

ITEM 4.1: **Design Review Permit and Voluntary Merger – 8457 Washington Boulevard – NIPA PCL 56 - M2 Motorsports – File #PL24-0862**

REQUEST

The applicant requests approval of a Design Review Permit to allow construction of a 51,565 s.f. industrial and automobile storage buildings with an attached 1,882 s.f. clubhouse space for shared use. The request also includes a Voluntary Merger to merge the two existing parcels Lot 7 (.89 acres) and Lot 8 (2.06 acres) to create one 2.95-acre parcel to facilitate development of the property.

Applicant – Jacob Becker, RMW Architecture and Interiors
Owner – Steve Lefler, M2 Commercial Companies

SUMMARY RECOMMENDATION

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

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy (70) conditions of approval; and
2. Approve the Voluntary Merger subject to nine (9) 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 all recommended conditions of approval.

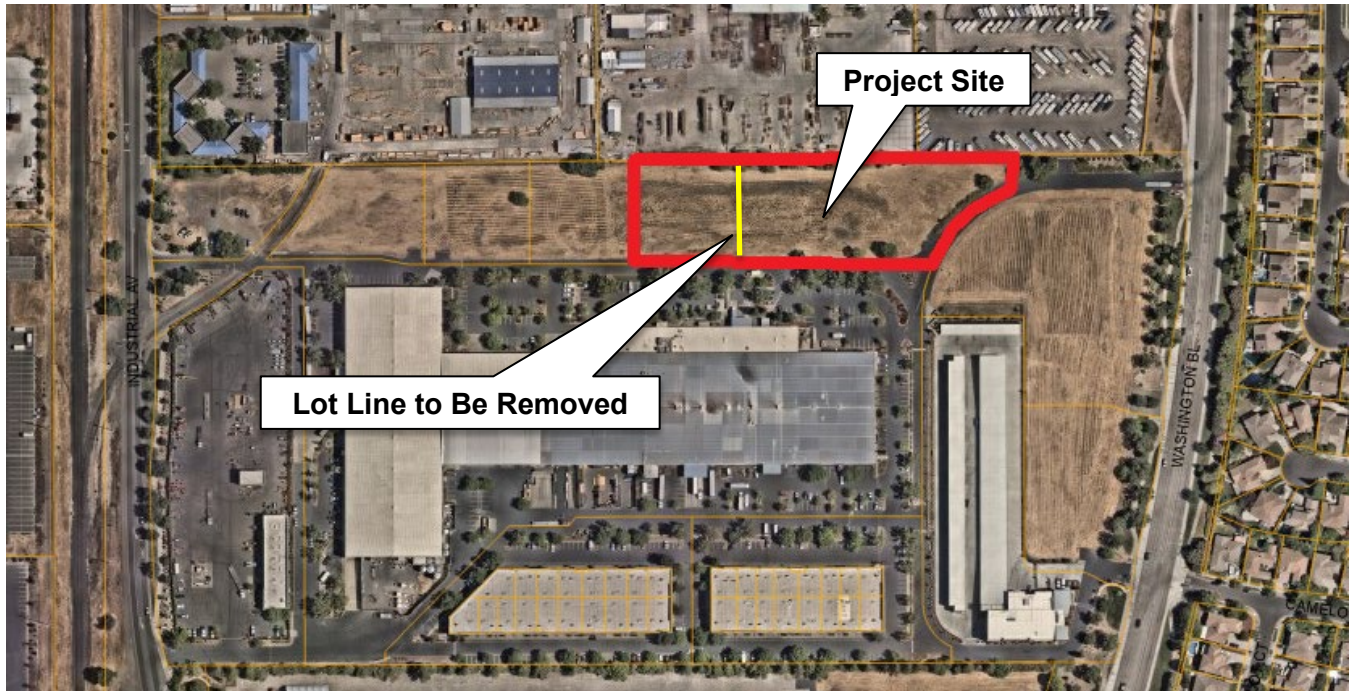
BACKGROUND

The project is located at 8457 Washington Boulevard, north of the intersection of Industrial Avenue and Washington Boulevard (Figure 1). The project site has a General Plan land use designation of General Industrial (IND), and a zoning designation of General Industrial (M2). The site is currently surrounded by Industrial uses to the north, vacant industrially-zoned land to the east and west, and the Washington Crossing light industrial development to the south.

