

ITEM 5.1: Design Review Permit, Administrative Variance, and Administrative Permit – 2021 Lendell Lane – Infill Pcl 285 – Concrete Batch Plant – File #PL24-0965

REQUEST

The applicant requests a Design Review Permit to allow a prefabricated wet concrete (ready-mix) batch plant to be placed on the site and the construction of a 4,320-square-foot building with one caretaker's unit, associated aggregate storage in concrete masonry unit (CMU) bunkers, a storage container, and associated site improvements including parking, landscaping, and lighting. The project also includes a request for an Administrative Variance to allow the two batch plant silos to exceed the 50-foot height limit of the General Industrial (M2) zone by 2.5 feet, and an Administrative Permit to allow an on-site caretaker's unit in the M2 zone.

Applicant – Joshua Gisi, CWE.
Owner – Balwinder Singh Gill, Roseville Star Ready Mix

SUMMARY RECOMMENDATION

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

1. Adopt the Concrete Batch Plant Initial Study/Mitigated Negative Declaration;
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-six (76) conditions of approval;
3. Adopt the three (3) findings of fact and approve the Administrative Variance subject to three (3) conditions of approval; and
4. Adopt the three (3) findings of fact and approve the Administrative Permit subject to four (4) 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

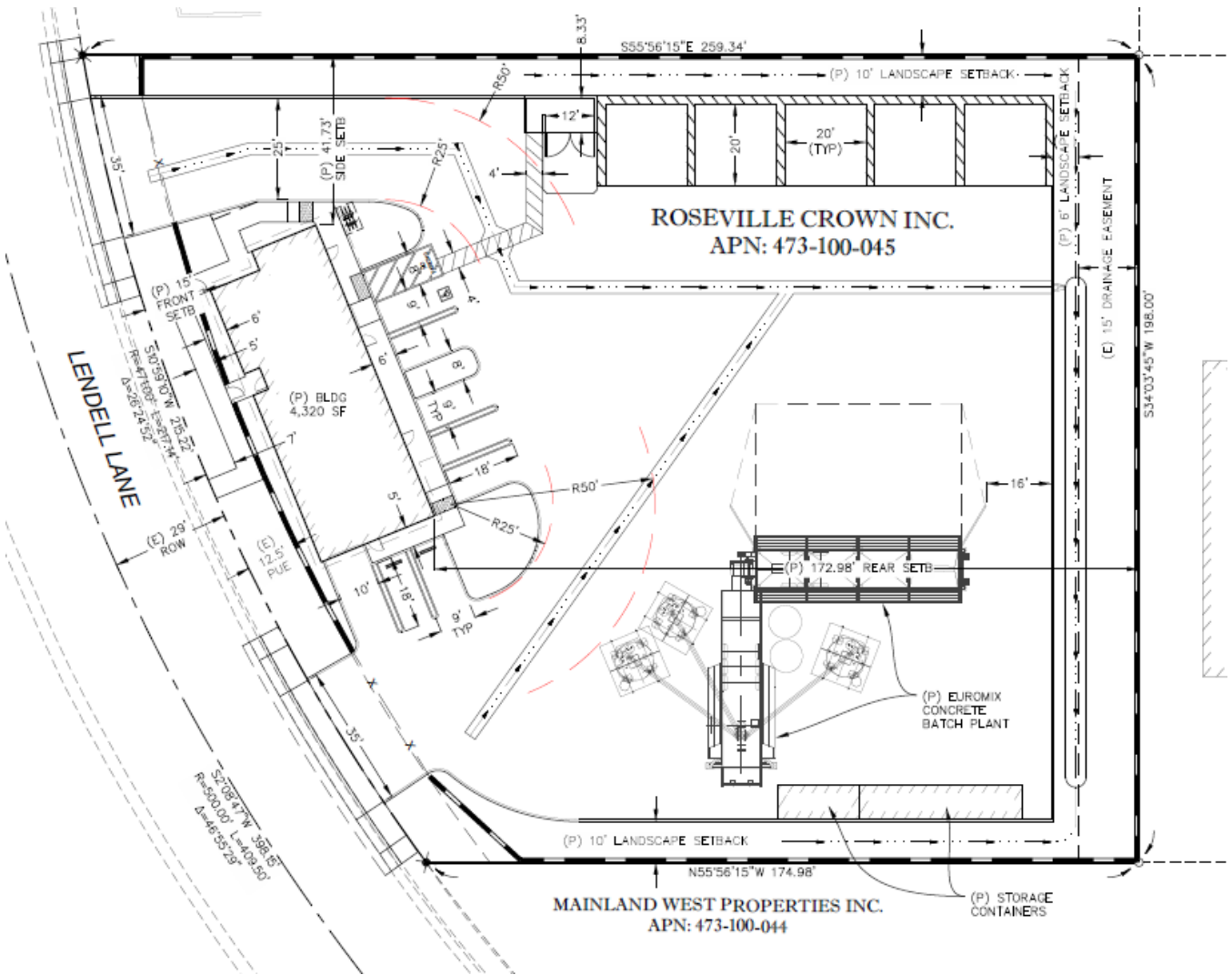
The 7.87-acre project site is located in the City's Infill Planning area at 2021 Lendell Lane, near the southeast corner of PFE Road and Lendell Lane (see Figure 1 below). The site is currently undeveloped and has a zoning designation of General Industrial (M2) and a General Plan land use designation of General Industrial (IND). Surrounding land uses include a landscape materials supply business to the north, a metal finishing business to the east, a vacant M2 parcel to the south, and a recycling, scrap, and dismantling yard to the west across Lendell Lane.



