

ITEM 4.1: Design Review Permit and Lot Line Adjustment – 1100 Winding Creek Road – NIPA PCL 44 - Foothills Commerce Center Phase III – File #PL24-0982

REQUEST

The applicant requests approval of a Design Review Permit and Lot Line Adjustment. The project includes development of approximately 360,000-square-foot of light industrial buildings, as envisioned in the 2000 Foothills Business Park Annexation EIR. Four (4) buildings would be constructed, with a 50-foot maximum height allowed and floor areas ranging in size from approximately 59,000-square-foot to approximately 152,000-square-foot, as well as landscaping, circulation improvements, parking, and utility extensions. The request also includes a Lot Line Adjustment to accommodate each building on its own parcel.

Applicant – Jared Frey, Kimley Horn
Owner – M4 Foothills Land, LLC

SUMMARY RECOMMENDATION

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

1. Consider an Addendum to the Foothills Business Park Annexation Project EIR;
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-one (71) conditions of approval; and
3. Approve the Lot Line Adjustment subject to thirteen (13) 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.

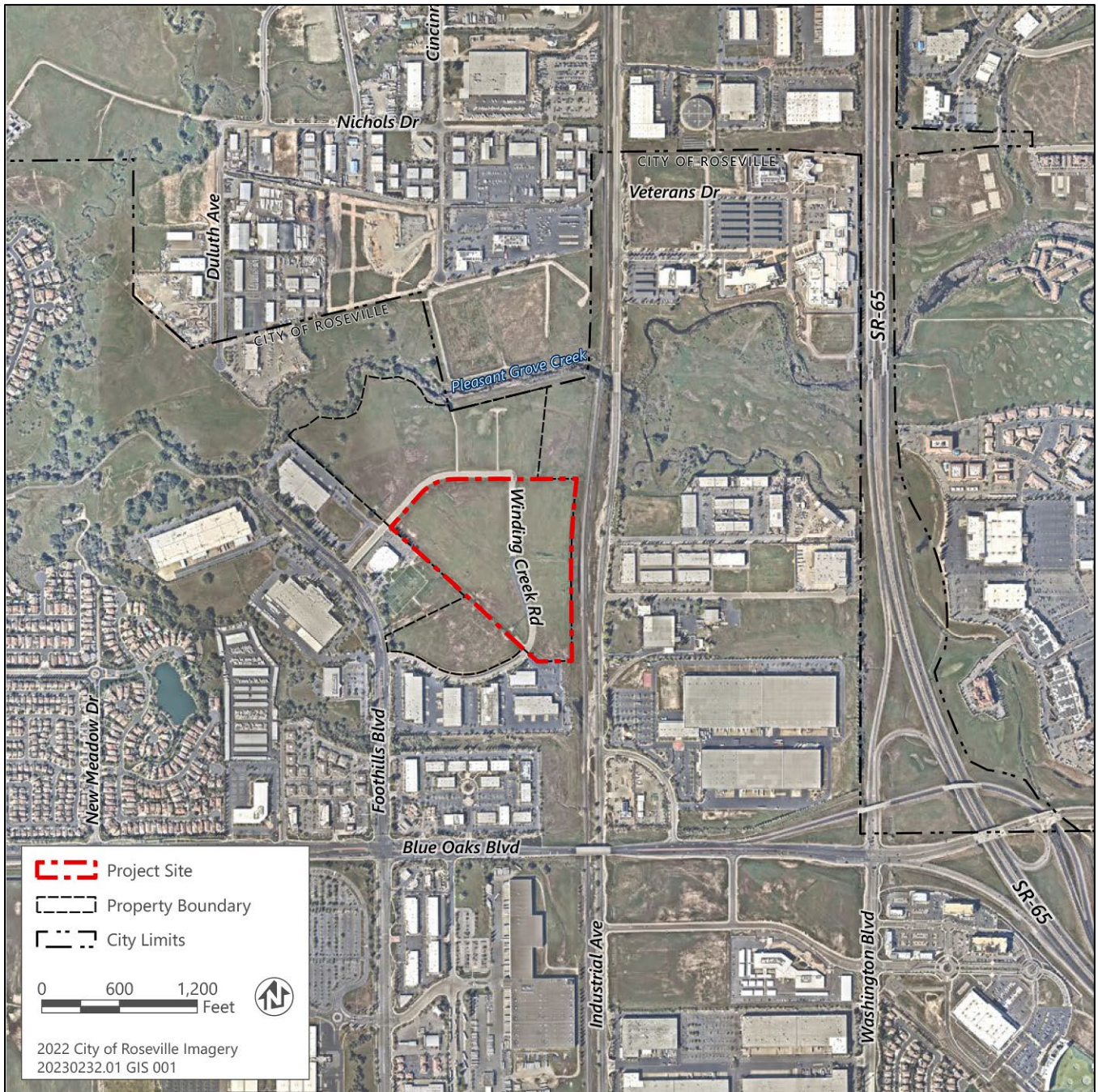
BACKGROUND

