □OTHER_____

PHOTO CONTROL(OPTIONAL - BUTTON TYPE

LAMP POST SPECIFICATIONS

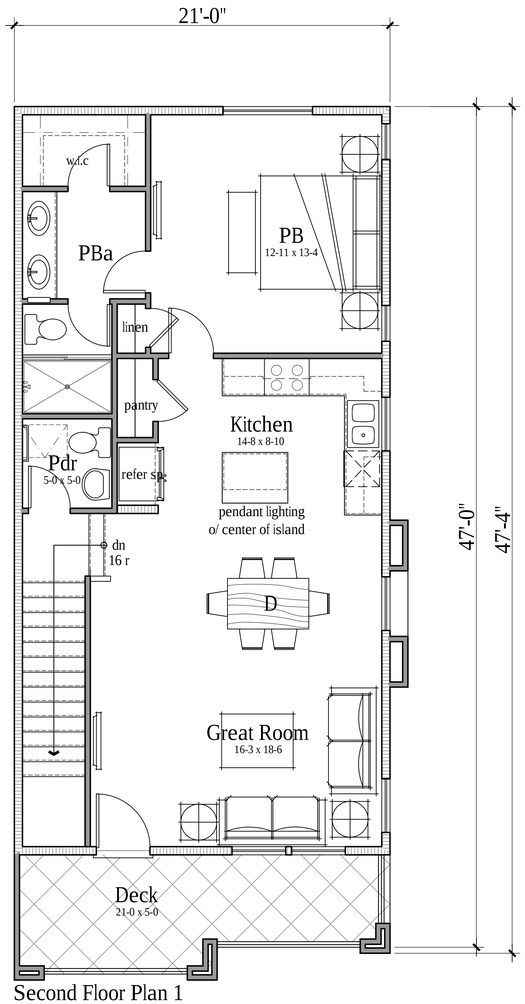
STYLE:	NORTHAMPTON
HEIGHT:	20' MAX HEIGHT INCLUDING LUMINAIRE
BASE:	18" DIAMETER
MATERIAL:	□(A) 1 PIECE, CAST ALUMINUM ALLOY ANSI 356 □PER A.S.T.M. B26-95 □(I) 1 PIECE, CAST IRON PER A.S.T.M. A48-83
FINISH:	CLASS 30
ACCESS DOOR:	(D) 1 PIECE, CAST DUCTILE IRON PER A536-84 GRADE 65-45-12
GROUND STUD	PRIME PAINT THEN FINISH SHERWIN WILLIAMS ACROLON - PLEASE ADVISE COLOR
PROVISIONS:	LOCATED IN BASE SECURED WITH TAMPER PROOF
ANCHOR BOLTS:	HEX SOCKET SECURITY MACHINE SCREWS DRILL AND TAP INSIDE WALL OF BASE
BOLT PROJECTION:	OPPOSITE ACCESS DOOR TO ACCOMMODATE A 1/4"-20 GROUND STUD (STUD SUPPLIED BY OTHERS)
TENON:	(4) 3/4" DIA X 24" LONG + 3" HOOK (FULLY GALVANIZED WITH 1 GALVANIZED NUT AND 1 GALVANIZED WASHER PER BOLT) 3" REQUIRED _____" DIA X _____" HIGH

SITE LIGHT

GRAPHIC SCALE
30 15 0 30 60
1 in = 30 ft

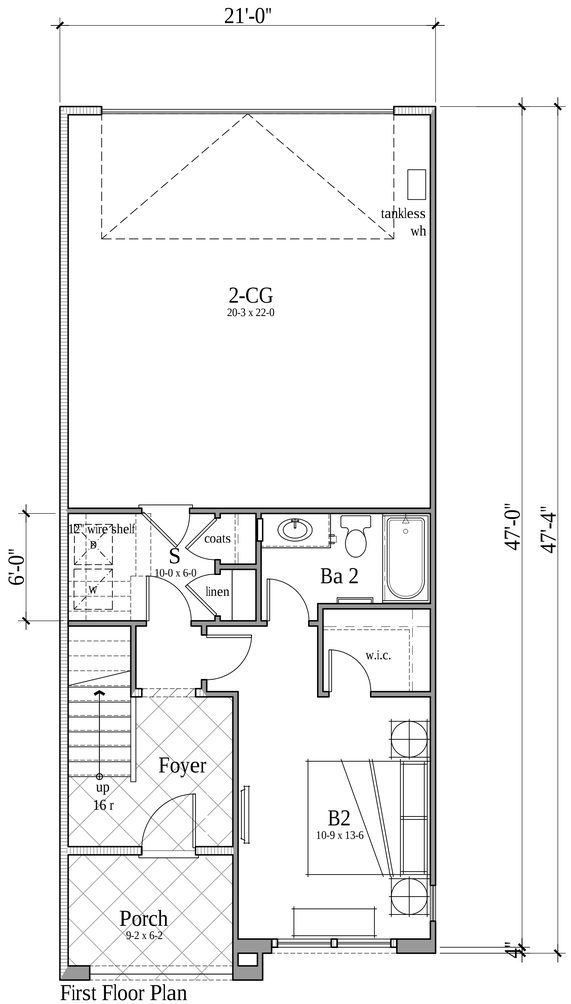
Dwg: X:\2017\17-0037-00 (WESTPARK W-16)\DWG\PLANNING\SDR\17037-P01-SITE PLAN.DWG | Saved: 04.1.22 04:14pm SBRYSON

DC EXHIBIT B



Second Floor Plan 1

Floor Area: 836 sqft



First Floor Plan

Floor Area: 407 sqft

Total Floor Area: 1,243 sqft

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Denver, CO 80202
303.825.6400
ktgy.com

The Canel Companies
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Highland Park, IL 60035

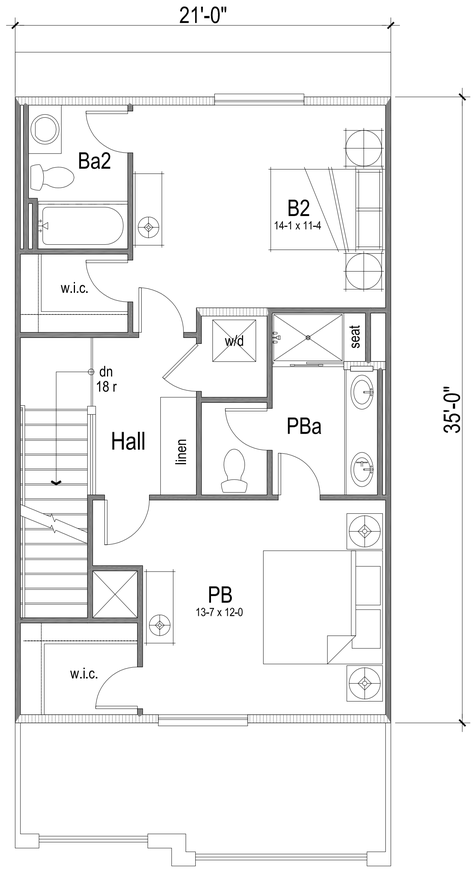
W-16 WEST ROSEVILLE

ROSEVILLE, CA # 2020-0872

DESIGN REVIEW SUBMITTAL
JUNE 13, 2022

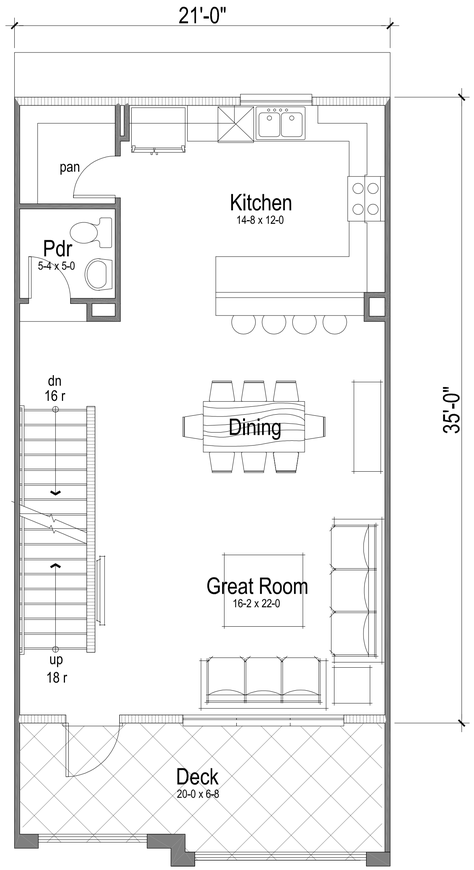
UNIT PLANS_PLAN 1

A2.1



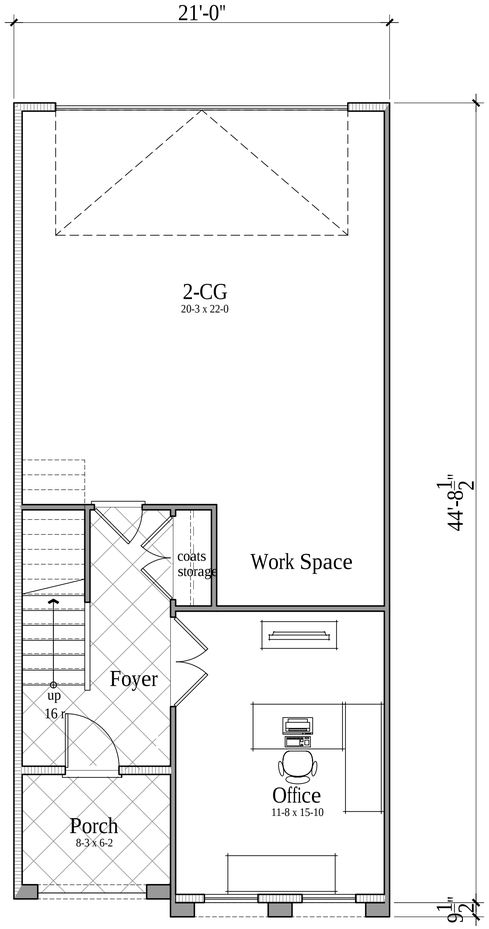
Third Floor Plan 2A

Floor Area: 726 sqft



Second Floor Plan 2A

Floor Area: 735 sqft



First Floor Plan 2A

Floor Area: 279 sqft

Total Floor Area: 1,740 sqft

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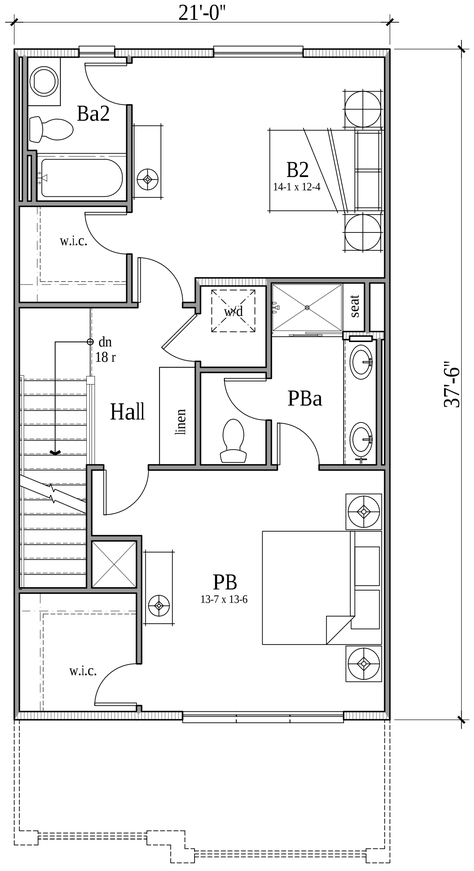
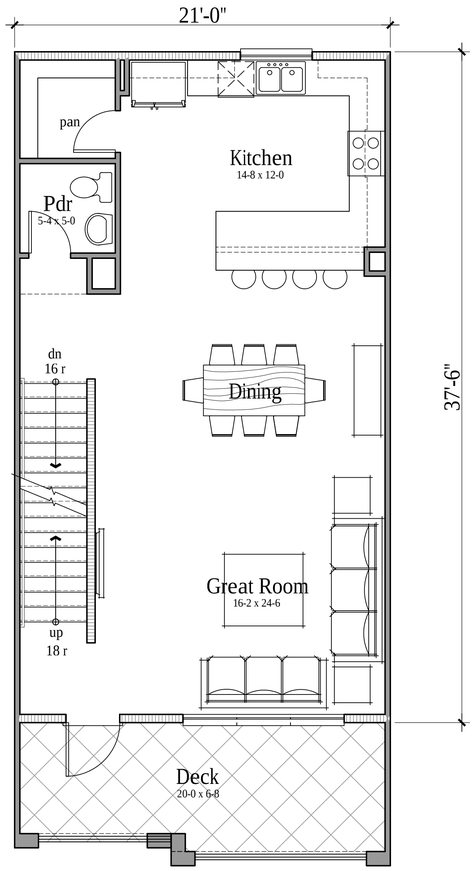
UNIT PLANS_PLAN 2A