On November 9, 2006, the Planning Commission approved a request for a Tentative Subdivision Map (File #2006PL-076) to subdivide a 26.81-acre parcel into 16 parcels for the March Road Industrial Park Unit 2. This map created the subject parcel on which the project is now proposed. Concurrent with this map, a Design Review Permit was approved to construct four (4) buildings totaling 26,688 square feet with associated landscaping, lighting, and parking as part of Phase 1 of the March Road Industrial Park Unit 2. However, these buildings were never constructed. Additionally, a Tree Permit was approved to remove one (1) native oak tree and to allow potential construction impacts within the protected zone of two others. At this time, two of the 16 parcels within the March Road Industrial Park Unit 2 have been developed.

The proposed project will develop the site with a prefabricated wet concrete (ready-mix) batch plant consisting of a 4,320-square-foot building with one caretaker's unit, associated aggregate storage in concrete masonry unit (CMU) bunkers, a storage container, and associated site improvements including parking, landscaping, and lighting. The project entitlements include a Design Review Permit to review the site design and building architecture, an Administrative Variance to allow the two batch plant silos to exceed the 50-foot height limit of the M2 zone by 2.5 feet, and an Administrative Permit to allow an on-site caretaker's unit in the M2 zone. Per the Zoning Ordinance, the proposed use is classified as a "general industrial" use, which is principally permitted in the M2 zone.

Figure 2: Preliminary Site Plan



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 and the City's Community Design Guidelines (CDG). 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 is currently undeveloped and has been previously graded. No protected trees are on or immediately surrounding the subject property. In addition, there are no wetlands or other regulated waters on the site. 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. Developing the property will allow beneficial use to be made 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 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.***

Site Planning and Building Siting

The project consists of a 4,320-square-foot two-story building consisting of garage space and offices on the first floor and the caretaker's unit on the second floor. The building will be situated along the project frontage, behind the landscape setback, to create a street presence and help minimize visual impacts of the concrete batch plant. The batch plant equipment and a storage container will be located in the southeastern corner of the site. In addition, five (5) CMU bunkers will be located along the north property line and will each measure 20 feet wide by 20 feet long. An 8-foot-tall CMU block wall will be constructed along the perimeter of the site to screen views of the project.

Access and Circulation

Ingress and egress for the project will be provided by two new 35-foot-wide driveways on Lendell Lane, which has existing sidewalk, curb, and gutter. The driveways connect to the internal roadways and parking areas. The project was reviewed by the City Engineering and City Fire Department staff and was found to comply with refuse service standards and with emergency circulation requirements.

Parking

The Zoning Ordinance parking requirement for general industrial uses is one (1) space per 1,000 square feet. Where other uses exceed 10% of the gross floor area (e.g., office), the parking requirement is based on the combined total for each use or as otherwise determined by design review. The proposed building will consist of approximately 1,200 square feet of office area, which has a parking requirement of one (1) space per 250 square feet. In addition, the caretaker's unit requires (2) parking spaces, resulting in a total parking requirement of seven (7) spaces. The proposed site plan shows seven (7) parking spaces, meeting the Zoning Ordinance parking requirements.