The area was originally part of the American Olean ceramic tile manufacturing plant property. The plant was approved in December of 1972 by the Planning Commission (File #UP 72-27). In the mid-1990s, American Olean Tile ceased operations at the site, and the building was partitioned into multiple tenant spaces. The entire site was purchased by Coastal/KMS, and subsequently a Design Review Permit and Tentative Subdivision Map to construct nine light industrial buildings and thirteen office buildings on the property (File #2006PL-051) was approved by the Planning Commission on February 8, 2007. The industrial park, now known as Washington Crossing, was partially developed with road improvements and several of the approved light industrial buildings.

The current project site is located in the northern portion of the property where two light industrial buildings A-1 and A-2 were proposed in the Washington Crossing project. Instead of the light industrial buildings, the current request is a Design Review Permit to allow construction of a 51,565 s.f. automobile storage building with an attached 1,882 sf clubhouse space. Customers of the site will store high-end automobiles and accessories within the storage units on-site. Each unit will contain storage space, a mezzanine and a bathroom. It is anticipated each unit could also contain work space for each user.

Figure 1: Project Location



EVALUATION – DESIGN REVIEW PERMIT

The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the NIPA. Section 19.78.060(B) of the City of Roseville Zoning Ordinance requires four findings of fact be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in ***italicized, bold*** text and are followed by an evaluation of the project in relation to each finding.

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

The Project site as previously mentioned is comprised of two (2) parcels totaling 2.95 acres of vacant land within the Washington Crossing development. The Project site is vacant with non-native annual grassland. The land has been disturbed throughout the years, with evidence of disking throughout the site.

As part of the Coastal KMS project from 2006, biologists visited the site and found no natural features on the site including protected trees or wetlands. The Project site is relatively flat and no significant grade changes occur. 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.

- 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 a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.***

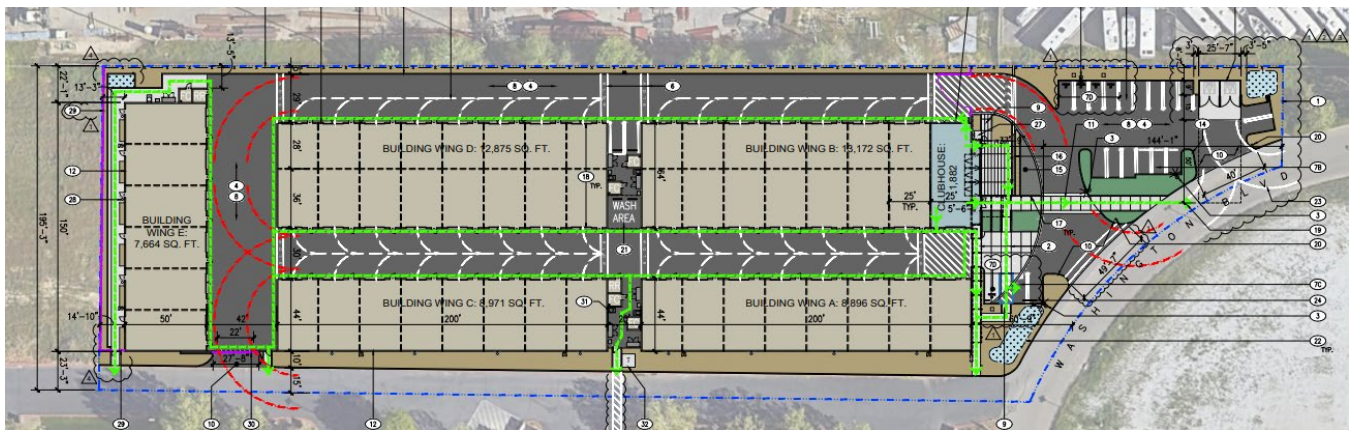
The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City's Zoning Ordinance, the City's CDG, and the NIPA. Staff reviewed the proposal

for consistency with all applicable standards and found the project to be consistent with the pertinent requirements and guidelines. The following sections of evaluation focus on areas of interest.