A2.2a



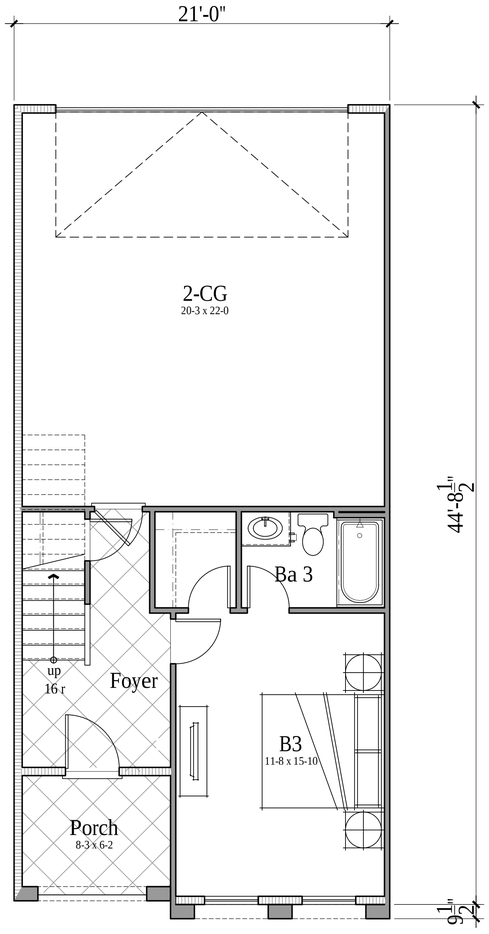
Third Floor Plan 2B

Floor Area: 726 sqft



Second Floor Plan 2B

Floor Area: 735 sqft



First Floor Plan 2B

Floor Area: 279 sqft

Total Floor Area: 1,740 sqft

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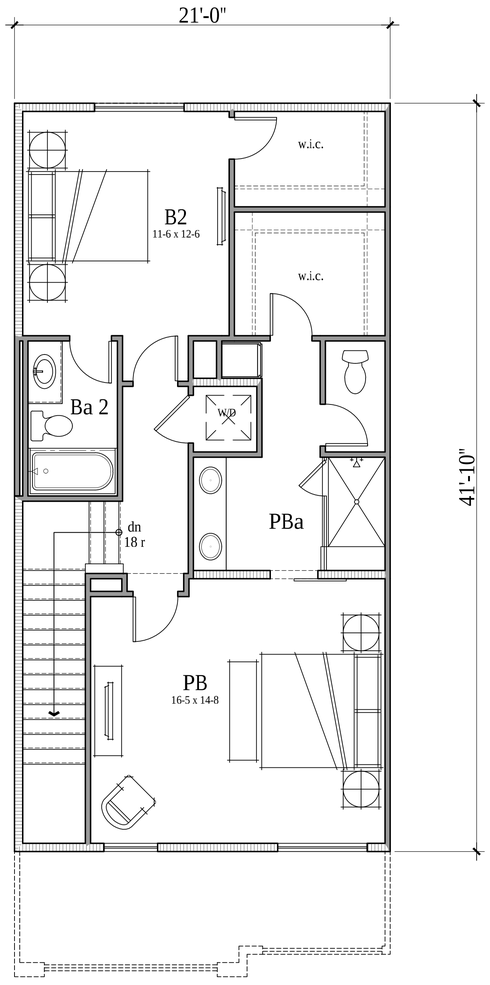
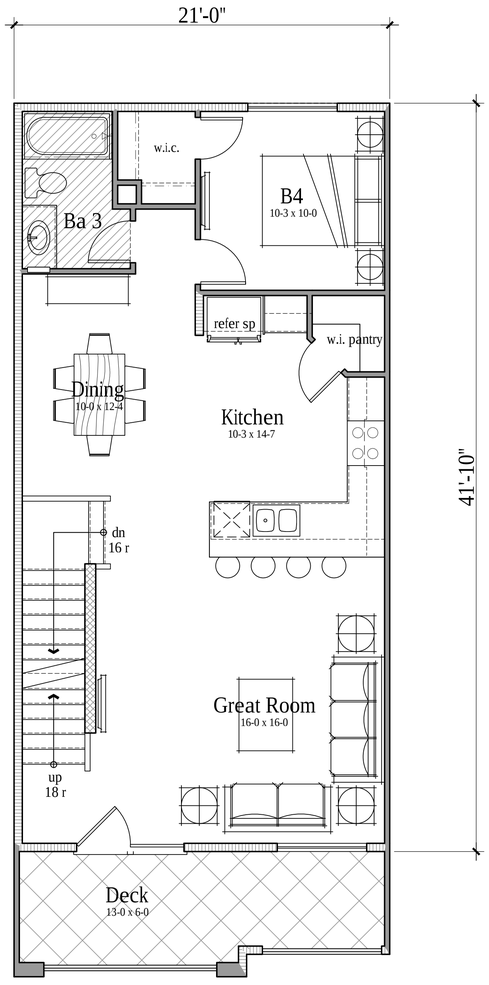
UNIT PLANS_PLAN 2B

A2.2b



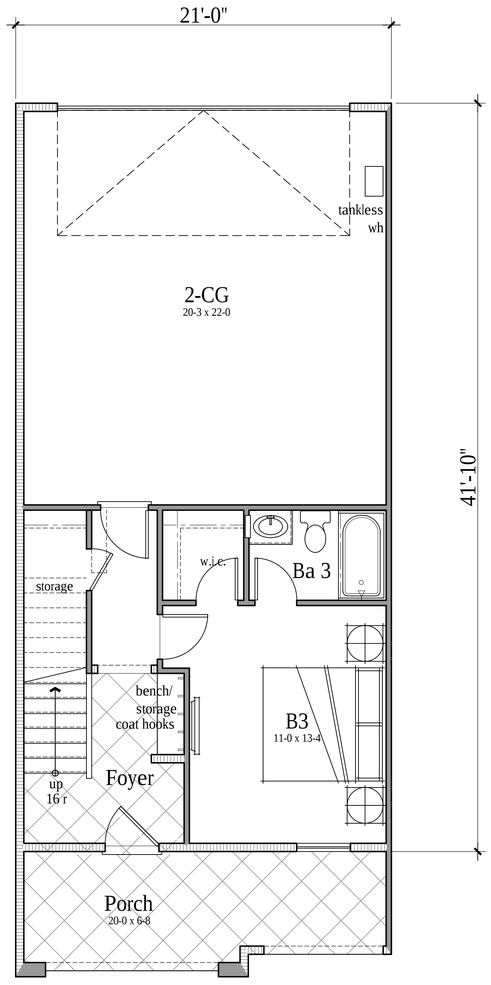
Third Floor Plan

Floor Area: 736 sqft



Second Floor Plan 4

Floor Area: 825 sqft



First Floor Plan 4

Floor Area: 385 sqft

Total Floor Area: 1,946 sqft

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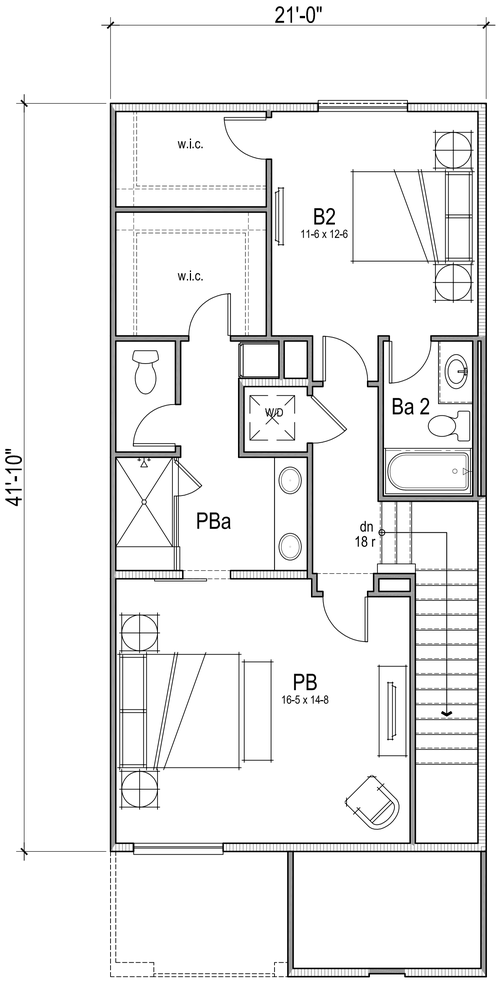
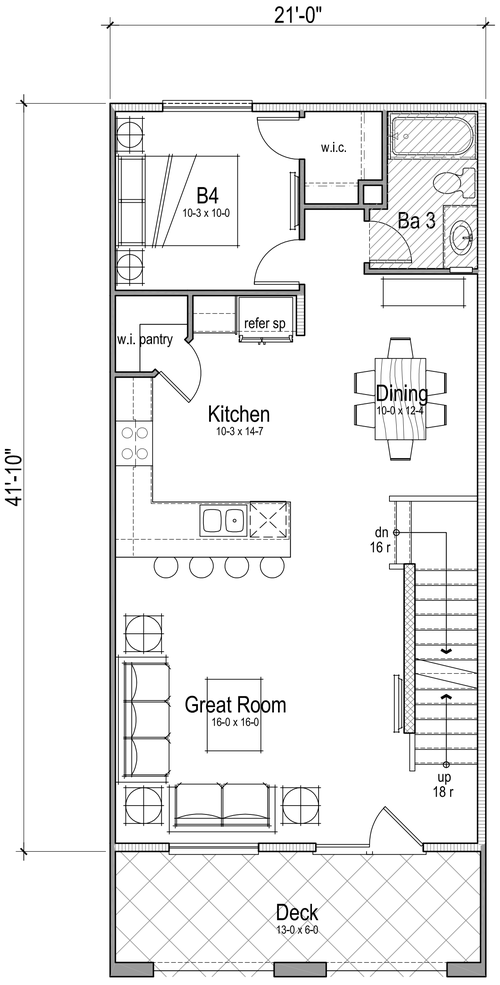
UNIT PLANS_PLAN 4



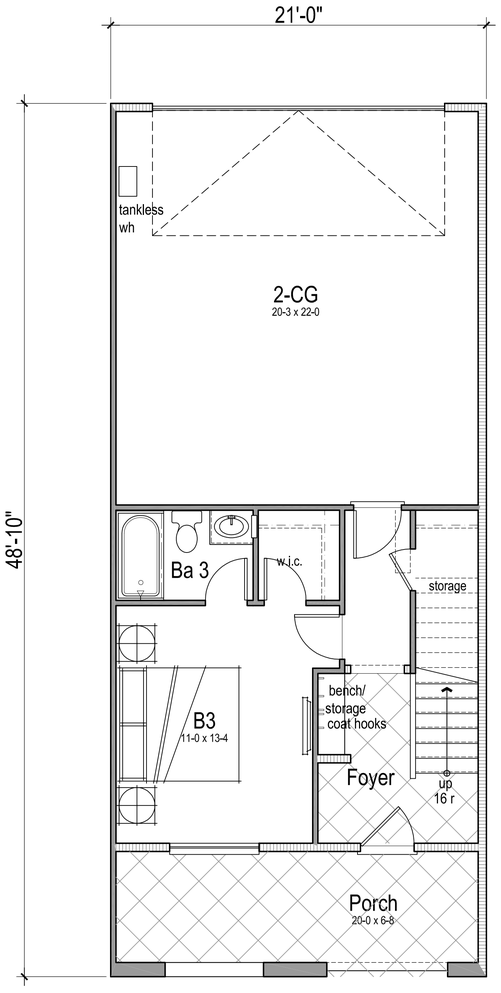
Third Floor Plan 4

Floor Area: 736 sqft



Second Floor Plan 4-E2

Floor Area: 825 sqft



First Floor Plan 4-E2

Floor Area: 385 sqft

Total Floor Area: 1,946 sqft

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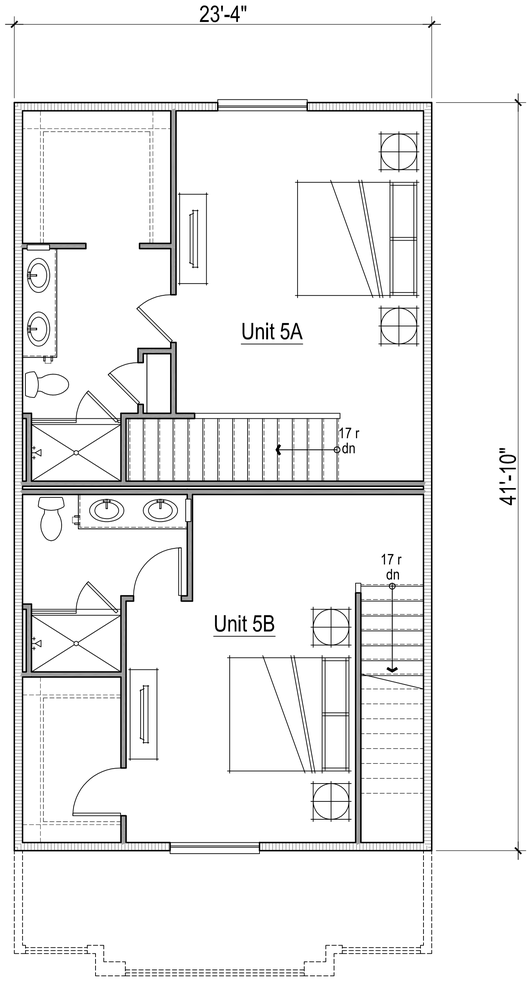
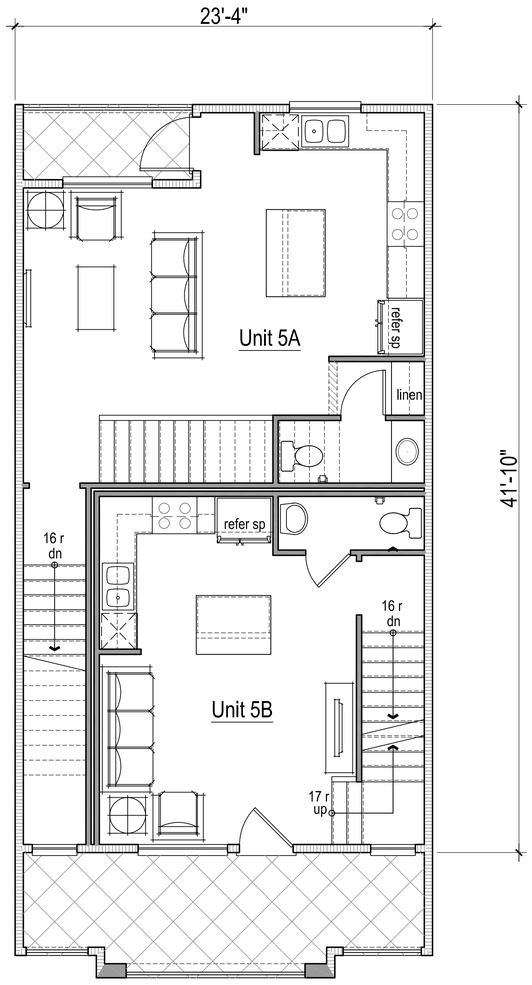
UNIT PLANS_
PLAN 4-E2

