

**ITEM 4.2: Design Review Permit – 751 Roseville Pw. – NIPA PCL 50 - Warehouse – PL21-0210**

**REQUEST**

The applicant requests approval of a Design Review Permit to allow the construction of a 206,795-square-foot warehouse building and associated site improvements on an approximately 14.05-acre parcel in the North Industrial Plan area.

Applicant – Jeff Thompson, Morton & Pitalo  
Owner – Michelle Azevedo, Ridge Capital Inc.

**SUMMARY RECOMMENDATION**

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

- A. Consider the Addendum to the NIPA PCL 50 – Foothills Corporate Center Grading Plan Mitigated Negative Declaration;
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy (70) conditions of approval.

**SUMMARY OF OUTSTANDING ISSUES**

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

**BACKGROUND**

The project site is located at 751 Roseville Pw., formerly addressed as 8801 Foothills Bl. The site is to the east of Foothills Bl., and is bounded on the south by the future extension of Roseville Pw. and on the east by the Union Pacific rail lines. The approximately 14.05 acre parcel is a portion of the Foothills Corporate Center site. The project site has a Light Industrial (M1) zoning designation and a Light Industrial (LI) land use designation, and is located within the City's North Industrial Plan area (NIPA). The NIPA is not subject to a specific plan, but is a recognized planning subarea of the city that was approved in 1995. It includes Design Guidelines, a land use table, and a land use map. The NIPA is intended primarily for industrial uses and employment centers, and consists of approximately 2,046 gross acres west of Washington Bl. and north of the Northwest Roseville Specific Plan.

The subject parcel was created as a result of a four-lot parcel map (File #2013PL-029) that was approved and ultimately recorded in 2013. The map included an Irrevocable Offer of Dedication for the extension of the future Roseville Pw. along the southern boundary of the site, and the dedication of a 58-foot-wide right-of-way for the extension of Niblick Drive along the western project boundary (connecting to the rear of the existing FedEx property to the south). On October 11, 2012, a Major Grading Plan (File #2012PL-064) was approved, which covered mass grading activities on all of the undeveloped property between Foothills Bl. to the west, the train tracks to the east, the Niblick Dr. stub to the north, and a point even with the southern Hewlett Packard driveway. The properties to the south have already been graded and developed with the approved Grading Plan. The future Roseville Pw. extension has not been completed, but a segment of the roadway between Foothills Bl. and Niblick Dr. is constructed and complete with intersection improvements. The NIPA PCL 50 – Foothills Corporate Center Grading Plan Mitigated Negative Declaration (SCH #2012092002, certified October 11, 2012) covered the impacts of grading the project site and the surrounding properties; an Addendum to that document was prepared for this project, and is included as Exhibit A of this report. This is the third Addendum to the MND as an

Addendum was also prepared in 2015 for the Roseville Self-Storage project (File #PL15-0058) and 2018 for the NIPA PCL 25 Rezone project (File #PL18-0371).

The project request includes a Design Review Permit to evaluate a proposed 206,785-square-foot, 41-foot-tall warehouse building and associated site improvements. As proposed, the plan includes a total of four (4) potential offices, 42 loading dock doors on the north side of the building, and a total of 233 parking stalls.

**Figure 1 – Project Location**



## **EVALUATION**

The DRP evaluation of the project is based on the applicable development standards within the City's Zoning Ordinance, NIPA, 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 currently undeveloped. The site consists of non-native annual grasses and has been graded consistent with a prior approved master grading plan (2012PL-064). This grading plan approval required appropriate Section 404 permits to fill an ephemeral wetland drainage swale that occurred on the property. These permits have since been obtained. The project has been reviewed by the City's Engineering Division and has been designed consistent with City standards related to drainage improvements and stormwater quality facilities. The proposed warehouse use is consistent with the site's Light Industrial land use designation, and developing the property will allow beneficial use of the site.

- 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.**

Vehicle Access and Circulation: Access to the project site will be provided via a driveway on Roseville Pw., as well as a driveway connection to the existing section of Niblick Dr. To the north of the site, Niblick Dr. connects to Albertsons Dr. (adjacent to the FedEx building), providing access to Foothills Bl. The project includes an internal drive aisle that circles the proposed building, and provides access to the parking areas (primarily along the west side of the building, near Niblick Dr.). Niblick Dr. was identified as an emergency vehicle access location of the parcel map, and this access is maintained with the proposed project. The project was reviewed by the City Engineering and Fire Department staff and was found to comply with city standards and emergency circulation requirements.