Landscaping

The project includes landscape planters around the perimeter of the site and in the parking lot area. While the CDG requires a minimum 20-foot-wide landscape frontage, the project proposes an 18-foot-wide landscape corridor along the frontage on Lendell Lane. The frontage landscaping will consist of Chinese pistache as the primary street tree and a mix of shrubs and groundcover. Accent plantings will be used to enhance project entry points. Staff finds the proposed frontage landscaping is sufficient for the project. In addition, the parking lot area will consist of evergreen shade trees that will provide 59-percent parking lot shade coverage, which exceeds the 50-percent minimum requirement.

Perimeter planting areas will also be added on the northern, eastern, and southern property lines to provide screening of the project. The northern and southern landscape setbacks will be ten (10) feet wide while the eastern landscape setback will be limited to a six (6)-foot width due to an existing 15-foot-wide drainage easement. As a result of the easement, the landscaping in this area will be limited to small trees.

Lighting

The project includes lighting within the parking lot area and around the perimeter of the site. The light standards will be 20 feet tall, which is under the 25-foot height limit of the CDG. The photometric plan demonstrates compliance with the CDG's minimum footcandle requirement of one foot-candle in the parking areas. The light standards are required to be shielded to ensure there is no off-site glare.

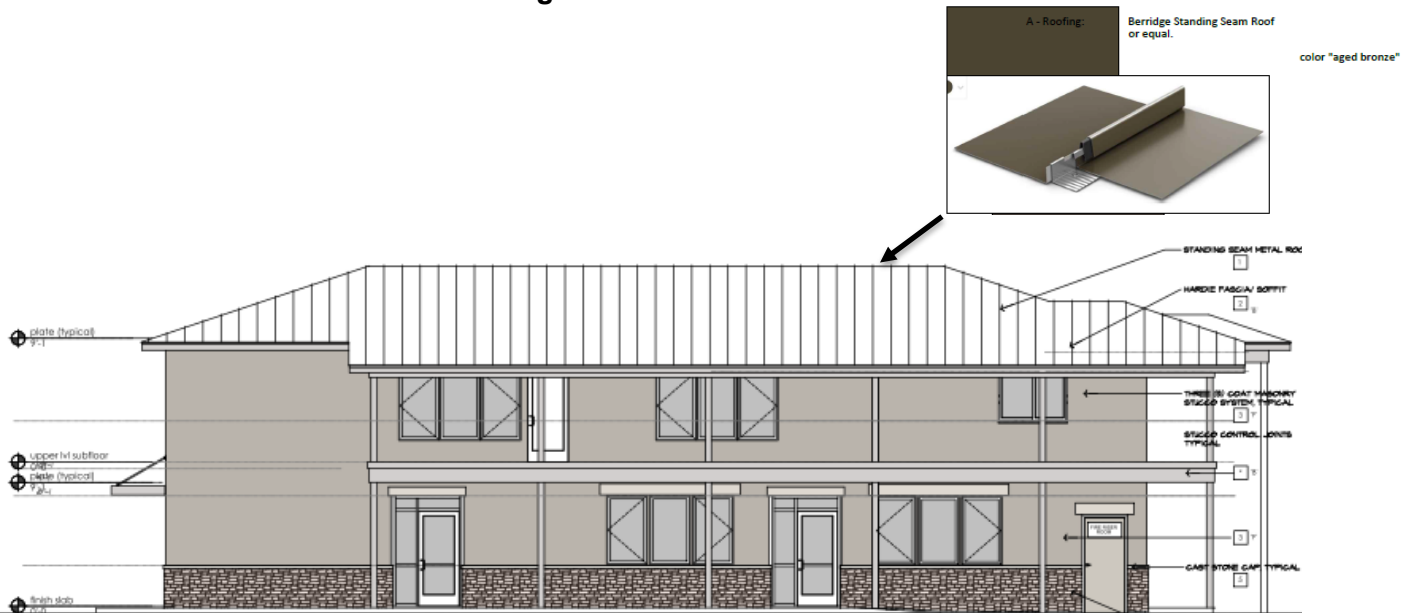
- 3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth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