Site Planning and Building Siting

The Project is comprised of two parcels, which are proposed to be merged. The resulting parcel has frontage onto the drive aisles that connect to Washington Bl. (Figure 2). Five buildings are proposed with the project, which will each contain separate motor vehicle storage units. As proposed, the buildings are situated throughout the Project site to ensure the roll-up doors are screened from public view and facilitate internal circulation through the site. Buildings A and B, on the eastern portion of the site, contain more detailed architectural treatment on the eastern elevation facing Washington Bl. to provide visual interest from the public way and the parking lot is on the eastern portion of the site to serve customers arriving via Washington Bl.

Figure 2. Site Plan



Access and Circulation

The main entries to the project site would be from internal driveways that serve the overall Washington Crossing project. There are two driveways that serve the parking area near the entrance and one emergency vehicle access (EVA) on the western portion of the site. There are also pedestrian connections near the front entrance as well as on the southern border to the project to allow access to the rest of the Washington Crossing development.

Parking

There is no parking requirement in the Zoning Ordinance specific to automobile storage. The closest use would be personal storage, which would require four (4) parking spaces be provided on-site. The applicant proposes to provide twenty (20) spaces on-site to allow flexibility for visitors. It is anticipated that a majority of users would park inside their individual units or directly in front of the roll up door to their unit when they are visiting the site. There is also a reciprocal parking and access agreement across the Washington Crossing development, which would allow customers to utilize the parking spaces to the south of the project if necessary.

Landscaping & Lighting

Landscaping is proposed to include primarily low water-use trees, shrubs, and ground cover. The internal site area is covered with buildings and driveways, so landscaping is focused on the perimeter. Trees and shrubs are used to provide visual relief for the spans of building wall on the southern perimeter of the site as suggested in the Community Design Guidelines. Landscaping within the parking area will consist of a mix of Red Push Pistache and London Plane Tree to ensure that 50-percent of the paved parking areas be shaded by trees at 15-year maturity. The landscape plan indicates that the Project site will provide 57-percent parking lot shading, exceeding the minimum requirement.

The parking lot lighting will consist of LED pole-mounted lights with an overall height of twenty-five (25) feet around the storage buildings and eighteen (18) feet in the parking area at the front of the site. This height complies with CDG Policy OI-82, which requires pole mounted lighting to be no taller than 35 feet for industrial projects. Consistent with CDG Policy OI-78, the lighting sources will have cut off lenses and be located to avoid light spillage and glare on adjacent properties. The lighting is conditioned to comply with the City's minimum lighting level requirements (0.5 foot-candles in pedestrian areas and 1.0 foot-candles in vehicle areas). As such, staff finds the photometric plan 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 which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.*

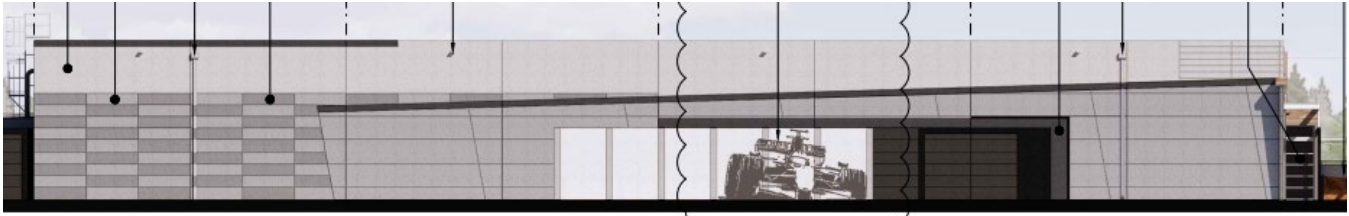
The Community Design Guidelines suggest that projects with multiple buildings develop an architectural theme throughout the project. The Washington Crossing development consists of a range of industrial buildings including the large original American Olean tile building at the center of the project completed in the 1970s, two industrial flex buildings at the southern portion of the development completed in 2009, and Extra Space Storage completed in 2022. Each of the buildings is different architecturally but contain common elements such as metal and stucco wall materials in shades of white, tan, and gray. The M2 Motorsport conceptual plans show a concrete tilt-up construction, score lines and wall, and roof line variation to provide visual interest, consistent with the Community Design Guidelines. The buildings are generally square in shape with the south and east elevations including enhanced materials and angled wall faces for visual interest toward the public way (Figure 3).