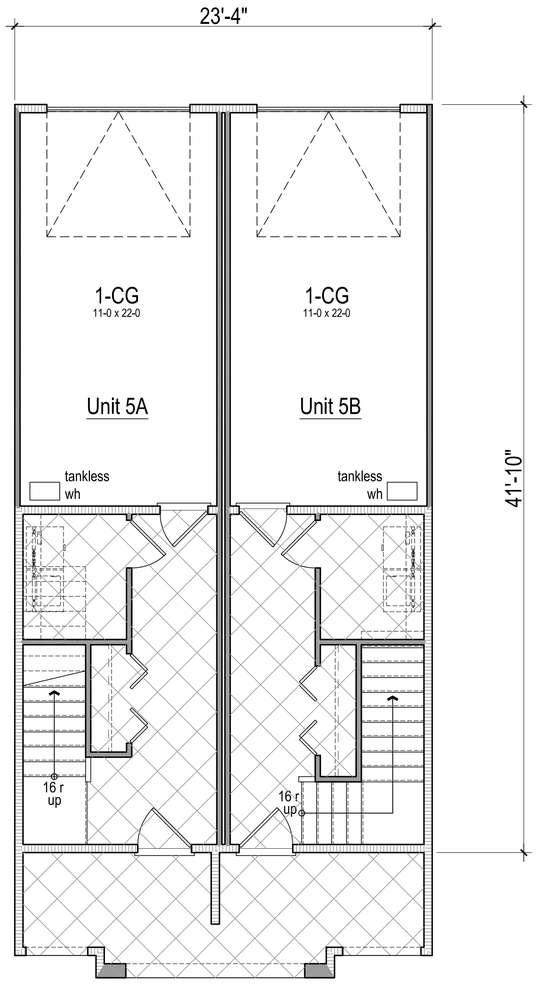
A2.4.1



Third Floor Plan 5



Second Floor Plan 5



First Floor Plan 5

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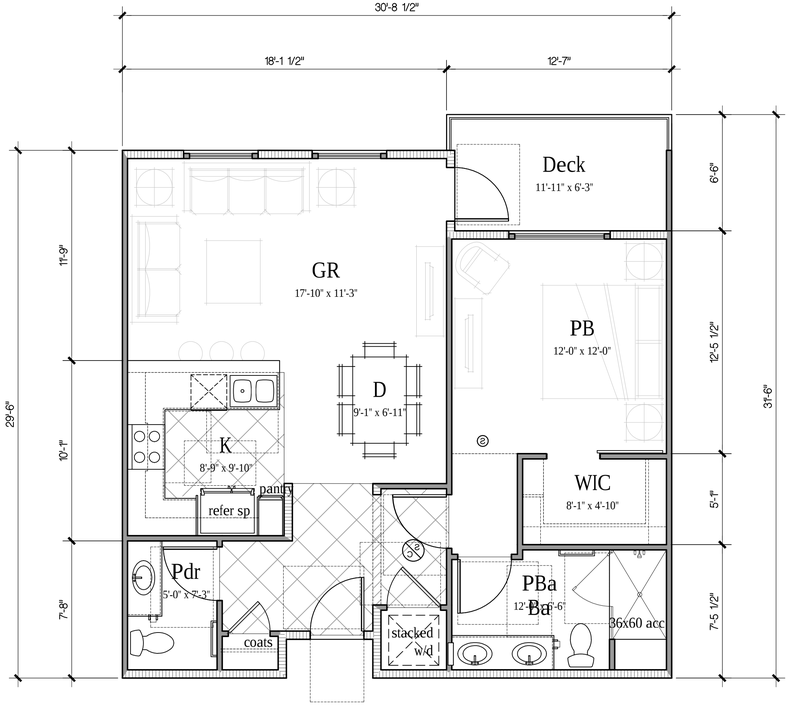
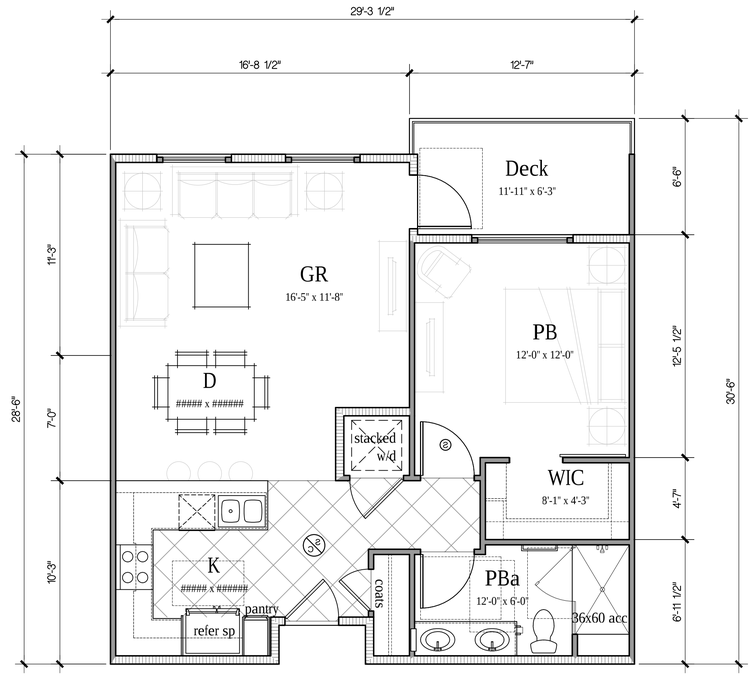
UNIT PLANS_PLAN 5

A2.5



Unit 1

1 Bed, 1.5 Ba
Total Floor Area: 790 sqft



Unit 2

1 Bed, 1 Ba
Total Floor Area: 720 sqft

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ROSEVILLE, CA # 2020-0872

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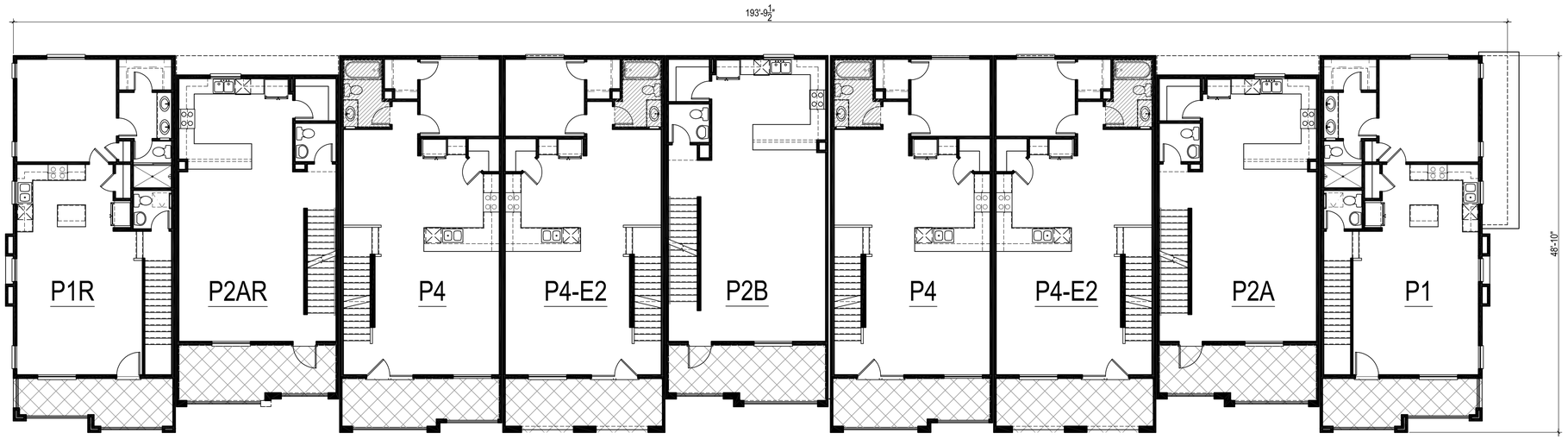
39-PLEX -
UNIT FLOOR PLANS

A6.1

DC EXHIBIT C



9-Plex Second Floor Composite Plan

Scale: 1/8" = 1'-0"

9-Plex First Floor Composite Plan

Scale: 1/8" = 1'-0"

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9-PLEX -
COMPOSITE PLANS

A3.1

9-Plex Third Floor Composite Plan

Scale: 1/8" = 1'-0"

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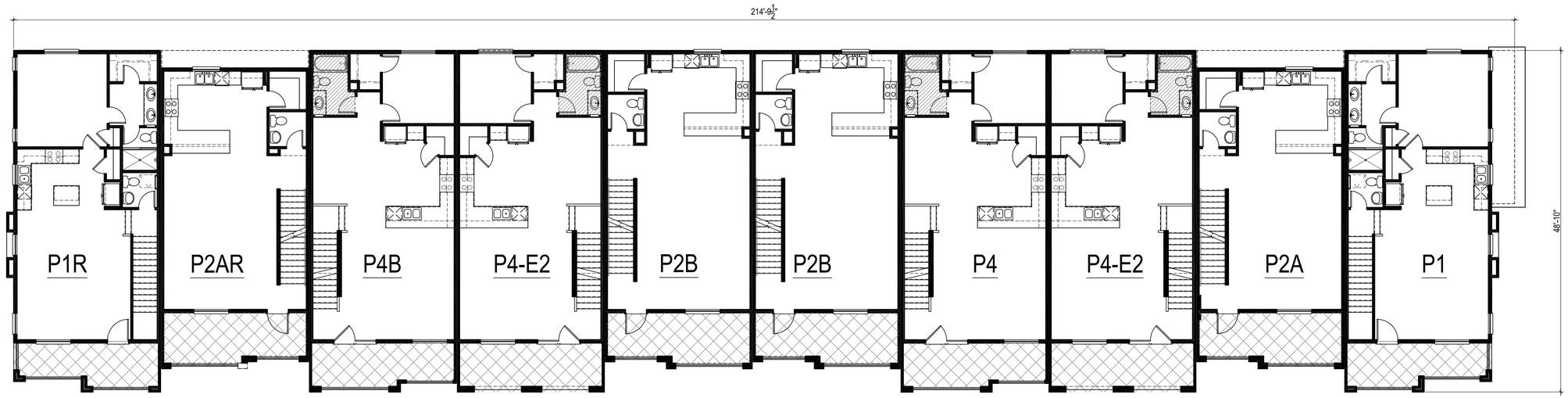
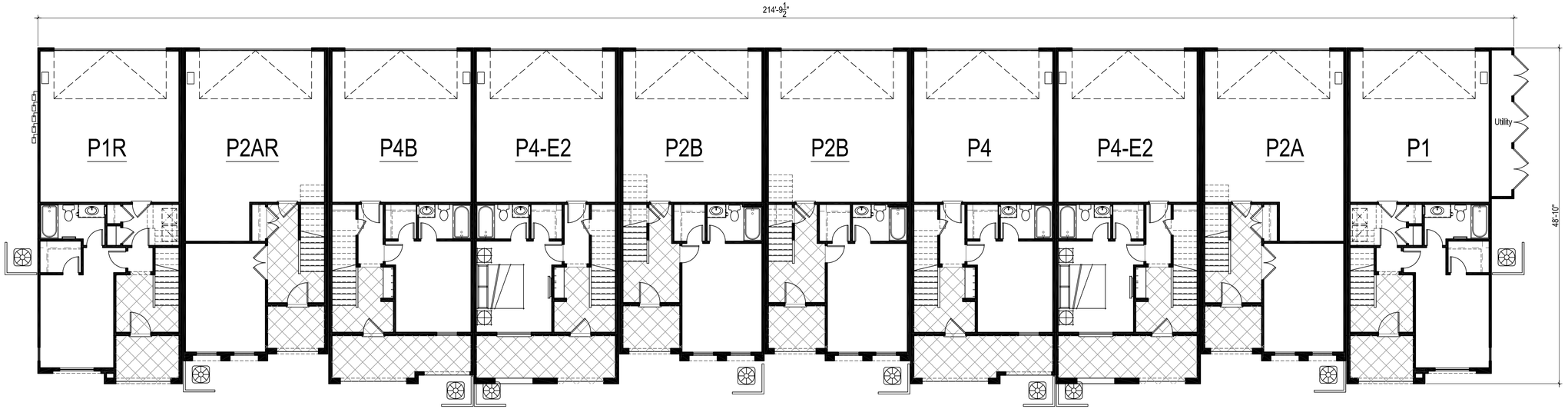
9-PLEX -
COMPOSITE PLANS

A3.2



10-Plex Second Floor Composite Plan



10-Plex First Floor Composite Plan

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W-16 WEST ROSEVILLE

ROSEVILLE, CA # 2020-0872

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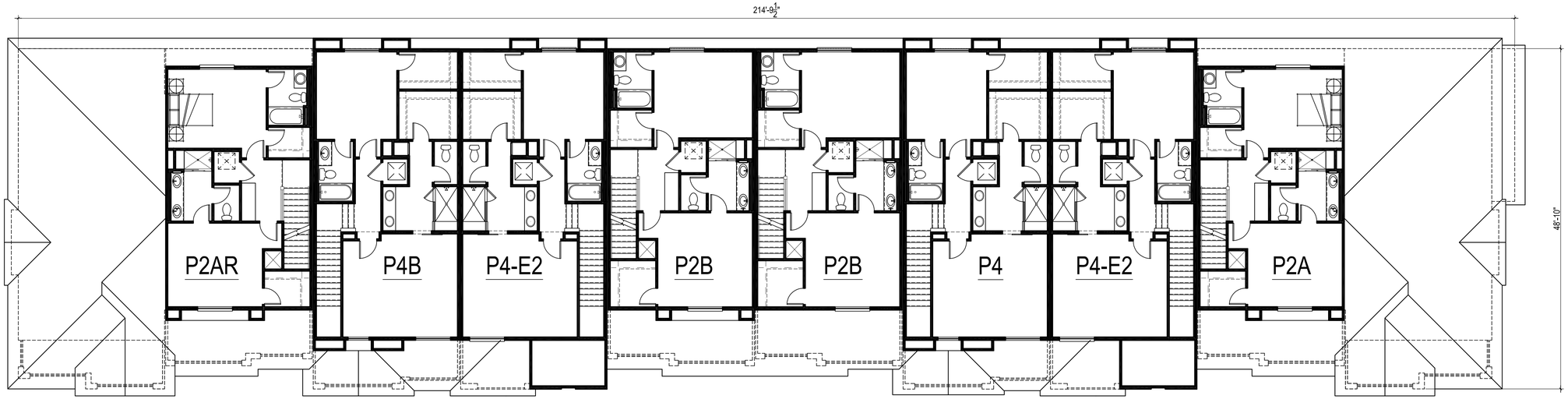
JUNE 13, 2022

10-PLEX -
COMPOSITE PLANS

A4.1



10-Plex Third Floor Composite Plan

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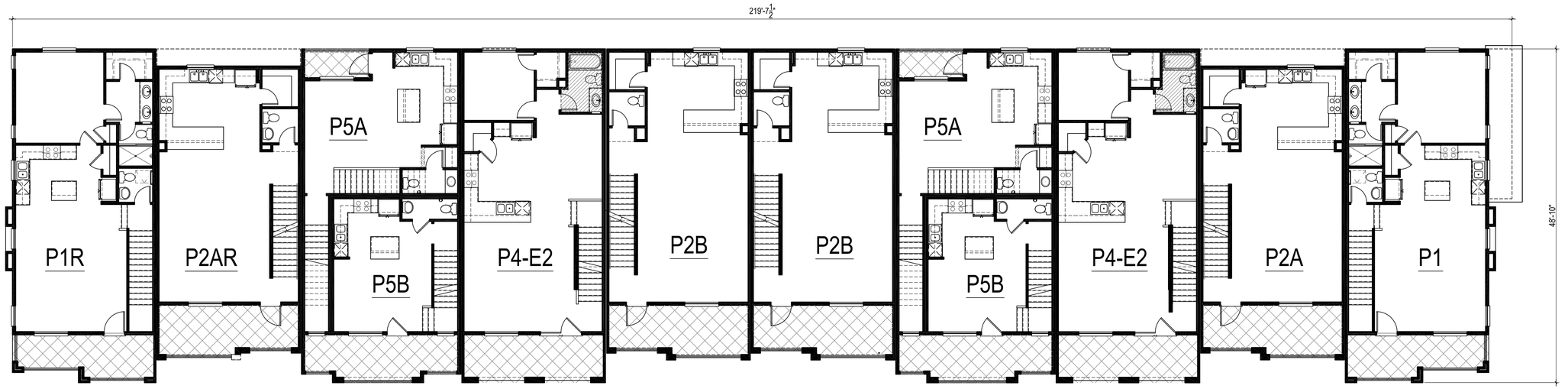
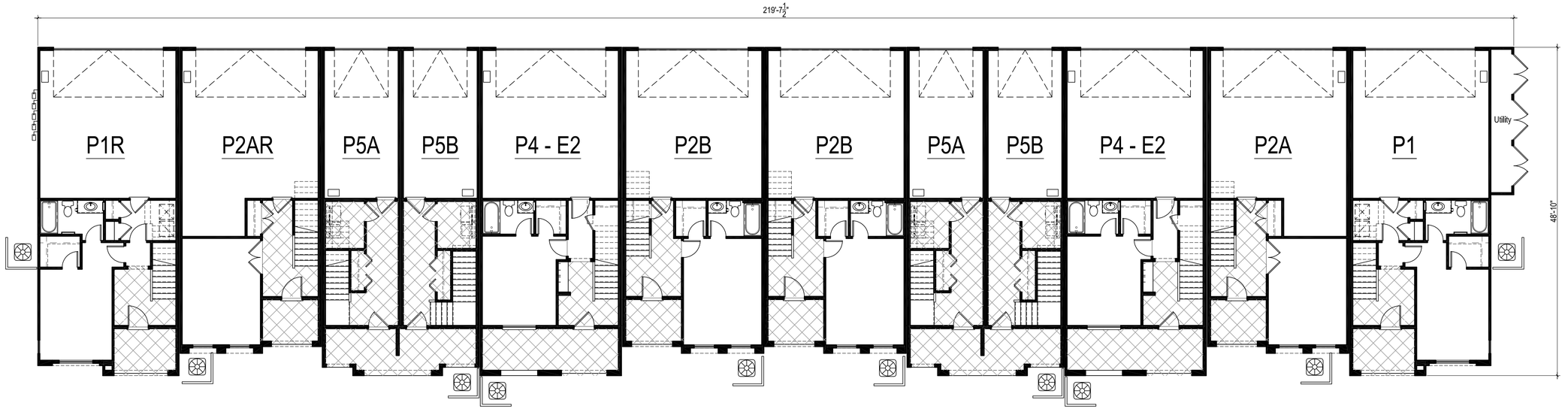
JUNE 13, 2022