The proposed 4,320-square-foot building will be two-stories and will be setback 18 feet from Lendell Lane. The overall height will be approximately 25 feet. Figures 3 and 4 below show the west and east elevations; the west elevation will face Lendell Lane and the east elevation will face internal to the site. The building will consist of stucco painted in a taupe color, a stacked stone wainscot, and a standing seam metal roof in a dark bronze color. The building will have exterior stairs to provide access to the second floor, which will feature a balcony. Consistent with the CDG, the main entrance is emphasized by building columns painted in a brown accent color with stacked stone, which adds visual depth to the façade.

Figure 3: West Elevation (Street-facing)

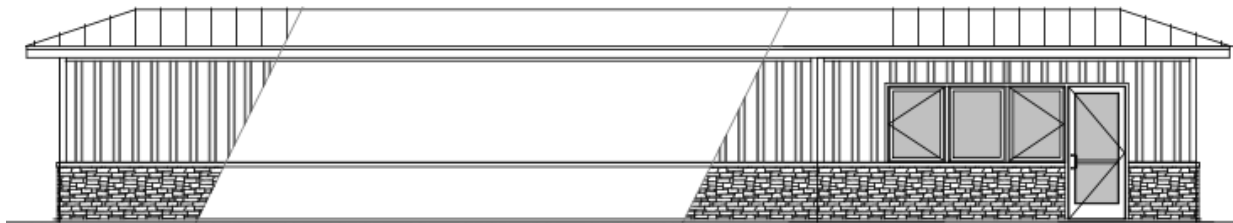


Figure 4: East Elevation



The remainder of the site will consist of five (5) storage bins for the batch plant operations. The storage bins will consist of a 6-foot-tall masonry block wall and will measure 20 feet long by 20 feet wide each. The southern corner of the site will contain the batch plant including two silos and a storage container. The storage container will be used for admixture storage and will consist of a control room. The container will be 320 square feet and will be designed consistent with the office building (see Figure 5 below). It will be painted to match the main body of the office building and will also have a stacked stone wainscot at the base and a pitched roof. Overall, the proposed project is compatible with the surrounding industrial development and is consistent with the intent of the CDG.

Figure 5: Storage Container



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 rooftop mechanical equipment will be located within equipment enclosures that will be screened by the rooftop parapets at typical ground eye elevation.

EVALUATION – ADMINISTRATIVE VARIANCE

Per Section 19.74.020(B) of the Zoning Ordinance, approval of an Administrative Variance is required to allow deviations from development standards, such as height, up to 35 percent of the development standard.

Section 19.78.060.G of the City's Zoning Ordinance provides the procedure for approval of an Administrative Variance. The required findings are listed below in ***italicized, bold*** text and are followed by an evaluation in relation to each finding.

- 1. There are special circumstances applicable to the property, including size, shape, topography, location or surroundings, such that the strict application of the provisions of this Zoning Ordinance deprives the property of privileges enjoyed by other property in the vicinity and under identical land use district classification.***

The height to the top of each batch plant silo is 49 feet; however, there will be a 42-inch safety railing at the top for maintenance purposes. The overall height including the safety railing is 52.5 feet, which exceeds the height limit of the M2 zone by 2.5 feet. Staff is supportive of the increased height given the railing cannot be eliminated or reduced in height due to safety reasons.

- 2. The granting of the variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use district in which the property is located.***

Staff has not identified any detrimental effects of this project upon the public health, safety, and welfare; or upon property or improvements in the vicinity of the project site. The site is in a General Industrial zone and is surrounded by industrial uses.

- 3. The granting of the variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel and will not constitute a grant of special privilege inconsistent with the limitations upon other property in the vicinity and under identical zoning classification.***

The proposed batch plant is a permitted use in the M2 zone. Deviations from height requirements not exceeding 35-percent of the standard are permitted with approval of an Administrative Variance. As such, the proposed variance does not allow a use that is not otherwise authorized by the regulations of the Zoning Ordinance. Based on the evaluation noted above, approval of the Administrative Variance will not grant any special privilege to the property not enjoyed by other properties in the vicinity that have identical zoning classifications.