Parking: The Zoning Ordinance parking requirement for warehouse uses is one (1) space per 1,000 square feet. If the office areas are less than 10-percent of overall square footage, as is the case for the proposed project, parking for those areas can be calculated at the same rate. The proposed total building area is 206,785 square feet, resulting in a requirement of 207 parking stalls. Overall, 233 parking spaces are provided on site, exceeding the minimum requirement. An additional 63 truck trailer parking stalls are provided, but these stalls are not included in the parking calculation. Bicycle parking spaces and spaces dedicated to carpool and electric vehicles will also be provided, consistent with the City's Alternative Transportation Department requirements.

Landscaping and Lighting: The proposed project provides landscaping and lighting consistent with CDG standards. Landscaping for the project is provided in planters around the perimeter of the site, within the parking lot, at building entries, and along the pedestrian walkways around the building. The City's minimum requirement of 50-percent shading in parking lots is accomplished with a mix of Chinese Pistache, Forest Green Oak, Golden Rain Tree, Frontier Elm, and other species. The proposed planting plan is consistent with the CDG and the City's Water Efficient Landscape Ordinance. A photometric plan was provided for the project, which demonstrates consistency with the City's minimum lighting level requirements of 0.5 foot-candles in pedestrian areas and 1.0 foot-candles in vehicle areas.

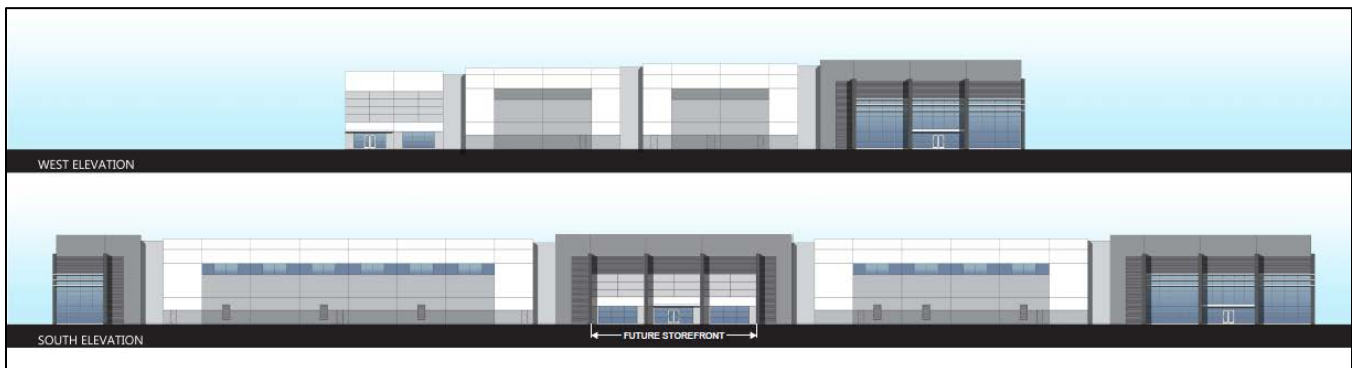
- 3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and is consistent with the applicable goals, policies, and objectives set forth in the General Plan, the Community Design Guidelines, and the applicable specific plan and/or applicable design guidelines.**

The project is subject to the City's Community Design Guidelines (CDG) for office and industrial development. In addition, projects within the NIPA are subject to the North Roseville Area Design Guidelines (NRADG), which provide development standards and guidelines for new construction, including building setbacks, height limits, and lot coverage. The NRADG requires a minimum setback of 90 feet from Roseville Pw. for buildings larger than 100,000 square feet, as well as a 50-foot landscape setback. The subject parcel is setback approximately 177 feet from the ultimate right-of-way for Roseville Pw., therefore meeting the setback requirement. The proposed building square footage results in 34-percent lot coverage, which is below the maximum 50-percent lot coverage permitted in the NRADG. The overall height of the building is approximately 41 feet, which is less than the 50-foot maximum height outlined in the Zoning Ordinance for buildings in the M1 zone.

The project is requesting to deviate from the required side setbacks along the eastern side of the property, adjacent to the railroad. The NRADG requires a 50-foot setback for single buildings greater than 100,000 square feet, with a 15-foot landscape setback to allow for screening of the railroad. The project proposes a 42-foot building setback, and a seven (7) foot landscape planter along the eastern property boundary. Proposed Condition 12 (h) requires that a row of screen trees, with a mix of deciduous and evergreen trees, be planted along the project boundary to screen the project from Industrial Av. to the east. The overall design of the site and layout has been reviewed by the Development Services Department, and adequate access and site circulation is provided. With the conditions of approval, the proposed building siting and landscape design is compatible with the CDG and NRADG.