10-PLEX -
COMPOSITE PLANS

A4.2



12-Plex Second Floor Composite Plan



12-Plex First Floor Composite Plan

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12-PLEX -
COMPOSITE PLANS

A5.1

12-Plex Third Floor Composite Plan

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W-16 WEST ROSEVILLE

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12-PLEX -
COMPOSITE PLANS

A5.2

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JUNE 13, 2022

N

39-PLEX -
1st FLOOR PLAN

A6.2

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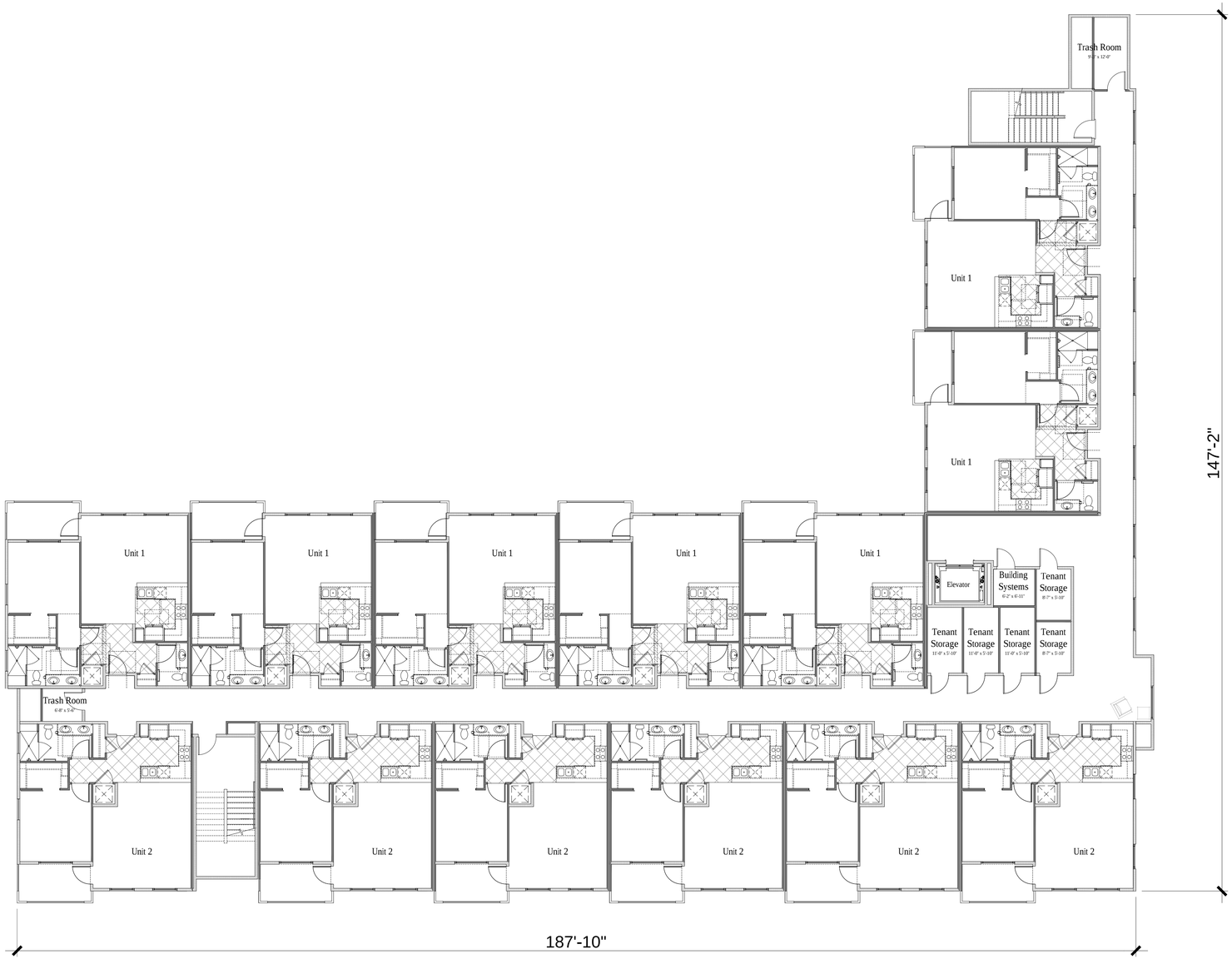
ROSEVILLE, CA # 2020-0872

DESIGN REVIEW SUBMITTAL
JUNE 13, 2022

N

39-PLEX -
2nd FLOOR PLAN

A6.3



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W-16 WEST ROSEVILLE

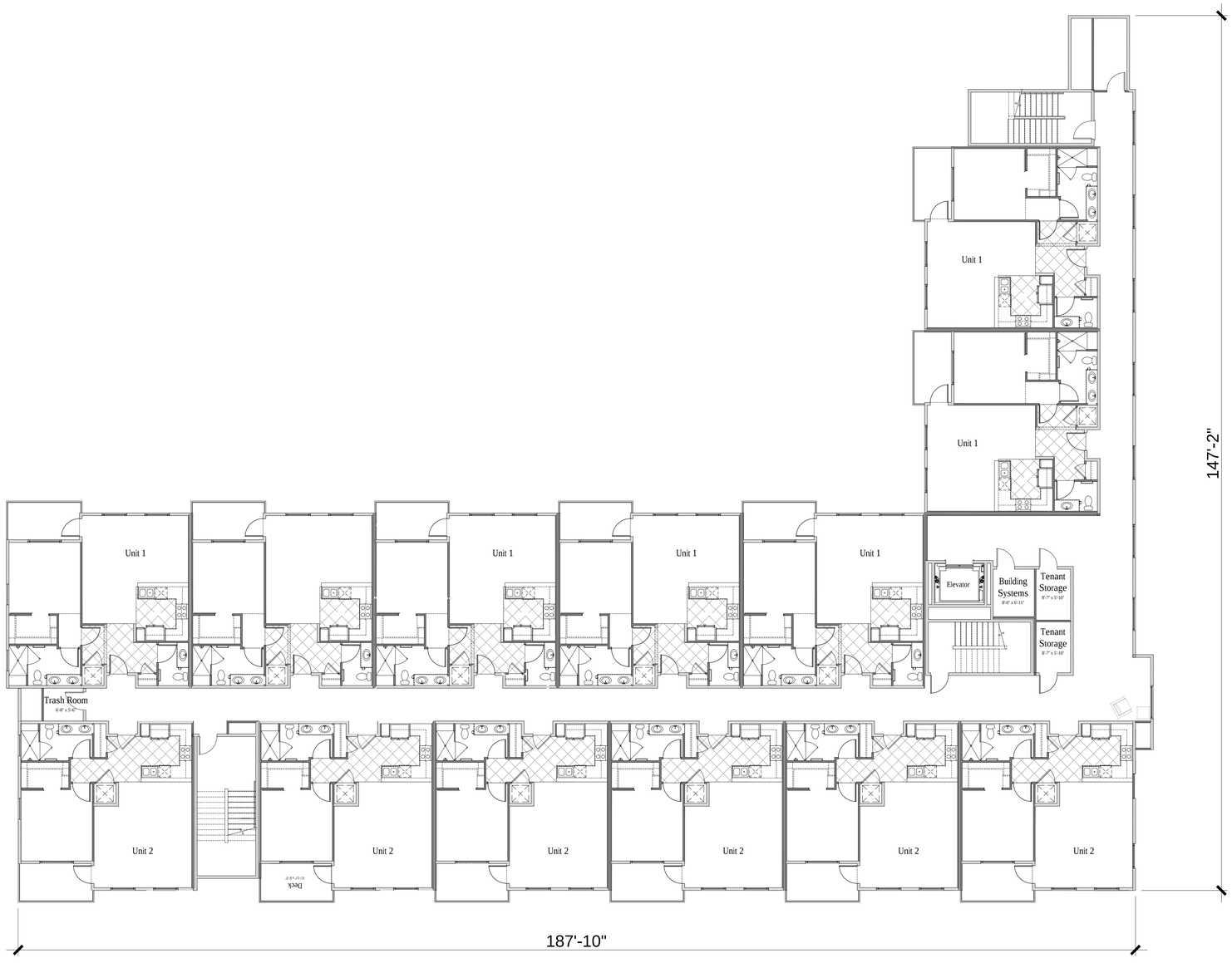
ROSEVILLE, CA # 2020-0872

DESIGN REVIEW SUBMITTAL
JUNE 13, 2022

N

39-PLEX -
3rd FLOOR PLAN

A6.4



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W-16 WEST ROSEVILLE

ROSEVILLE, CA # 2020-0872

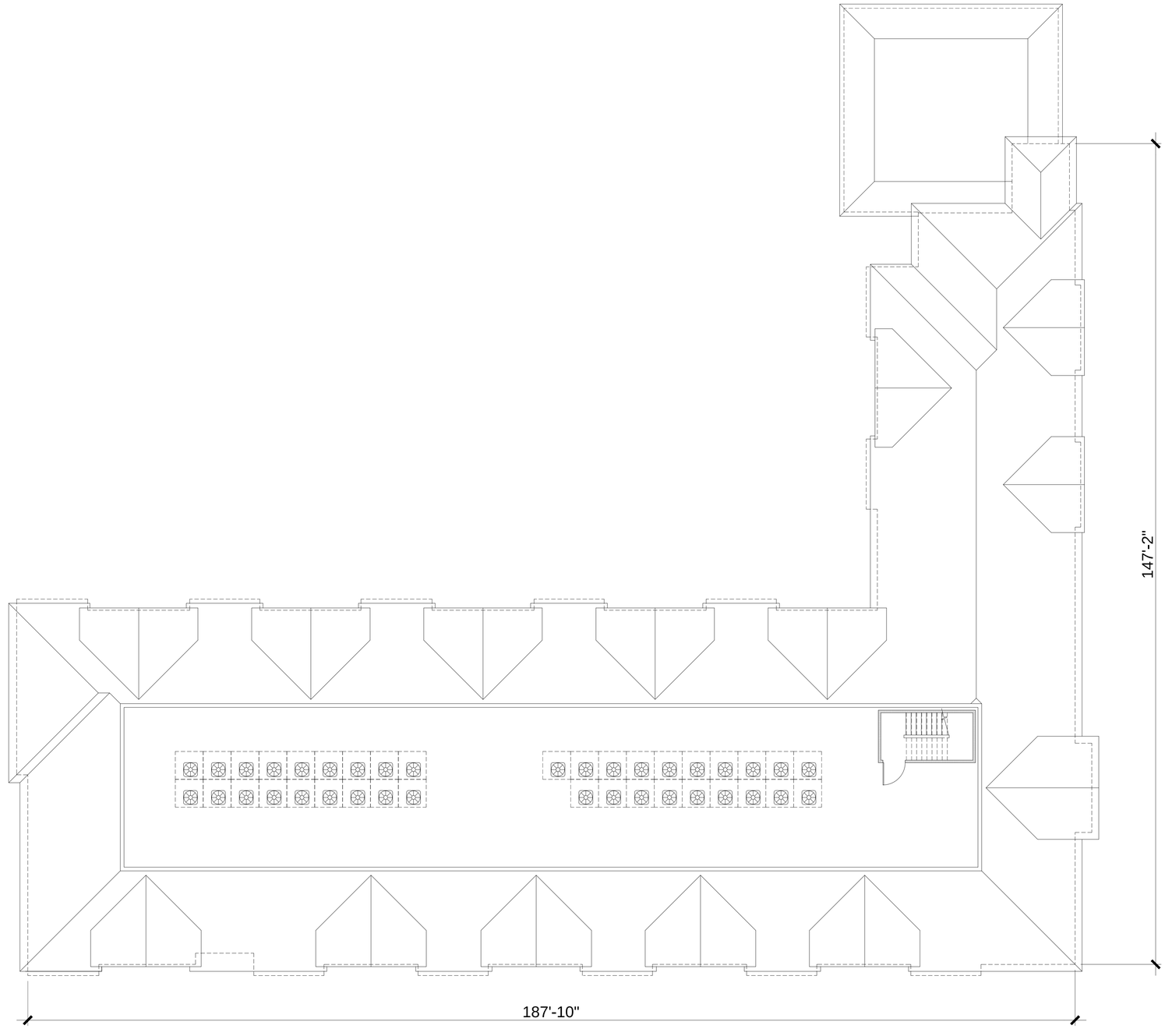
DESIGN REVIEW SUBMITTAL
JUNE 13, 2022

N

39-PLEX -
4th FLOOR PLAN

A6.5

DC EXHIBIT D



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W-16 WEST ROSEVILLE

ROSEVILLE, CA # 2020-0872

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JUNE 13, 2022

N

39-PLEX -
ROOF PLAN

A6.6

Conceptual 9-Plex Front Elevation
Variation A

Conceptual 9-Plex Front Elevation
Variation B

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W-16 WEST ROSEVILLE
ROSEVILLE, CA # 2020-0872

CONCEPTUAL DESIGN
05/12/2022

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

9-PLEX - FRONT ELEVATIONS
SCHEME 3

Conceptual 9-Plex
Rear Elevation

Conceptual 9-Plex
Left Elevation

Conceptual 9-Plex
Left Elevation

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W-16 WEST ROSEVILLE
ROSEVILLE, CA # 2020-0872

CONCEPTUAL DESIGN
05/12/2022

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

9-PLEX - REAR AND SIDE ELEVATIONS
SCHEME 3

Conceptual 10-Plex Front Elevation
Variation A

Conceptual 10-Plex Front Elevation
Variation B

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W-16 WEST ROSEVILLE
ROSEVILLE, CA # 2020-0872

CONCEPTUAL DESIGN
05/12/2022

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

10-PLEX - FRONT ELEVATIONS
SCHEME 2

Conceptual 10-Plex
Rear Elevation

Conceptual 10-Plex
Left Elevation

Conceptual 10-Plex
Right Elevation

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W-16 WEST ROSEVILLE
ROSEVILLE, CA # 2020-0872