EVALUATION – ADMINISTRATIVE PERMIT

A caretaker's unit is permitted in the M2 zone with approval of an Administrative Permit. Section 19.78.060A of the City of Roseville Zoning Ordinance requires that three findings be made prior to the approval of an Administrative Permit. The required findings are listed below in ***italicized, bold*** text and are followed by an evaluation in relation to each finding.

- 1. The proposed use or development is consistent with the City of Roseville General Plan and any applicable specific plan.***

The project site has a land use designation of General Industrial (IND), which applies to land intended for industrial uses that tend to generate noise, vibration, odor, dust, smoke, and light. While the General Plan does not contain specific criteria regarding an on-site caretaker's unit associated with a batch plant facility, this is considered a typical accessory use within the M2 zone. The General Plan relies on the Zoning Ordinance through the Administrative Permit process to ensure consistency with the requirements and compatibility with surrounding uses, as discussed below. Therefore, the proposed caretaker's unit is consistent with the site's General Plan land use designation.

- 2. The proposed use or development conforms with all applicable standards and requirements of the Zoning Ordinance.***

Per Zoning Ordinance Section 19.14.020, caretaker/employee housing is permitted in the M2 zone district with approval of an Administrative Permit. The standards and requirements of the Zoning Ordinance related to caretaker/employee housing include site design standards and parking requirements. The caretaker's unit is located as close as possible to the project entrance, which is consistent with the Zoning Ordinance. In addition, the project provides the required two (2) off-street parking spaces for the caretaker's unit. With approval of the Administrative Permit, the proposed project would comply with all applicable standards and requirements of the Zoning Ordinance.

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

The facility manager will reside onsite within the caretaker's unit on the second floor of the building. The site will be gated and lighted throughout and no interior access will be permitted outside the hours of operation. These measures are expected to ensure that the site is secure and monitored outside business hours and during nights. As designed and with compliance with the Zoning Ordinance requirements, the use will not be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.

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 November 7, 2025 and was also distributed to all property owners within 300 feet of the site and posted on the RCONA website.

Staff has spoken with the adjacent property owner located at 2110 March Road regarding the proposed project. The owner indicated concerns that the concrete batch plant would contribute to global warming. Staff indicated the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the project included a technical report prepared by HELIX Environmental Planning, Inc. that assessed the potential air quality and greenhouse gas (GHG) emissions resulting from construction and operation of the proposed project. The study determined that with applicable mitigation measures, the project would not have a significant impact on air quality or greenhouse gases, and it would not exceed the thresholds of significance for air pollutant emissions established by the Placer County Air Pollution Control District (PCAPCD). The mitigation measures require the applicant to comply with all applicable rules and regulations of the PCAPCD including implementation of fugitive dust control measures. No additional comments have been received as of publication of the staff report.

ENVIRONMENTAL DETERMINATION

As required by the California Environmental Quality Act (CEQA), the City of Roseville, acting as Lead Agency, prepared an Initial Study/Mitigated Negative Declaration (IS/MND) to evaluate the environmental effects of the project. The document was released for a 20-day public comment period, which originally ended on October 2, 2025 but was extended to October 19, 2025 due to a publishing error. The document analyzed the potential for environmental impacts due to project implementation and determined that potentially significant impacts related to Cultural Resources, Tribal Cultural Resources, and Air Quality could be reduced to less than significant levels with mitigation. The Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program are included as Exhibit A. No written comments on the adequacy of the document were received.

RECOMMENDATION

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

1. Adopt the **Concrete Batch Plant Initial Study/Mitigated Negative Declaration**;
2. Adopt the four (4) findings of fact and approve the **DESIGN REVIEW PERMIT – 2021 LENDELL LANE – INFILL PCL 285 – CONCRETE BATCH PLANT – FILE #PL24-0965** subject to seventy-six (76) conditions of approval;
3. Adopt the three (3) findings of fact and approve the **ADMINISTRATIVE VARIANCE – 2021 LENDELL LANE – INFILL PCL 285 – CONCRETE BATCH PLANT – FILE #PL24-0965** subject to three (3) conditions of approval; and
4. Adopt the three (3) findings of fact and approve the **ADMINISTRATIVE PERMIT – 2021 LENDELL LANE – INFILL PCL 285 – CONCRETE BATCH PLANT – FILE #PL24-0965** subject to four (4) conditions of approval.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT – FILE #PL24-0965