The architecture reflects a functional design that is consistent with the CDG standards for industrial development. The materials include metal awnings, glass, and aluminum framing, and include a color palate of blues, greys, and whites. The design incorporates score lines into the concrete tilt up panels to break up the façade for visual interest. Furthermore, design orients the more visually engaging office locations, which include the aluminum framing and spandrel glass, towards the future Roseville Pw., while the truck dock locations are along the north (rear) of the building. Overall, the proposed design is consistent with the guidelines and policies outlined in the CDG and NRADG.

**Figure 2 – West and South Elevations (facing Foothills Bl. and Roseville Pw.)**



- 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**

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Design Committee hearing was published on December 3, 2021, 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, NIPA, Zoning Ordinance, and CDG. The required findings can be made for the requested Design Review Permit, and staff requests that the Design Committee take the actions listed in the Recommendation section of this report.

## **ENVIRONMENTAL DETERMINATION**

Consistent with CEQA Guidelines Section 15164, regarding previously adopted negative or mitigated negative declarations, an Addendum may be prepared if only minor technical changes or additions are necessary or none of the conditions requiring a subsequent Environmental Impact Report or negative declaration have occurred. Consistent with this section, an Addendum to the NIPA PCL 50 Foothills Corporate Center Grading Plan Mitigated Negative Declaration (File# 2012PL-064, adopted October 11, 2012) has been prepared for the project. The Addendum, included as Exhibit A of this report, did not identify any new significant environmental impacts; the project impacts are therefore within the scope of the previously adopted Mitigated Negative Declaration.

## **RECOMMENDATION**

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

- A. Consider the Addendum to the NIPA PCL 50 – Foothills Corporate Center Grading Plan Mitigated Negative Declaration;
- B. Adopt the findings of fact as stated in the staff report and approve the **Design Review Permit – 751 Roseville Pw. –NIPA PCL 50 – Warehouse – PL21-0210** subject to seventy (70) conditions of approval.

### **CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FILE # PL21-0210**

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **December 16, 2021** and if not effectuated shall expire on **December 16, 2023**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **December 16, 2024**. (Planning)
2. The project is approved as shown in Exhibits A - H and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in NIPA PCL 50 – Foothills Corporate Center Grading Plan Mitigated Negative Declaration, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. The project shall be addressed as 751 Roseville Parkway. 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 the North Industrial Plan area and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
  - e) All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
  - f) 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)
  - g) 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)
  - h) At improvement plans, provide a row of screen trees, including a mix of deciduous and evergreen trees, in the landscape planter along the eastern property boundary adjacent to the rail lines, to the satisfaction of the Planning Division. (Planning)
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. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
15. 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)
16. 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)

17. 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)
18. 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)
19. 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)
20. 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)
21. Prior to issuance of building permits, provide a public access easement along southern drive aisle from Roseville Parkway to the east property line. This easement is required to allow access to the future overpass for construction. (Engineering)
22. The proposed building encroaches into the existing 15' PUE. That portion of the PUE, will need to be formally abandoned via separate document prior to issuance of Building Permits. (Engineering)
23. 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).
24. 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)
25. 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)
26. 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)

27. 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)
28. 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, Development Services - Engineering 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)
29. 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)
30. 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)
31. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for 751 Roseville Parkway to be reviewed and approved by the Transportation Commission. (Alternative Transportation)
32. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
33. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
34. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
  - a) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 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 or as shown in the approved exhibits.
  - c) All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
35. 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)

36. 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)
37. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
38. 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)
39. 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)
40. 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
41. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)
42. 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)
43. 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**

44. 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)
45. 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)
46. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Engineering, Environmental Utilities, Electric)
47. 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)
48. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
49. 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)
50. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for 751 Roseville Parkway to be reviewed and approved by the City Manager. (Engineering, Alternative Transportation)
51. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
52. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)

53. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
54. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
55. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
56. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
57. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
  - a) Locate the metered service panel on the outside of the building.
  - b) Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
58. One ¾-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)
59. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

#### **OTHER CONDITIONS OF APPROVAL**

60. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
61. 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)
62. 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. (Public Works)
63. 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)
64. 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)

65. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
66. 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)
67. 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)
68. 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)
69. 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)
70. 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 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)

**Exhibits**

- A. Addendum to the NIPA PCL 50 – Foothills Corporate Center Grading Plan Mitigated Negative Declaration
- B. Site Plan and Details
- C. Floor Plan
- D. Elevations and Colors/Materials
- E. Preliminary Grading Plan
- F. Preliminary Utility Plan
- G. Preliminary Landscape Plan
- H. Photometric Plan

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