CONCEPTUAL DESIGN
05/12/2022

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

10-PLEX - REAR AND SIDE ELEVATIONS
SCHEME 2

Conceptual 12-Plex Front Elevation
Variation A

Conceptual 12-Plex Front Elevation
Variation B

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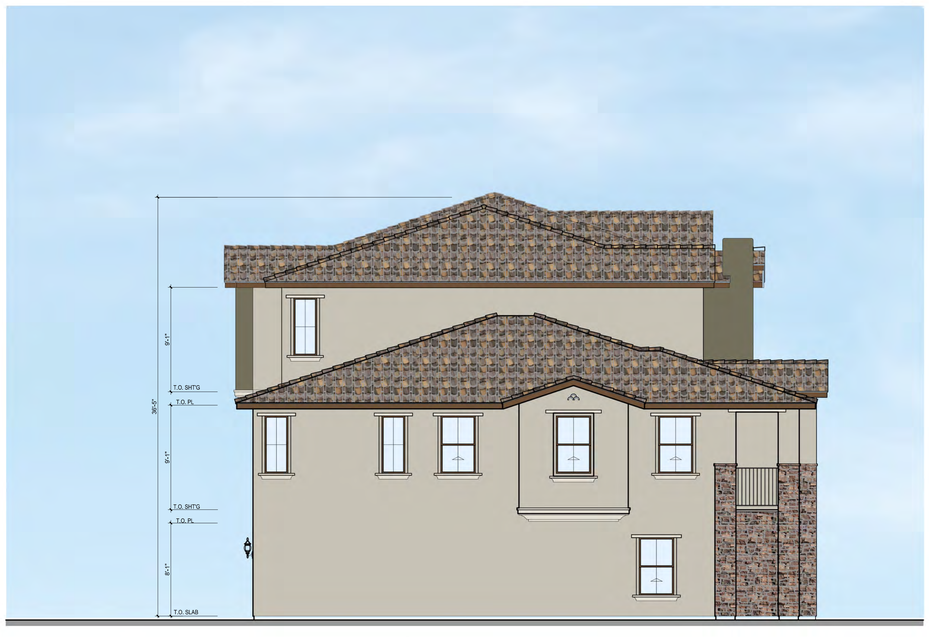
W-16 WEST ROSEVILLE
ROSEVILLE, CA # 2020-0872

CONCEPTUAL DESIGN
05/12/2022

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

12-PLEX - FRONT ELEVATIONS
SCHEME 4

Conceptual 12-Plex
Rear Elevation



Conceptual 10-Plex
Left Elevation

Conceptual 10-Plex
Right Elevation

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W-16 WEST ROSEVILLE
ROSEVILLE, CA # 2020-0872

CONCEPTUAL DESIGN
05/12/2022

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

12-PLEX - REAR AND SIDE ELEVATIONS
SCHEME 4

Conceptual 37-Plex
North Elevation

Conceptual 37-Plex
South Elevation

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W-16 WEST ROSEVILLE
ROSEVILLE, CA # 2020-0872

CONCEPTUAL DESIGN
05/12/2022

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

37-PLEX - NORTH AND SOUTH ELEVATIONS
SCHEME 1

Conceptual 37-Plex
West Elevation

Conceptual 37-Plex
East Elevation

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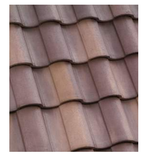
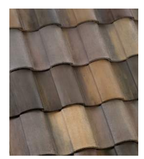
W-16 WEST ROSEVILLE
ROSEVILLE, CA # 2020-0872

CONCEPTUAL DESIGN
05/12/2022

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

37-PLEX - WEST AND EAST ELEVATIONS
SCHEME 1

	PRIMARY STUCCO BODY	SECONDARY STUCCO BODY	FASCIA / EAVE / GARAGE DOOR	TRIM	ENTRY DOOR / ACCENT	DECORATIVE METAL	BUILDING MATERIAL ROOF *(CAPISTRANO 'S' TILE)* / BRICK *(STANDARD)* / STONE *(ENHANCED)*		
SCHEME 1 CLUBHOUSE AND POOL BUILDING	SW 7537 IRISH CREAM	SW 6151 QUIVER TAN	SW 7034 STATUS BRONZE	SW 7551 GREEK VILLA	SW 7595 SOMMELIER	SW 6994 GREENBLACK	 3684 SAN RAFAEL BLEND	 CANYON COBBLE	 TUSCAN VILLA *(PRAIRIE MOSS)*
SCHEME 2 TOWNHOMES LIGHT SCHEME	SW 7517 CHINA DOLL	SW 7502 DRY DOCK	SW 6167 GARDEN GATE	SW 7100 ARCADE WHITE	SW 0005 DEEPEST MAUVE	SW 6994 GREENBLACK	 3646 SUNSET BLEND	 WIRECUT BRICK *(OLD CHICAGO)*	 ITALIAN VILLA *(ASPEN)*
SCHEME 3 TOWNHOMES DARK SCHEME	SW 7537 IRISH CREAM	SW 6151 QUIVER TAN	SW 7034 STATUS BRONZE	SW 7551 GREEK VILLA	SW 7595 SOMMELIER	SW 6994 GREENBLACK	 3606 VALLEJO RANGE	 WIRECUT BRICK *(COUNTRY)*	 TUSCAN VILLA *(PRAIRIE MOSS)*
SCHEME 4 TOWNHOMES MEDIUM SCHEME	SW 6171 CHATROOM	SW 2851 SAGE GREEN LIGHT	SW 6146 UMBER	SW 7049 NUANCE	SW 9141 WATERLOO	SW 6994 GREENBLACK	 SCC 8829 SANTA FE BLEND	 WEATHERED BRICK *(SAVANNAH)*	 COUNTRY RUBBLE *(COASTAL BROWN)*

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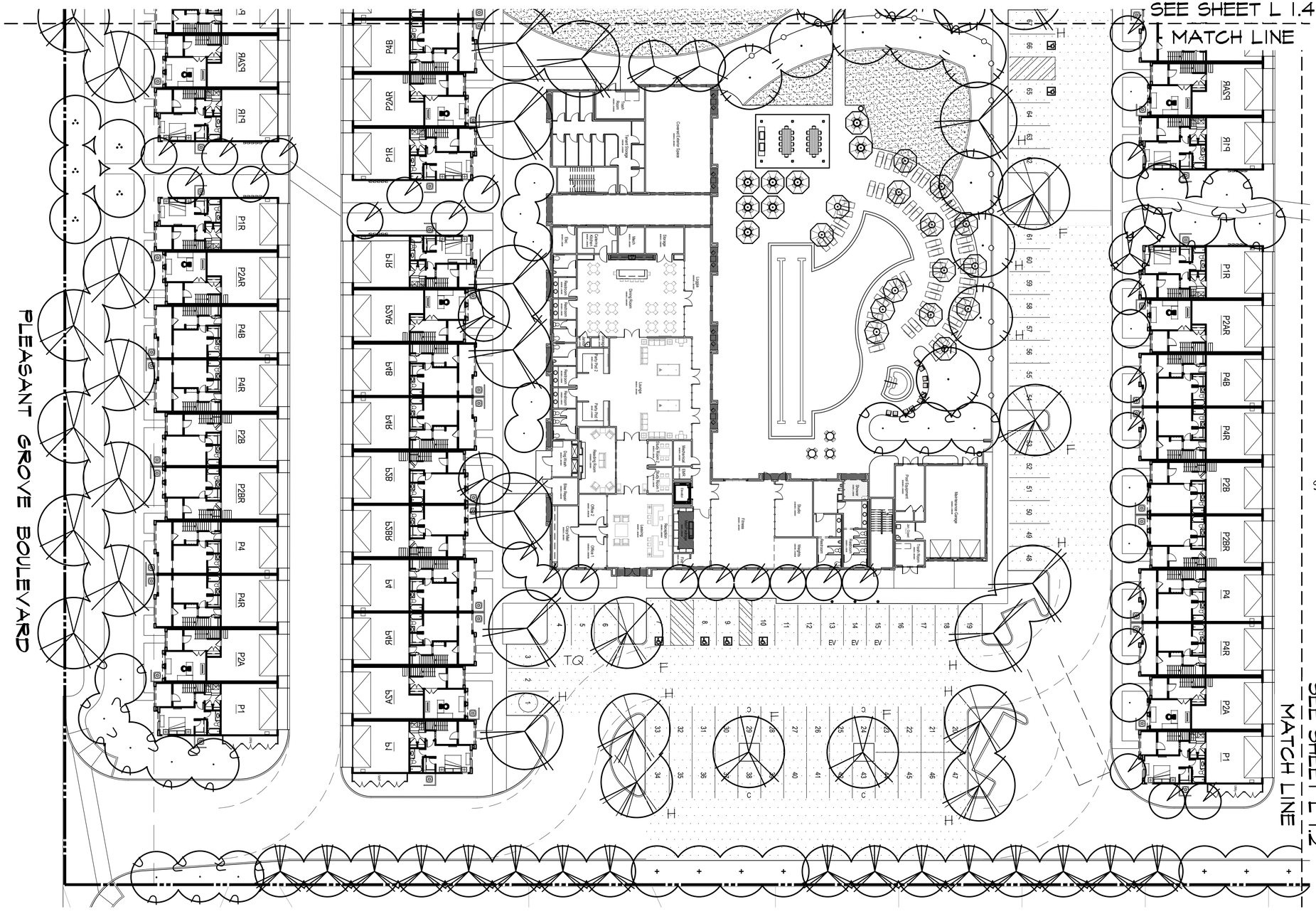
W-16 WEST ROSEVILLE

ROSEVILLE, CA # 2020-0872

DESIGN REVIEW SUBMITTAL
JUNE 13, 2022

COLOR SCHEMES

A7.0

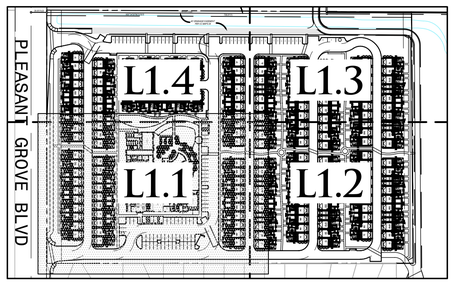


PLANT SCHEDULE

TREES	CODE
	ARB STR
	ARB MAR
	CED DEO
	CER FOR
	COR FLO
	LAG CAT
	LAG NAT
	PIN ELD
	PIS KEI
	PLA COL
	PRU CAR
	PRU SER
	ULM TRU

SEE SHEET L1.5 FOR FULL PLANT SCHEDULE

DC EXHIBIT F



VICINITY MAP

0' 40' 20' 80'

NORTH

YAMASAKI
LANDSCAPE ARCHITECTURE

JEFF AMBROSIA, ASLA C4057

1223 HIGH STREET
AUBURN, CALIFORNIA 95603
(530) 885-0040
FAX (530) 885-0042
www.yamasaki-la.com

WESTPARK W16 APARTMENTS
LANDSCAPE DEVELOPMENT PLANS
PLEASANT GROVE BOULEVARD
ROSEVILLE, CALIFORNIA

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Sheet Title
PLANTING PLAN A

Seal
LICENSED LANDSCAPE ARCHITECT
JEFFREY M. AMBROSIA 4057
Signature
12/22
Renewal Date
Date
STATE OF CALIFORNIA

No.	Date	Revision

Project Mgr.:	JMA
Drawn By:	JMA
Scale:	1"=20'-0"
Date:	4/2/21
File Name:	W16 PL

Sheet No.: L1.1

of _____ sheets

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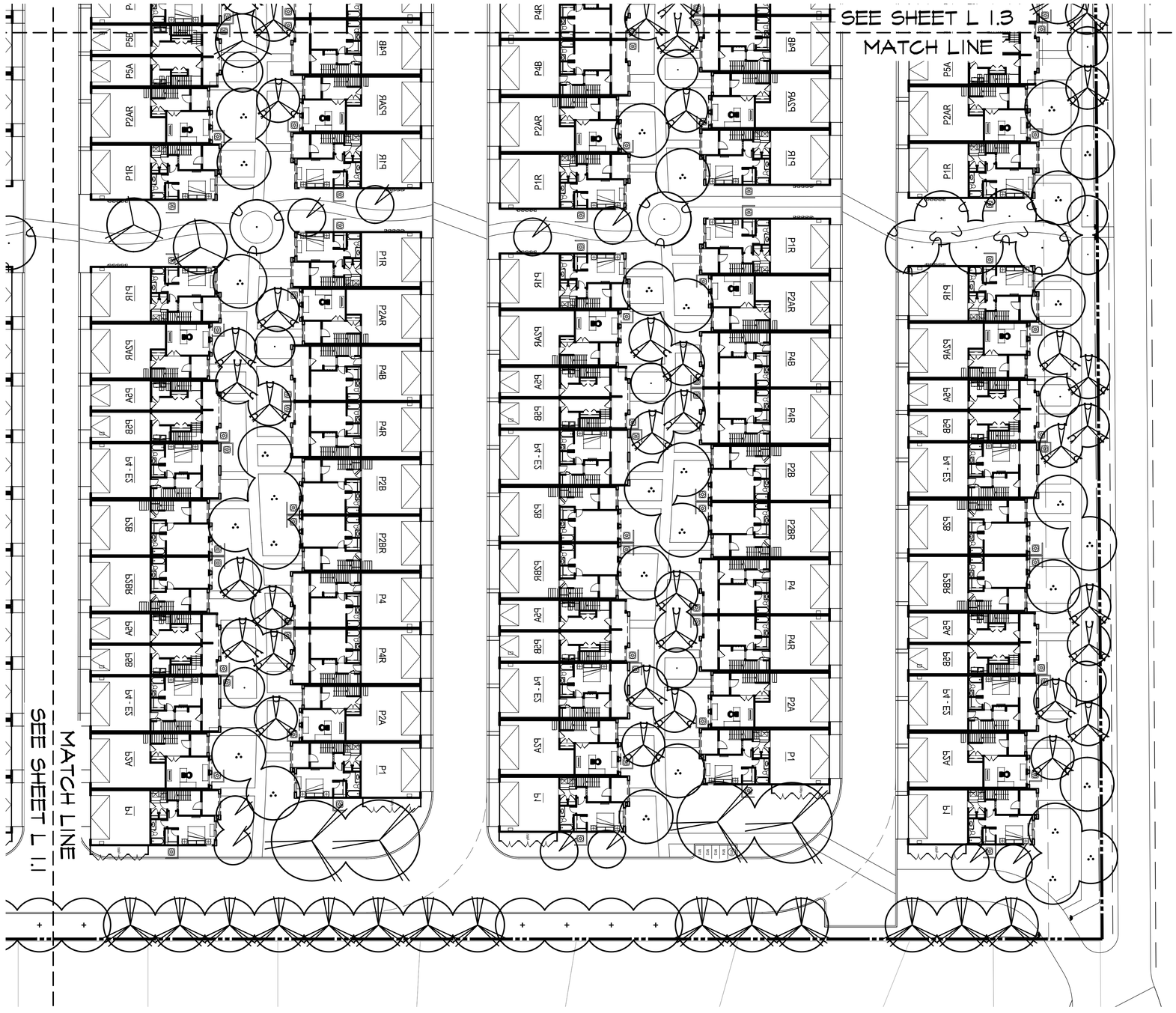
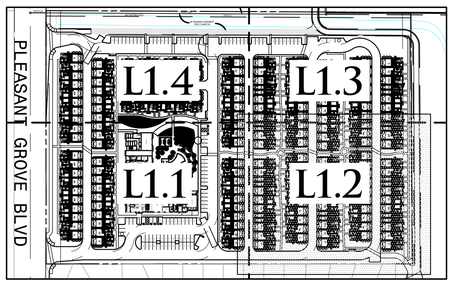


PLANT SCHEDULE

TREES	CODE
	ARB STR
	ARB MAR
	CED DEO
	CER FOR
	COR FLO
	LAG CAT
	LAG NAT
	PIN ELD
	PIS KEI
	PLA COL
	PRU CAR
	PRU SER
	ULM TRU

SEE SHEET L1.5 FOR FULL PLANT SCHEDULE



VICINITY MAP

0' 40' 20' 80'