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **November 20, 2025** and if not effectuated shall expire on **November 20, 2027**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The project is approved as shown in Exhibits B—J and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Concrete Batch Plant Initial Study/Mitigated Negative Declaration (included as Exhibit A) and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. The project shall implement dust control measures in accordance with the City of Roseville Grading Ordinance and the Placer County Air Pollution Control District (PCAPCD) rules and regulations to reduce construction- and operational-related air quality impacts. In addition, the applicant shall obtain applicable permits and/or clearances from the PCAPCD prior to the start of construction. (Planning, Engineering)
5. The project shall be addressed as 2021 Lendell Lane. 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)
6. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. 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)
7. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
8. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
9. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

10. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-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)
11. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
12. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
13. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, 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 City's Community 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)
14. All mechanical and electrical equipment (including switch gear) proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
15. 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)
16. 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)
17. 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)
18. 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. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
19. 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)
20. 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)
21. 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)

22. A separate Building Permit will be required for each building/structure. The construction plans may include all buildings/structures. (Building)
23. Structural calculations shall be provided for each structure including storage containers and fences over 7'. (Building)
24. Complying area/code/means of egress analyses and minimum restroom fixture calculations will be required in the plan sets submitted to the Building Division. (Building)
25. The buildings design applicable codes edition will be determined at time of application for the building permit. The building design codes are the California Code of Regulations, Title 24. Plans have been reviewed with the current code cycle in mind. (Building)
26. Targeted timeframes for Building Division plan review are: Three (3) weeks for first review and two (2) weeks for subsequent plan review cycles. (Building)
27. The applicant shall obtain any required permits from the Placer County Air Pollution Control District (PCAPCD). For questions regarding this, please contact them directly at 530-745-2330. (Building, Planning)
28. All facilities and accommodations on the second floor shall be available on the 1st floor for persons unable to utilize the stairs (i.e.; conference room shown on the second floor). Reference CBC Sec. 11B-206.2.3, Exception 1.2. (Building)
29. 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)
30. 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)
31. 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)
32. The applicant shall provide two 35' wide Type “S” driveways for access to the project. (Engineering)
33. 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).
34. 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)

35. 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)
36. 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)
37. 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)
38. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan to be reviewed and approved by the Transportation Commission. (Alternative Transportation)
39. 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)
40. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
41. 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 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)
42. Trash enclosures 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)
43. 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)

44. A trash enclosure and tallow bin are required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
45. 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)
46. 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)
47. 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
48. 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)
49. 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)
50. 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:

51. 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)
52. 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)
53. 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)

54. 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)
55. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
56. 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)
57. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
58. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
59. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
60. 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)
61. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
62. 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)
63. 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)

- 64. 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)
- 65. 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:

- 66. 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)
- 67. 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)
- 68. 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)
- 69. 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)
- 70. 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)
- 71. 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)
- 72. 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)
- 73. 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)
- 74. 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)

75. 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)
76. 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 ADMINISTRATIVE VARIANCE – FILE #PL24-0965

1. This Administrative Variance approval shall be effectuated within a period of two (2) years from **November 20, 2025** and if not effectuated shall expire on **November 20, 2027**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The project is approved as shown in Exhibits B—J and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Concrete Batch Plant Initial Study/Mitigated Negative Declaration (included as Exhibit A) and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

CONDITIONS OF APPROVAL FOR THE ADMINISTRATIVE PERMIT – FILE #PL24-0965

1. This Administrative Permit approval shall be effectuated within a period of two (2) years from **November 20, 2025** and if not effectuated shall expire on **November 20, 2027**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The project is approved as shown in Exhibits B—J and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Concrete Batch Plant Initial Study/Mitigated Negative Declaration (included as Exhibit A) and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. A building permit shall be obtained prior to construction and occupancy of the caretaker's unit. (Building)

EXHIBITS

- A. Initial Study/Mitigated Negative Declaration
- B. Site Plan
- C. Preliminary Grading and Drainage Plan
- D. Preliminary Water and Sewer Plan
- E. Construction Details and Sections
- F. Floor Plan
- G. Roof Plan

- H. Elevations and Renderings
- I. Preliminary Landscape Plan
- J. Photometric Plan

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.