Figure 3: Building A and B East Elevation



The color palette includes a white and gray color scheme as well as steel panels and faux bamboo tile for accent materials. The colors will be used in varying shapes and patterns including a checkerboard-like accent wall and blocks of color at human scale to break up the southern wall planes. One building is also proposed to include a painted car graphic to add further visual interest (Figure 4). The east elevation features wall plane and material variation as well as glazing on the clubhouse storefront to welcome visitors into the project. Overall, the building design and color scheme are compatible with the existing industrial structures in the area while also providing design elements unique to the project.

Figure 4: Building A South Elevation



- 4. The design of the public services, as approved, including, but not limited to, trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.***

All trash containers will be screened within trash enclosures. The enclosures will be surrounded by landscaping. All rooftop mechanical equipment will be sufficiently screened from public view by the building parapets.

EVALUATION – Voluntary Merger

The Subdivision Ordinance does not list any required findings for a Voluntary Merger (VM); however, a VM must comply with the following criteria listed below. Each criterion is listed in ***bold italic*** font, followed by an evaluation.

1. Compliance with the City of Roseville General Plan.

The Project site encompasses two (2) existing parcels that have a General Plan land use designation of General Industrial (IND). The applicant is not proposing to change the use of the land nor the density; therefore, the proposed VM is in conformance with the General Plan.

2. Compliance with the Zoning Ordinance for the district in which it is located.

The Project site parcels all have a zoning designation of General Industrial (M2) and are located within the North Industrial Plan Area. The zoning ordinance does not contain minimum lot size standards for the M2 zone. Rather, the zoning ordinance contains a list of permitted uses. The conceptual industrial site plan provided with the applications shows industrial buildings that contain a storage use, which is permitted in the M2 zone. The Project site is therefore in compliance with the M2 district.

3. Compliance with the local building regulations.

The California Building Code (CBC) establishes building regulations based upon the type of construction, the use of a building or structure and a building's proximity to other buildings and property lines. As discussed, the conceptual industrial site plan aligns with the expected development pattern for the respective zoning and land use designations and will not prevent future structures from complying with the local building code regulations and the required building setbacks from the property lines.

4. Provisions for relocation of existing infrastructure or easements.

There are several existing easements on the Project site that are proposed to remain on the site for site drainage and utilities. The Engineering Division and other applicable departments have reviewed the proposed infrastructure and easements.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. A notice of the public hearing was published in the Roseville Press Tribune on September 5, 2025 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. No comments have been received as of publication of the staff report.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332, which exempts In-Fill Development Projects that meet the following criteria: (a) project is consistent with the applicable general plan designation, applicable general plan policies, and applicable zoning designation and regulations. (b) the project occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The site has no value, as habitat for endangered, rare or threatened species. (d) the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. The project meets these criteria and is therefore exempt.