NORTH

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LANDSCAPE ARCHITECTURE

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PLEASANT GROVE BOULEVARD
ROSEVILLE, CALIFORNIA

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Sheet Title
PLANTING PLAN B

Seal

LICENSED LANDSCAPE ARCHITECT
JEFFREY M. AMBROSIA 4057
12/22
Renewal Date
STATE OF CALIFORNIA

No.	Date	Revision

Project Mgr.:	JMA	*Sheet No.:*	L1.2
Drawn By:	JMA		
Scale:	1"=20'-0"		
Date:	4/2/21		
File Name:	W16 PL	*of* _____ *sheets*	

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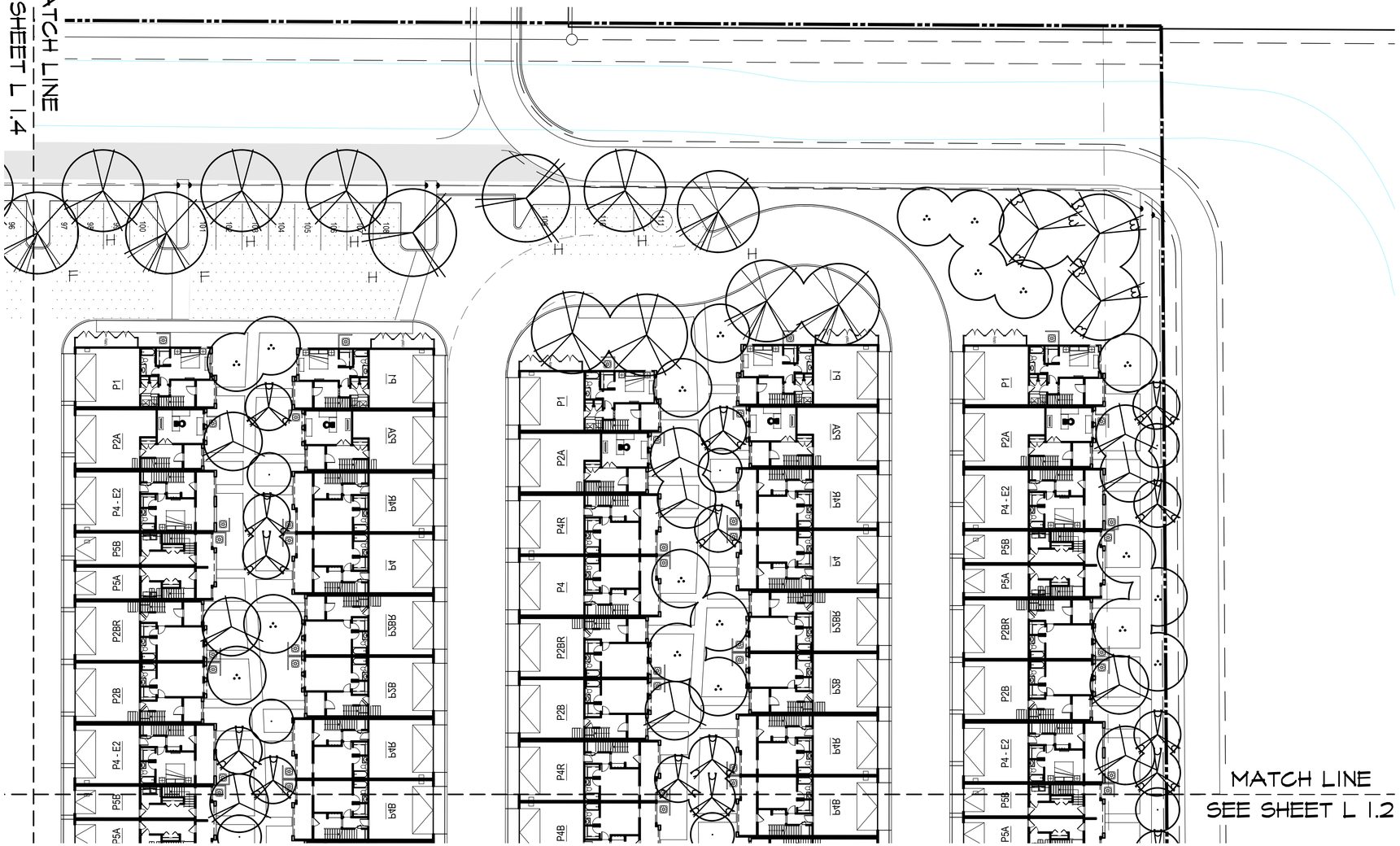
MATCH LINE
SEE SHEET L 1.4

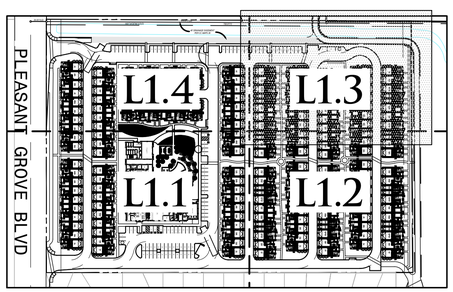


MATCH LINE
SEE SHEET L 1.2

PLANT SCHEDULE

TREES	CODE
	ARB STR
	ARB MAR
	CED DEO
	CER FOR
	COR FLO
	LAG CAT
	LAG NAT
	PIN ELD
	PIS KEI
	PLA COL
	PRU CAR
	PRU SER
	ULM TRU

SEE SHEET L1.5 FOR FULL PLANT SCHEDULE



VICINITY MAP

0' 40' 20' 80'

NORTH

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PLEASANT GROVE BOULEVARD
ROSEVILLE, CALIFORNIA

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Sheet Title
PLANTING PLAN C

Seal
LICENSED LANDSCAPE ARCHITECT
JEFFREY M. AMBROSIA 4057
Signature
12/22
Renewal Date
Date
STATE OF CALIFORNIA

No.	*Date*	*Revision*

Project Mgr.:	JMA	*Sheet No.:*	L1.3
Drawn By:	JMA		
Scale:	1"=20'-0"		
Date:	4/2/21		
File Name:	W16 PL	*of* _____ *sheets*	

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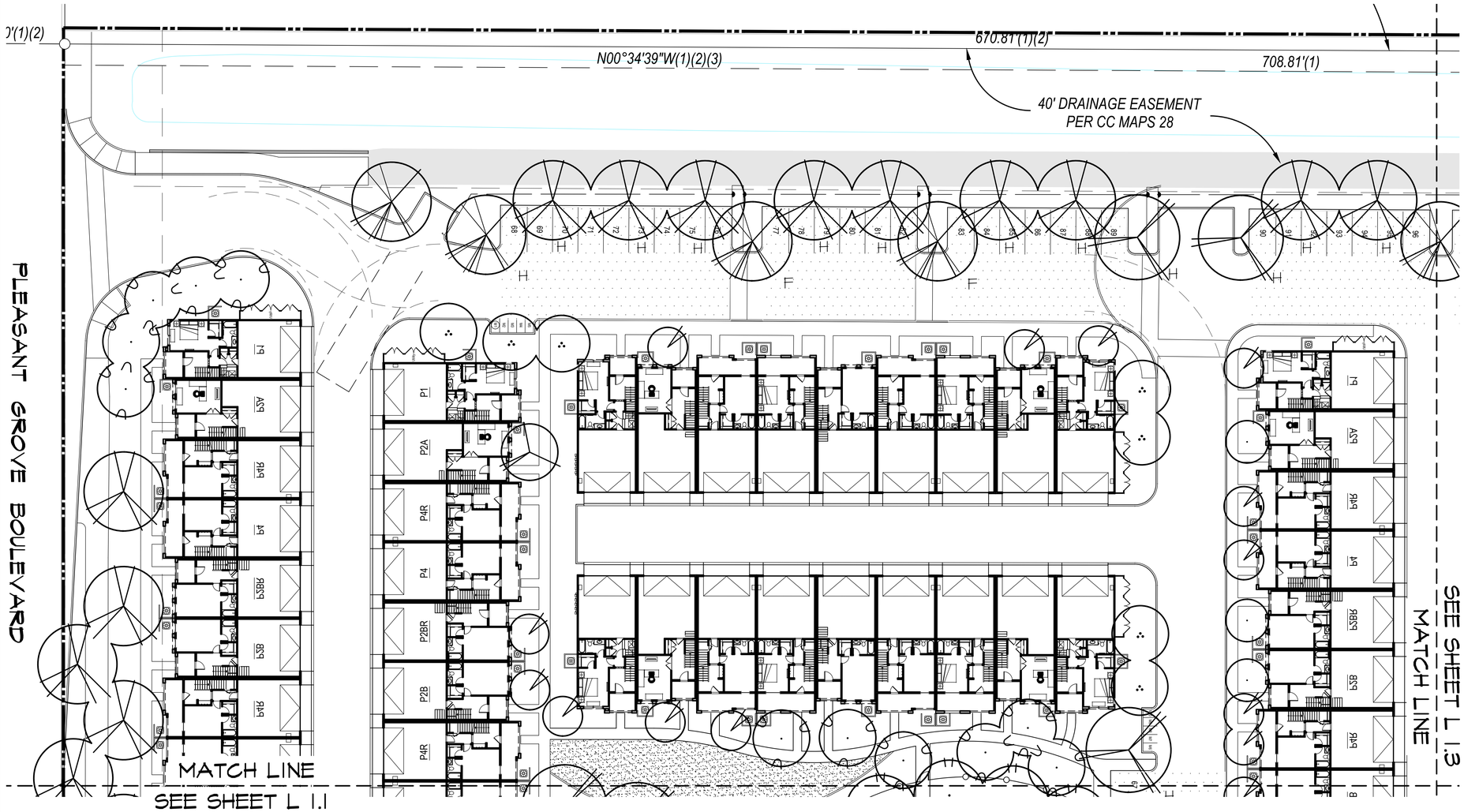
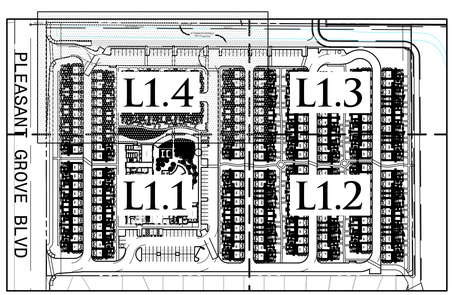


PLANT SCHEDULE

TREES	CODE
	ARB STR
	ARB MAR
	CED DEO
	CER FOR
	COR FLO
	LAG CAT
	LAG NAT
	PIN ELD
	PIS KEI
	PLA COL
	PRU CAR
	PRU SER
	ULM TRU

SEE SHEET L1.5 FOR FULL PLANT SCHEDULE



VICINITY MAP

0' 40' 20' 80'

NORTH

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ROSEVILLE, CALIFORNIA

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Sheet Title
PLANTING PLAN D

Seal

LICENSED LANDSCAPE ARCHITECT
JEFFREY M. AMBROSIA 4057
Signature
12/22
Renewal Date
Date
STATE OF CALIFORNIA

No.	Date	Revision

Project Mgr.:	JMA	Sheet No.:	L1.4
Drawn By:	JMA		
Scale:	1"=20'-0"		
Date:	4/2/21		
File Name:	W16 PL	of _____ sheets	

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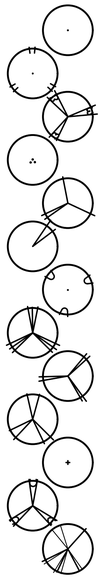
PLANT SCHEDULE



TREES	CODE	BOTANICAL / COMMON NAME	SIZE
	ARB STR	Arbutus unedo Standard / Strawberry Tree	24"box
	ARB MAR	Arbutus x 'Marina' / Marina Strawberry Tree	24"box
	CED DEO	Cedrus deodara / Deodar Cedar	15 gal
	CER FOR	Cercis canadensis 'Forest Pansy' / Forest Pansy Eastern Redbud	15 gal
	COR FLO	Cornus florida / Flowering Dogwood	15 gal
	LAG CAT	Lagerstroemia indica 'Catawba' / Catawba Crape Myrtle	15 gal
	LAG NAT	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	24"box
	PIN ELD	Pinus eldarica / Mondell Pine	15 gal
	PIS KEI	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	24"box
	PLA COL	Platanus x acerifolia 'Columbia' / Columbia London Plane Tree	15 gal
	PRU CAR	Prunus caroliniana / Carolina Laurel Cherry	24"box
	PRU SER	Prunus serrulata 'Kanzan' / Japanese Flowering Cherry	24"box
	ULM TRU	Ulmus parvifolia 'True Green' / True Green Lacebark Elm	24"box
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE
	BER HEL	Berberis thunbergii 'Helmond Pillar' / Columnar Red Barberry	5 gal
	CAL LIT	Callistemon citrinus 'Little John' / Dwarf Bottle Brush	1 gal
	CAR ELI	Carpenteria californica 'Elizabeth' / Bush Anemone	5 gal
	CIS PUR	Cistus x purpureus / Orchid Rockrose	5 gal
	DIA LIT	Dianella revoluta 'Little Rev' / Little Rev Flax Lily	1 gal
	DIE BIC	Dietes bicolor / Fortnight Lily	5 gal
	DOD PUR	Dodonaea viscosa 'Purpurea' / Purple Leafed Hopseed Bush	5 gal
	GRE NOE	Grevillea x 'Noellii' / Grevillea	5 gal
	HEM ORO	Hemerocallis x 'Stella de Oro' / Yellow Daylily	1 gal
	LAV PRO	Lavandula x intermedia 'Provence' / Provence French Lavender	1 gal
	LOR SIZ	Loropetalum chinense 'Sizzling Pink' / Sizzling Pink Fringe Flower	5 gal
	MAH COM	Mahonia aquifolium 'Compacta' / Compact Oregon Grape	1 gal
	MAH SOF	Mahonia eurybracteata 'Soft Caress' / Soft Caress Mahonia	1 gal
	NAN BLU	Nandina domestica 'Blush Pink' / Heavenly Bamboo	1 gal
	NAN COM	Nandina domestica 'Compacta' / Dwarf Heavenly Bamboo	1 gal
	PHO MAO	Phormium tenax 'Maori Maiden' / New Zealand Flax	5 gal
	PHO FRA	Photinia x fraseri / Photinia	5 gal
	SAL GRE	Salvia greggii 'Heatwave Blaze' / Heatwave Blaze Salvia	1 gal

GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal
	LOM BRE	Lomandra longifolia 'Breeze' / Dwarf Mat Rush	1 gal
	MUH REG	Muhlenbergia capillaris 'Regal Mist' / Pink Muhly	1 gal
	MUH RIG	Muhlenbergia rigens / Deer Grass	1 gal
VINES	CODE	BOTANICAL / COMMON NAME	SIZE
	CLY CAL	Clytostoma callistegioides / Violet Trumpet Vine	5 gal

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING
	ARC ECP	Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal	36" o.c.
	CEA YAN	Ceanothus griseus horizontalis 'Yankee Point' / California Lilac	1 gal	60" o.c.
	ROS DWA	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	1 gal	48" o.c.
	TRA JAS	Trachelospermum jasminoides / Star Jasmine	1 gal	48" o.c.

SYNTHETIC TURF	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING
	SYN TUR	Synthetic Turf	sod	

PLANTING STATEMENT

The landscape plant palette consists of low water use shrubs, ground covers, trees, and ornamental grasses that are considered low maintenance and hardy. Choice of plants is guided by considerations of solar exposure and climate conditions of the site. Plant selection aims for longevity by selecting plants that are long lived varieties of trees, shrubs, ground covers, and grasses.