In 2000 the City of Roseville approved a General Plan Amendment, Rezone/Prezone, Development Agreement, Annexation, and Certification of an Environmental Impact Report for the Foothill Business Park Annexation (file #GPA 99-02, RZ 99-05, ANN 99-01, & DA 99-06). The project allowed for annexation of 93-acres of land into the City of Roseville and 32-acres of land within the City limits contiguous to the area of annexation. Together, the annexation area and contiguous parcels totaled 124-acres of project area. Following subsequent approvals, a 20,000-sq ft industrial office/warehouse building, storage yard, and parking were constructed in 2008 and are operational. The remainder of the approved Foothill Business Park Annexation Project was not constructed (863,906-square-foot remaining).

The project site encompasses five (5) existing parcels all located on Parcel 44 within the North Industrial Plan Area (NIPA) (see Figure 1). The project site is within the original Foothills Business Park Annexation Project which was located on a larger 65-acre project site. Of the 65-acre property, approximately 29-acres would be developed as part of the Foothills Commerce Center Phase III (the Project site). The Project site is currently vacant and is relatively flat with native grasses. Surrounding uses include light industrial buildings for construction supply, a fitness center, a faith-based community organization, and a

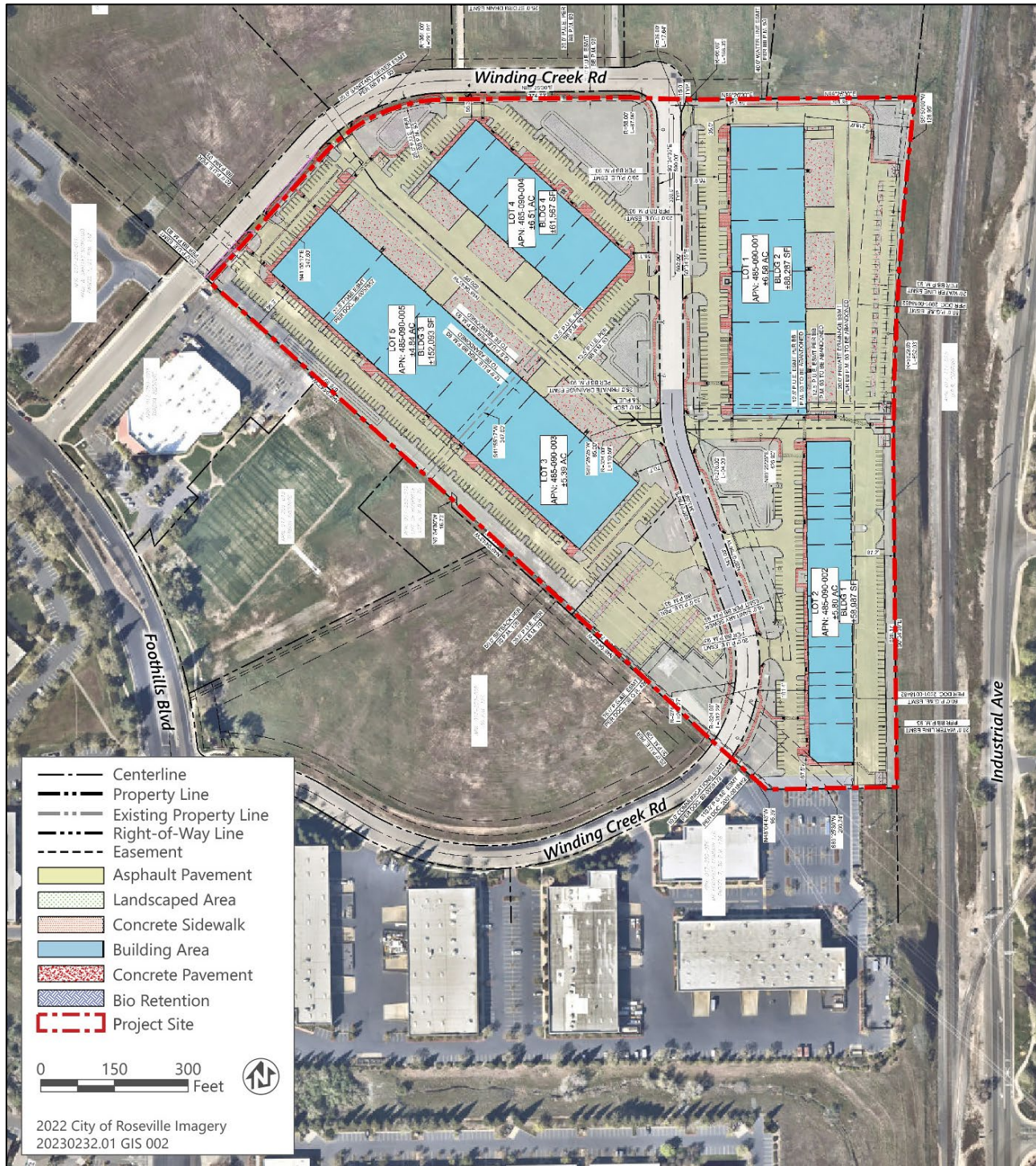
manufacturer. The Project site has a zoning designation of Light Industrial (M1) and a General Plan land use designation of Light Industrial (LI).