RECOMMENDATION

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

1. Adopt the four (4) findings of fact and approve the **DESIGN REVIEW PERMIT – 8457 WASHINGTON BOULEVARD – NIPA PCL 56 – M2 MOTORSPORTS – FILE #PL24-0862** subject to seventy (70) conditions of approval; and
2. Approve the **VOLUNTARY MERGER – 8457 WASHINGTON BOULEVARD – NIPA PCL 56 – M2 MOTORSPORTS – FILE #PL24-0862** subject to nine (9) conditions of approval.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT – FILE #PL24-0862

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **September 18, 2025** and if not effectuated shall expire on **September 18, 2027**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **September 18, 2028**. (Planning)
2. The project is approved as shown in **Exhibits A and B** and as conditioned or modified below. (Planning)
3. The project shall be addressed as 8457 Washington Bl. All projects with multi-tenants shall submit a site plan and floor plans (for all floors and all uses) upon initial Building Permit submittal for address approval or assignment. At that time addresses for buildings and apartments/suites will be assigned by city staff. They will be provided to the applicant prior to second submittal for the plans to be updated with the approved addresses. Please specify "Business Services – Addressing" on the submittal. See *City of Roseville Addressing Guidelines* at Roseville.ca.us/Addressing for more information. (Business Services)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. 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)

5. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
6. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
7. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. 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:

8. 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)
9. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
10. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
11. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow 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 North Roseville Area Design Guidelines 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)
12. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
13. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the 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)
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.”* (Public Works)
21. 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)
22. Bike parking and electric vehicle parking spaces shall be provided per the California Green Building Standards. Carpool spaces shall also be provided per the City of Roseville's Transportation System Management (TSM) Ordinance, R.M.C Chapter 11.33. Bike rack/locker design and designated parking space markings and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
23. 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, which includes trash capture requirements. 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)
24. A drainage study will be required that analyzes the amount of storm water being collected offsite (to the north of this proposed project) and its impact to the storm drain system and BMP's proposed on the project site. (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. 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)

27. 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)
28. 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)
29. 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)
30. 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)
31. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
32. 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 and sewer 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)
33. 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)
34. 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)
35. 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)

36. 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)
37. 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)
38. 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
39. 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)
40. 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)
41. 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:

42. 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)
43. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
44. 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)

45. 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)
46. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
47. 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)
48. 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)
49. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
50. No kitchenettes of any type shall be constructed within the individual storage units. All interior plumbing shall be for restrooms only. (Environmental Utilities)
51. **Restaurants or other Food Service Establishment (FSE).** The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)
52. 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)
53. 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)

54. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
55. 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)
56. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
57. 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)
58. 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)
59. 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)
60. 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)
61. 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)
62. 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)
63. 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)
64. 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)
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 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)

CONDITIONS OF APPROVAL FOR THE VOLUNTARY MERGER – FILE #PL24-0862

1. The Voluntary Merger is approved as shown in **Exhibit B**. (Planning, Engineering)
2. The following shall be submitted to Engineering prior to recordation of the Voluntary Merger or Lot Line Adjustment:
 - a) Two copies of property boundary description with exhibit map (8.5" x 11" sheet), and one copy of boundary closure calculations for resulting lots. These items shall be stamped and signed by a California Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying.
 - b) One copy of the Conditions of Approval.
 - c) A completed Property Owner Consent Form.
 - d) Deed to convey interest in the property.
 - e) Preliminary title report no older than six months for all properties involved. (Engineering)

3. If surveying monuments are placed as a result of this Property Line Adjustment, it will be the responsibility of the Surveyor to record a Record of Survey with the County Recorder's Office. (Engineering)
4. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
5. The applicant shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the recorded Voluntary Merger or Lot Line Adjustment per the "Digital Submittal of Cadastral Surveys." (Environmental Utilities)
6. Prior to recordation of the Voluntary Merger, the applicant shall pay the City's surveyor's processing and consulting fee of \$150. (Engineering)

OTHER CONDITIONS IF NEEDED TO RELOCATE FACILITIES AND EASEMENTS

7. 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. (Environmental Utilities, Electric, Engineering)
8. All existing buildings shall conform to Table 5A of the Uniform Building Code (UBC) with regard to the minimum distance to the property line. (Building)
9. Any structures crossing the adjusted parcel lines shall be removed prior to recordation of the Voluntary Merger documents. (Engineering)

EXHIBIT

- A. Plans
- B. Voluntary Merger Exhibit

Note to Applicant and/or Developer: Please contact 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.