Plant design varies in form, texture and color. Informal planting patterns are preferred over uniform symmetrical planting patterns. Use of flowering trees and colorful plantings have bee located at pedestrian and driveway entries. Planting design takes ease of maintenance into consideration by minimizing some of the following: plant material that may attract or harbor pests/disease; trees that drop extreme amounts of litter (e.g. Liquidambar, fruit trees, etc.); plant material with a mature size larger than the space provided for growth; perennial plants that die back in winter months.

All planted areas shall be properly amended, compacted and finish graded prior to planting. A pre-emergent herbicide will be installed in all shrub and groundcover planting areas to control weeds. All landscape areas will be top dressed with a 3-inch depth of shredded bark mulch (no shredded Redwood).

Shrubs and ground covers will be no less than 1-gallon size. Trees no less than 24" box size. Plant materials shall be spaced to provide substantial cover, but also to allow adequate room to mature into their natural form and ultimate size without required pruning.

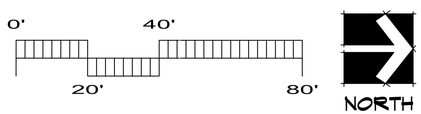
IRRIGATION STATEMENT

The irrigation system will be serviced by a new point of connection. The irrigation design will consist of low volume point source drip irrigation. Proposed trees shall utilize bubbler irrigation to encourage deep root watering. The overall irrigation system will be designed with a smart irrigation controller. A weather sensor will be used to automatically adjust duration of application in accordance with recent weather conditions based on evapotranspiration. Maximum water allowance will be determined by State code. To also be consistent with the planting design, the irrigation design shall incorporate hydrozones by locating plants of different water needs into groups for ease of water application.

PARKING LOT SHADE CALCULATIONS

TREE SYMBOL		100%	75%	50%	25%
ARB.	MAR.			2 (157) = 315	
PIS.	KEI.		1 (707) = 707	9 (481) = 4,329	
PLA.	COL.	2 (962) = 1,924		13 (481) = 6,253	
ULM.	TRU.	5 (962) = 4,810		6 (481) = 2,886	

PARKING LOT AREA	37,984 s.f.
SHADE REQUIRED (50%)	18,992 s.f.
TOTAL SHADE	**21,224 s.f.**
PERCENT SHADE	**56%**



YAMASAKI
LANDSCAPE ARCHITECTURE

JEFF AMBROSIA, ASLA C4057

1223 HIGH STREET
AUBURN, CALIFORNIA 95603
(530) 885-0040
FAX (530) 885-0042
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WESTPARK W16 APARTMENTS
LANDSCAPE DEVELOPMENT PLANS
PLEASANT GROVE BOULEVARD
ROSEVILLE, CALIFORNIA

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Sheet Title
PLANT SCHEDULE

Seal
LICENSED LANDSCAPE ARCHITECT
JEFFREY M. AMBROSIA 4057
Signature
12/22
Renewal Date
Date
STATE OF CALIFORNIA

No.	Date	Revision

Project Mgr.: JMA
Drawn By: JMA
Scale:
Date: 4/2/21
File Name: W16 PL

Sheet No.: L1.5
of _____ sheets

S:\Jeff\Westpark W16 Apartments\DWG's\DD\W16 PL.dwg L1.5 \28 Feb 2022 5:37 PM by: Jeff Ambrosia

DC EXHIBIT G

GRADING LEGEND

SYMBOLS:

EXISTING	PROPOSED	DESCRIPTION
(○)	●	STORM DRAIN MANHOLE
□	▣	STORM DRAIN INLET
12"D	12"D	STORM DRAIN PIPE
		OVERLAND RELEASE DIRECTION
	- - GB - -	GRADE BREAK
	2.0%	DIRECTION OF DRAINAGE
		FLOWLINE OF SWALE
		RETAINING WALL
		SLOPE BANK: TOP OF BANK, TOE OF BANK

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
C	CONCRETE
E, EX	EXISTING
FF	FINISH FLOOR
FL	FLOWLINE
GF	GARAGE FLOOR
GT	GRATE
HP	HIGH POINT
LP	LOW POINT
PUE	PUBLIC UTILITY EASEMENT

EARTHWORK VOLUMES	
CUT	39,200 CU. YDS.
FILL	29,400 CU. YDS.
NET EXPORT	9,800 CU. YDS.

GRAPHIC SCALE
40 20 0 40 80
1 in = 40 ft

WEST PARK S V 400, LLC
LOT 3
'DD'–MAPS–79
APN: 496–100–029
DOC. 2010–0068337

CITY OF ROSEVILLE
LOT 12
'CC'–MAPS–85
APN: 496–100–012
DOC. 2016–0012969

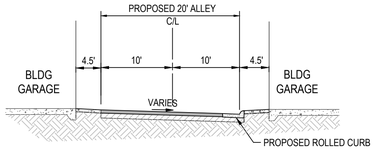
PULTE HOME CO. LOT 1–A
'CC'–MAPS–53
APN: 496–030–011
DOC. 2013–0087414

PROPERTY LINE
EX 40' DRAINAGE EASEMENT PER DOC-2011-0104205
EX 16' BIKE AND PEDESTRIAN EASEMENT
EX 40' PUE PER DOC. 2011-0104205
PROPOSED 30' ABANDONMENT OF EXISTING PUBLIC UTILITY EASEMENT
10' P.U.E. TO REMAIN
EXISTING ROSEVILLE ELECTRIC SWITCH PAD TO BE RELOCATED
EX 25' PUE PER DOC-2011-0104205
PLEASANT GROVE BLVD
EXISTING TRANSFORMER TO BE RELOCATED
EXISTING SWITCH AND CAPACITOR BANK TO BE RELOCATED
EXISTING STREET LIGHT TO BE RELOCATED
CREEK
EX 50' CONSERVATION EASEMENT PER DOC. 2007-007636

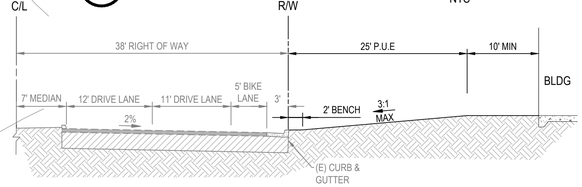
FF=96.6 16 | FF=96.0 19 | FF=96.3 18 | FF=96.9 17 | FF=95.8 15 | FF=95.5 14 | FF=95.3 13 | FF=95.0 12 | FF=94.8 11 | FF=94.5 10
FF=96.6 2 | FF=97.0 3 | FF=98.0 1 POOL CLUBHOUSE | FF=96.6 4 | FF=96.3 5 | FF=96.0 6 | FF=95.8 7 | FF=95.8 8 | FF=95.3 9

COVERED DAR (DIAL A RIDE) PARATRANSIT SEATING AREA TO BE PROVIDED INSIDE CLUBHOUSE BUILDING AND SHALL BE VISIBLE TO THE BUS STOP.

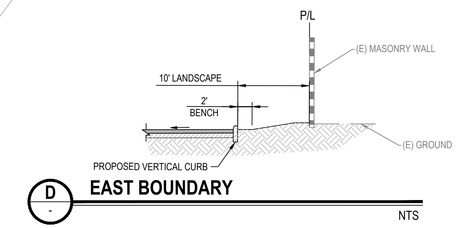
A - WEST BOUNDARY
NTS



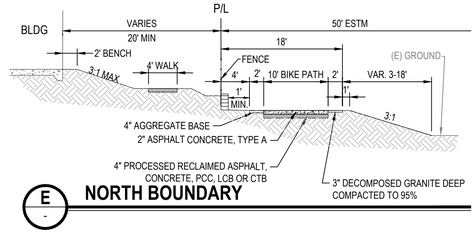
B - PRIVATE ALLEY
NTS



C - PLEASANT GROVE BOULEVARD
NTS



D - EAST BOUNDARY
NTS



E - NORTH BOUNDARY

4' FENCE
2' 10' BIKE PATH 2'
1" MIN 1"
3:1 MAX
(E) GROUND
PROPOSED WALL MAX HEIGHT 2.5'

NOT FOR CONSTRUCTION

REVISIONS NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE
△					
△					
△					
△					
△					

SCALE:
HORIZ. 1" = 40'
VERT. 1" = N/A

BENCH MARK
CITY OF ROSEVILLE B.M. 128 EL=96.120 (NGVD 88)
3-1/4" BRASS DISK STAMPED 2018 PLS 8278, LOCATED ON THE NORTHEAST ANGLE POINT OF THE CON/SPAN ON THE EAST SIDE OF WESTBROOK BLVD. BEING APPROX. 2000 FEET NORTH OF THE INTERSECTION WITH PLEASANT GROVE BLVD.

COMPUTED	
DESIGNED	DLF
DRAWN	SH
PROJ. ENGR.	GB

MORTON & PITALO, INC.
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web: www.mpengr.com

PRELIMINARY GRADING PLAN FOR
WESTPARK W-16
APN 496-010-001-000
ROSEVILLE, CALIFORNIA

DATE JUNE 1, 2022
SHEET C1
OF 2

JOB NO. 17-0037-01

Dwg: X:\2017\17-0037-00 (WESTPARK W-16)\DWG\PLAN\WORKING\170037-PP1-GP01.DWG | Saved: 02-25-22 12:56pm SHERGERA

WEST PARK S V 400, LLC
LOT 3
'DD'–MAPS–79
APN: 496–100–029
DOC. 2010–0068337

CITY OF ROSEVILLE
LOT 12
'CC'–MAPS–85
APN: 496–100–012
DOC. 2016–0012969

PLEASANT GROVE BLVD

PROPERTY LINE

EX 40' DRAINAGE EASEMENT
PER DOC-2011-0104205

EX 16' BIKE AND PEDESTRIAN
EASEMENT

EX 40' PUE
PER DOC. 2011-0104205

PROPOSED 30' ABANDONMENT
OF EXISTING PUBLIC UTILITY EASEMENT

10' P.U.E.
TO REMAIN

EXISTING ROSEVILLE
ELECTRIC SWITCH PAD
TO BE RELOCATED

15' SEWER ESMT

EX 25' PUE
PER DOC-2011-0104205

PROPERTY LINE

CREEK

POOL

CLUBHOUSE

COVERED DAR (DIAL A RIDE)/
PARATRANSIT SEATING AREA TO
BE PROVIDED INSIDE CLUBHOUSE
BUILDING AND SHALL BE VISIBLE
TO THE BUS

DIAL-A-RIDE

EXISTING
TRANSFORMER TO BE
RELOCATED

EXISTING SWITCH AND
CAPACITOR BANK TO
BE RELOCATED

EXISTING STREET LIGHT
TO BE RELOCATED

15' SEWER ESMT

PROPERTY LINE

EX 8"SS
INV 87.35 ±

EX 50' CONSERVATION EASEMENT
PER DOC. 2007-007636

PULTE HOME CO. LOT 1-A
'CC'–MAPS–53
APN: 496–090–011
DOC. 2013–0087414

GRAPHIC SCALE
40 20 0 40 80
1 in = 40 ft

LEGEND

EXISTING	PROPOSED	DESCRIPTION
6"W	6" W	DOMESTIC WATER PIPE
	8"F	FIRE SERVICE PIPE
12"D	SD	STORM DRAIN PIPE
8"S	8" S	SANITARY SEWER PIPE
		MANHOLE
		GATE VALVE
		FIRE HYDRANT
		DOUBLE DETECTOR CHECK VALVE (DDCV)
		REDUCE PRESSURE PRINCIPLE BACKFLOW DEVICE
		4" WATER METER
		FIRE DEPARTMENT CONNECTION

NOT FOR CONSTRUCTION

REVISIONS NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE
1					
2					
3					
4					
5					

SCALE:
HORIZ. 1" = 40'
VERT. 1" = N/A

BENCH MARK
CITY OF ROSEVILLE B.M. 128 EL=96.120 (NGVD 88)
3-1/4" BRASS DISK STAMPED 2018 PLS 8278, LOCATED ON THE NORTHEAST ANGLE POINT OF THE CON/SPAN ON THE EAST SIDE OF WESTBROOK BLVD. BEING APPROX. 2000 FEET NORTH OF THE INTERSECTION WITH PLEASANT GROVE BLVD.

COMPUTED	
DESIGNED	DLF
DRAWN	SH
PROJ. ENGR.	GB

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Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com

PRELIMINARY UTILITY PLAN FOR
WESTPARK W-16
APN 496-010-001-000
ROSEVILLE, CALIFORNIA

DATE JUNE 1, 2022
SHEET C2
OF 2

JOB NO. 17-0037-01

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DC EXHIBIT H

WESTPARK VILLAGE W-16

PRELIMINARY SITE LIGHTING PLAN

SHEET 1 of 3

MAY 9, 2022

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LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1	NOTE 2	NOTE 3	QUANTITY
1TFTM		(1) LED,	DSX2 LED P1 40K TFTM MVOLT	ELECTRONIC	POLE	Lithonia Lighting, DSX2 LED P1 40K TFTM MVOLT	120V 1P 2W	LED DRIVER,		/21/2017 11/9/2017 SCALED PHOTOMETRY TYPE IV, SHORT, BUG RATING: B3 – U0 – G4 18952.5 0 , 0 140 3, 1.2, 0.5 0, 0, 0 ARM MOUNT D-Series Area Size 2 a2d940b6-48b3-4ab1-a888-71794f61f80b NOTE: DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED. 23842 70 120.1 VOLTS, 205.9 WATTS, 1.72 AMPS AMBIENT: 24.9	11
K208-150		(1) 150W SWITCHBOX 222D1829, SETTING: POS 3 – 69.8K. VL3 SHALLOW LENS USED., XPGBWT-01-0000-00XPL	EXISTING STREETLIGHTS	ELECTRONIC	POLE	King Luminaire, K200S-P4SH-III-100(SSL)-7030	240V 2P 2W	Meanwell HLG-150H-24B		CGPL 11/12/15 11/11/15 INPUT ELECTRICAL: 120.0 VOLTS, 100.7 WATTS, 0.847 AMPS Pendant POWER FACTOR: 1.0, VOLTAGE THD: 0.2, CURRENT THD: 9.6 AMBIENT: 24.9 10549	3
Wall-Pack		(1) LED, NICHIA NV4L144ART	LIL Wallpack (Standard)	ELECTRONIC	WALL	Lithonia Lighting, LIL LED 40K MVOLT	120V 1P 2W	LED DRIVER, ANTRON AC700S12M,		/24/2018 4/20/2018 ACUITY BRANDS LIGHTING, DECATUR LAB IES LM-79-08 TYPE II, VERY SHORT, BUG RATING: B1 – U0 – G0 832.8 0 , 0 LED 8 0.1, 0.19, 0 WALLPACK DOWNLIGHT LIL LED Wall Pack 3350dda6-0f39-4d39-bf2a-f5dc66e262e4 NOTE: DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED. 833.7 120.1 VOLTS, 8.36 WATTS, 0.0690 AMPS AMBIENT: 25.8	335