Figure 1: Project Location



Pursuant to Chapter 19 of the Zoning Ordinance, a Design Review Permit is required for all new construction of multi-family residential, commercial, and industrial projects. The proposed project will allow the development of approximately 360,000-square-feet of the property with light industrial, as well as research and development uses, as envisioned in the 2000 Foothills Business Park Annexation EIR. Four (4) buildings would be constructed, with a 50-foot maximum height allowed and floor areas ranging in size from approximately 59,000-square-feet to approximately 152,000-square-feet, as well as landscaping, circulation improvements, parking, and utility extensions. The request also includes a Lot Line Adjustment to accommodate each building on its own parcel. (see Figure 2).

Figure 2: Proposed 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, 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 approximately five (5) parcels totaling 29-acres of vacant land within the approximately 65-acre Foothills Business Park Annexation area. The Project site is vacant with non-native annual grassland. Much of the site's surface has been disturbed throughout the years, with evidence of disking throughout the Project site. In addition, along the western property lines of Lot 3 and 4 there are two PG&E easements (75-foot wide and 110-foot-wide) that span the length of the parcel. Within the easement there is one (1) existing power transmission tower within Lot 3.

As part of the site review two (2) project biologists visited the site in April and May of 2024. No natural features are known to exist 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 five (5) parcels ranging in size from 4.84-acres to the 6.58-acres. All parcels have street frontage onto Winding Creek Road as illustrated in Figure 2. As proposed, the buildings are situated throughout the Project site to ensure the loading docks are screened from public view. Lot 1 proposes the loading docks in the rear of the property adjacent to the railroad tracks and Industrial Avenue. The loading docks on Lots 3, 4, and 5 are all proposed internal to the site. Buildings 2, 3 and 4 have all been designed to allow large trucks to circulate efficiently, primarily at the rear of the buildings.

The industrial buildings all range in sizes and provide varying setbacks, Tables 1 through 4 below illustrate their respective setbacks for each parcel. Landscape setbacks would be provided around the perimeter of the site as a buffer along Winding Creek Road, the Union Pacific rail line, and the neighboring development. Landscaping is proposed to include primarily low water-use trees, shrubs, and ground cover; no turf is proposed.

Tables 1-4: Building setbacks

Building 1: 58,874 sf			
Setback	Front	Side	Rear
Required (minimum)	65-feet	35-feet	45-feet
Provided	99-feet	53-feet	87-feet
Building 2: 88,287 sf			
Setback	Front	Side	Rear
Required (minimum)	65-feet	35-feet	45-feet
Provided	100-feet	56-feet	178-feet

Building 3: 152,007 sf			
Setback	Front	Side	Rear
Required (minimum)	100-feet	50-feet	60-feet
Provided	100-feet	78-feet	97-feet
Building 4: 61,567 sf			
Setback	Front	Side	Rear
Required (minimum)	80-feet	35-feet	45-feet
Provided	120-feet	55-feet	91-feet

Access and Circulation

The main entries to the project site would be from Foothills Boulevard to Winding Creek Road, as shown in Figure 2. There would be driveways along Winding Creek Road and an internal vehicular circulation system that would provide access to surface parking lots as shown in Figure 2. The buildings are organized around a main driveway designed for large truck circulation, while pedestrian and vehicular paths circle the site perimeter. Landscape and frontage improvements along Winding Creek Road are proposed which include the construction of meandering sidewalks which connect to the buildings, bioretention basins, and landscaping improvements. Further, existing utility infrastructure is located within and along Winding Creek Road which would require the project to tie into the existing water, wastewater, stormwater, and electrical infrastructure.

Parking

Based on the Zoning Ordinance parking requirement for light industrial uses, the project is required to provide 431 parking spaces. Overall, the project proposes 696 parking stalls, with 608 parking stalls for autos and 88 parking stalls for truck trailers, exceeding the parking requirement. The Project is designed to accommodate different types of warehousing and light manufacturing tenants; actual tenants have not been identified yet. It is assumed that each tenant will have different employee counts and may require more parking than was assumed. Therefore, the Project includes a surplus of parking, to allow for flexibility in the tenant mix.

Landscaping & Lighting

The Project landscape plans included a master landscape palette to be applied throughout the project. Landscape setbacks would be provided around the perimeter of the site as a buffer along Winding Creek Road, the Union Pacific Railroad tracks, and neighboring development. Landscaping is proposed to include primarily low water-use trees, shrubs, and ground cover; no turf is proposed. The proposed planting plan includes street trees as suggested in the NIPA, shade trees, accent trees, and drought tolerant plants. Trees include a mix of Deodar Cedar, Columbia London Plane Tree, and October Glory Red Maple along Winding Creek Road. Landscaping within the parking area will consist of a mix of Chinese Evergreen Elm, Red Push

Pistache, and Village Green Sawleaf Zelkova. The CDG requires that 50-percent of the paved parking areas be shaded by trees at 15-year maturity. The landscaping plan indicates that the Project site will provide a range of parking lot shading with a minimum of 50-percent to a maximum of 65-percent parking lot shading, exceeding the minimum requirement.

The project proposes five (5) bioretention basins throughout the project parcels (see Figure 3). These water quality swales will be planted with trees and suitable vegetation that will allow the water treatment system to function properly. The applicant has designed the bioretention basin closest to Lot 3 with the intention of screening the loading dock as required by the CDG. To comply with the CDG, the applicant proposes to plant Columbia London Plane, Deodar Cedar, and Crape Myrtle trees along the perimeter of the bioretention basin. A rendering illustrating the proposed trees, as viewed from Winding Creek Road, is included in Exhibit B and shown below in Figure 4. The final landscaping will be required to adhere to the Water Efficient Landscaping Ordinance (WELO).

The parking lot lighting will consist of LED pole-mounted lights with an overall height of twenty-five (25) feet. 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.