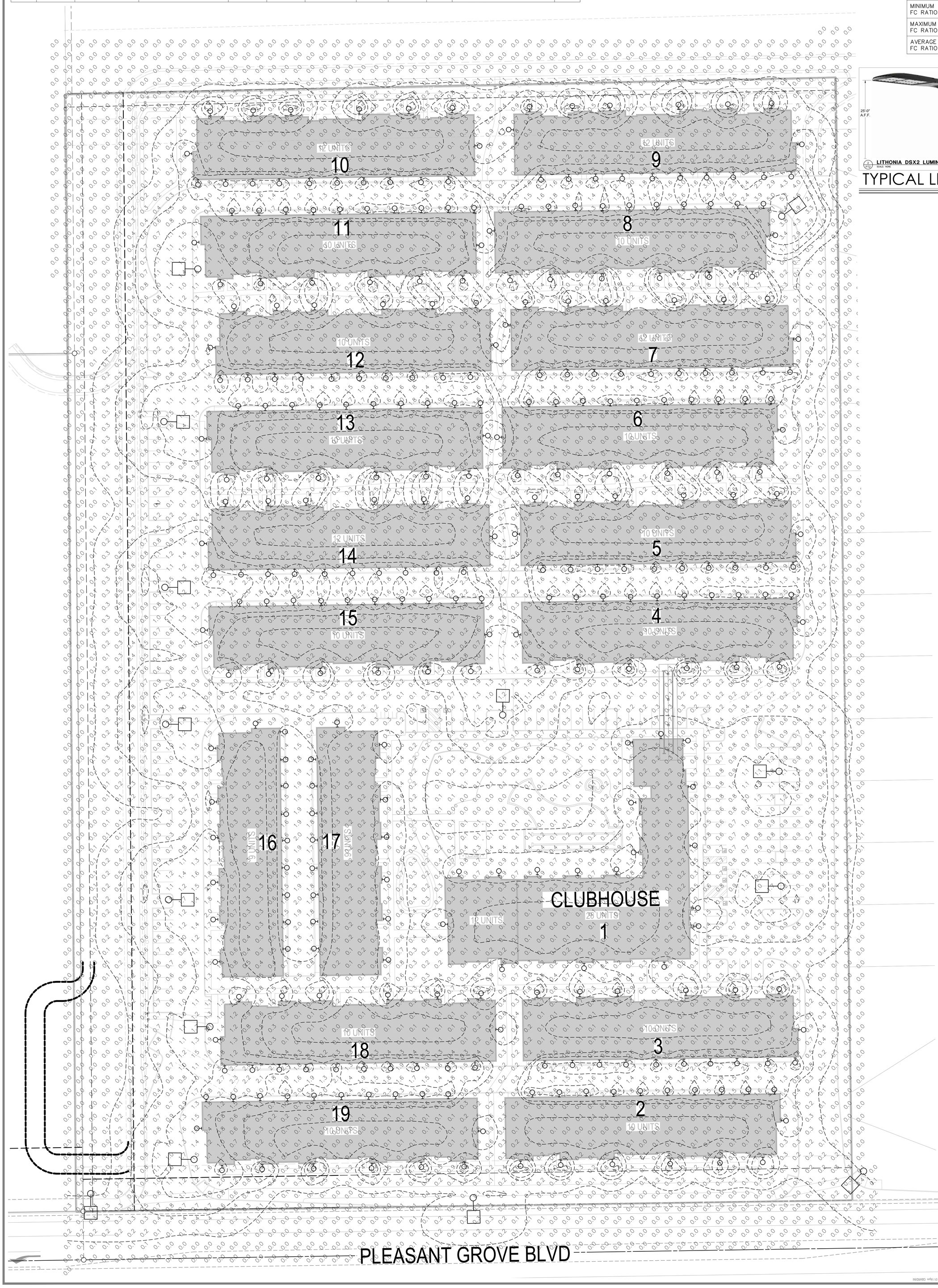
GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	0.6
MAXIMUM FOOT-CANDLES	5.4
MINIMUM FOOT-CANDLES	0
MINIMUM TO MAXIMUM FC RATIO	0
MAXIMUM TO MINIMUM FC RATIO	5.42 / 0
AVERAGE TO MINIMUM FC RATIO	0.6 / 0

P12 LITHONIA DSX2 LUMINAIRE SCALE: NONE

NO SCALE

TYPICAL LIGHT DETAIL



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PROJECT SUMMARY

WESTPARK VILLAGE W-16

TOTAL UNITS:	223
PERMITTED # OF UNITS:	250
SITE AREA:	12.16 ACRES
DENSITY:	18.3 DU/AC

ZONING:

EXISTING:	High Density Residential (HDR)
PROPOSED:	High Density Residential (HDR)

BUILDING FLOOR AREA:

12-PLEX (4):	10,248 sf
10-PLEX (12):	10,011 sf
9-PLEX (2):	9,058 sf
CLUBHOUSE:	16,440 sf
2nd FLOOR:	15,000 sf
3rd FLOOR:	15,000 sf
TOTAL:	**225,680 sf**

MAX. BUILDING HEIGHT:

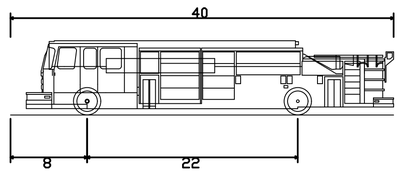
12-PLEX:	36 feet
10-PLEX:	36 feet
9-PLEX:	36 feet
CLUBHOUSE:	39 feet

WESTPARK VILLAGE W-16

FIRE TURNING EXHIBIT

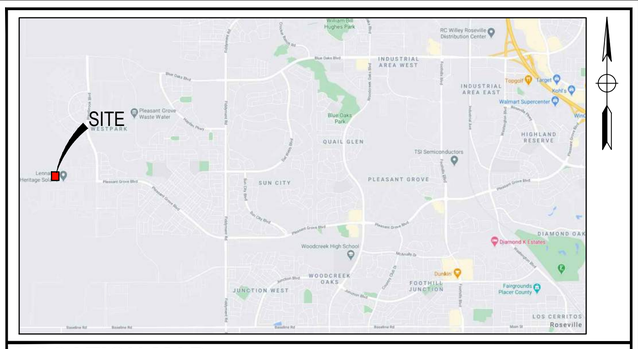
SHEET 1 of 1

FEBRUARY 15, 2022



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

NO SCALE



LOCATION MAP NO SCALE

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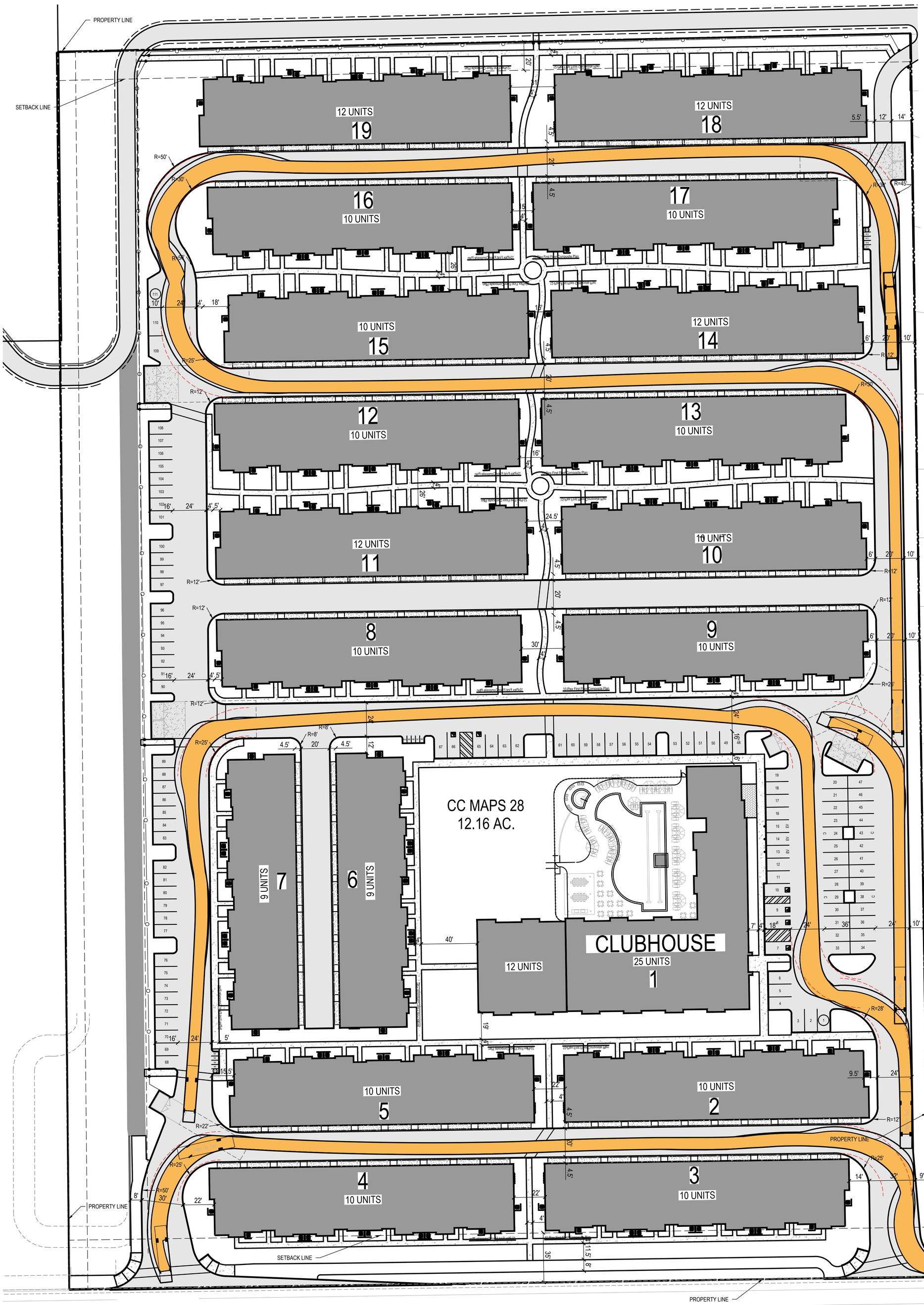

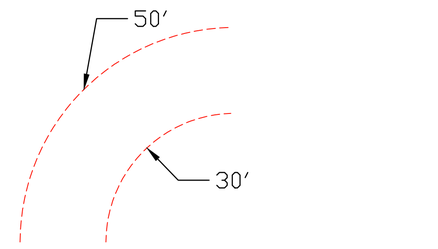

FIRE TURNING RADIUS NO SCALE

GRAPHIC SCALE
30 15 0 30 60
1 in = 30 ft

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DC EXHIBIT I

PROJECT SUMMARY

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TOTAL UNITS:	223
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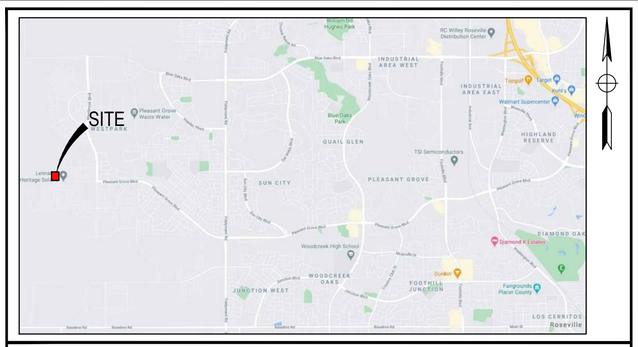
CLUBHOUSE:	39 feet

WESTPARK VILLAGE W-16

TRASH TURNING EXHIBIT

SHEET 1 of 1

FEBRUARY 15, 2022



LOCATION MAP NO SCALE

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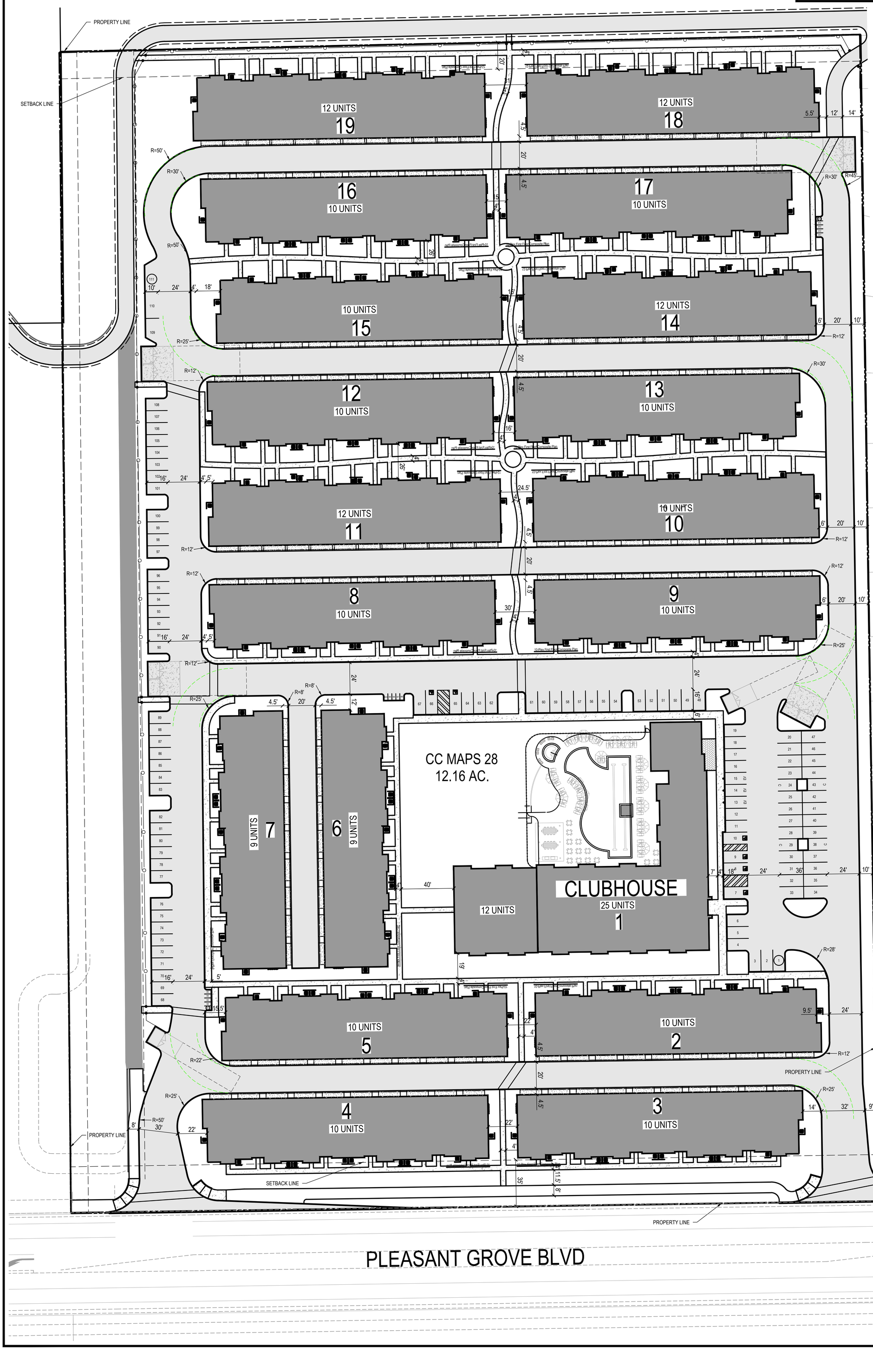

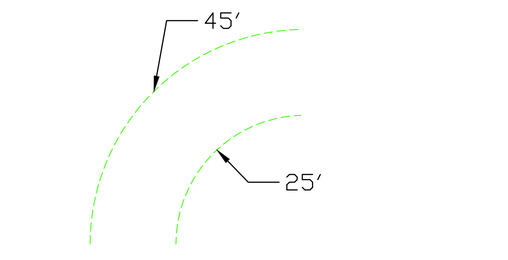

TRASH TURNING RADIUS NO SCALE

GRAPHIC SCALE
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1 in = 30 ft

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