Figure 3: Proposed Bioretention Facilities

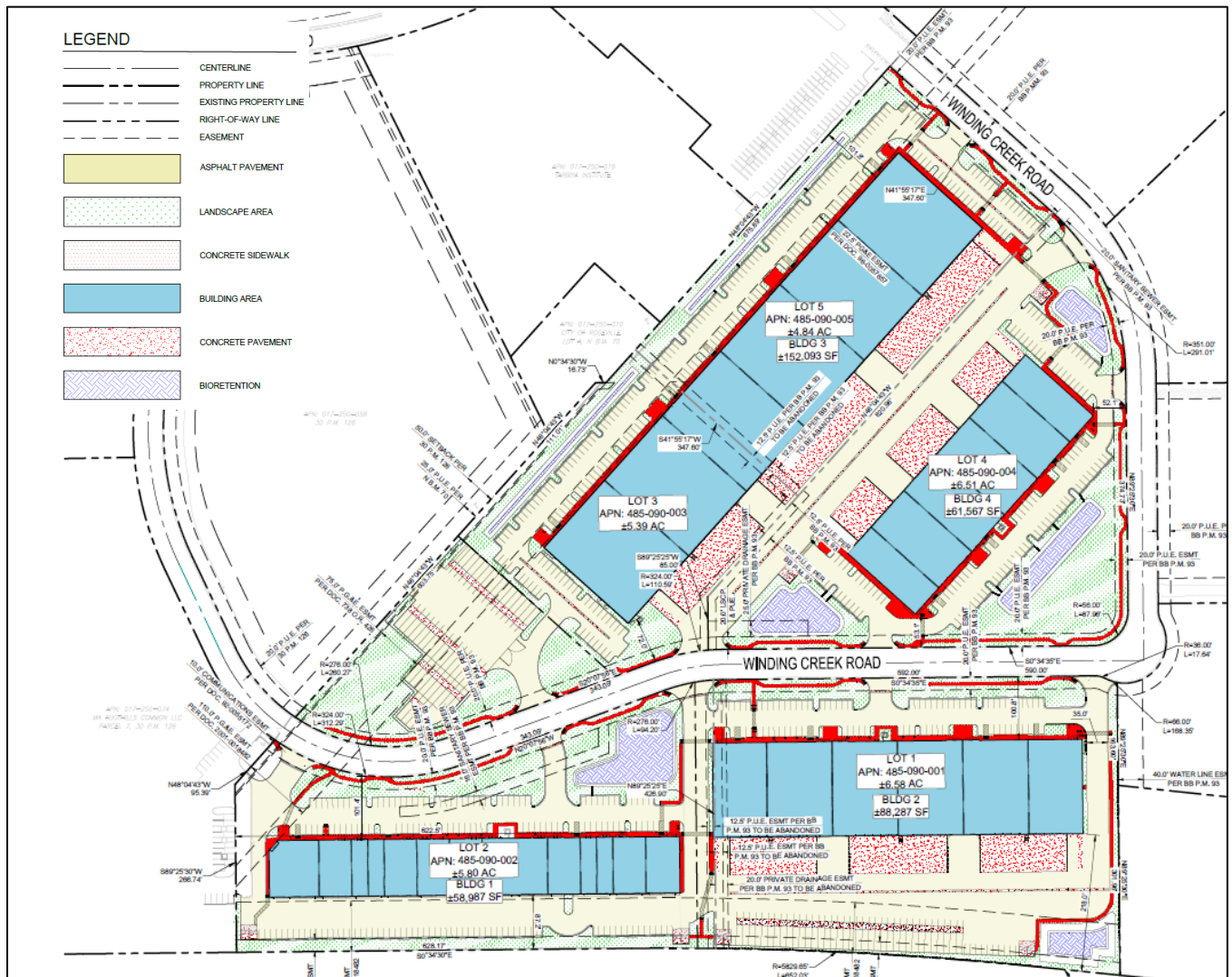


Figure 4: View from Winding Creek Road



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 Project 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 vary in size, but the maximum building height will be approximately 45-feet tall, consistent with the NIPA development standards.

The color palette includes a white and gray color scheme (see Figure 5). The network gray will be used around the base of the building to add a soft break between the Network Gray and Snowbound color scheme. Where permissible glazing is proposed along the front of the buildings to create visual interest and avoid a flat, monotonous appearance. Additional windows are proposed above the entrances to allow for a break between the long building spans (see Figure 6). Overall, the building design and color scheme are compatible with the existing industrial structures in the area.

Figure 5: Color Palette

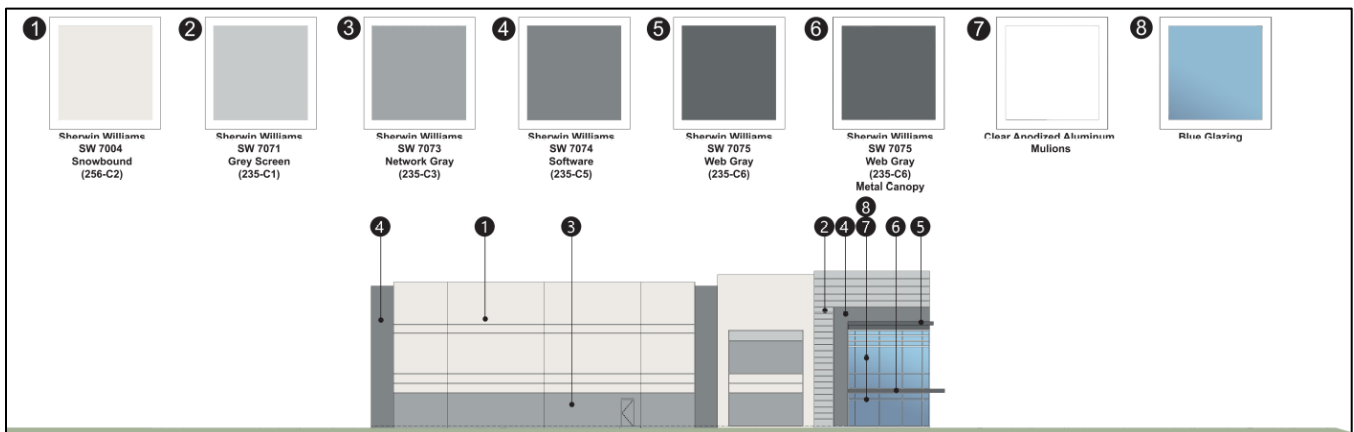


Figure 6: Proposed Building Elevation



- 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 – LOT LINE ADJUSTMENT

The Subdivision Ordinance does not list any required findings for a Lot Line Adjustment (LLA); however, a LLA 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 five (5) existing parcels that have a General Plan land use designation of Light Industrial. The applicant is not proposing to change the use of the land nor the density; therefore, the proposed LLA 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 Light Industrial (LI) and are located within the North Industrial Plan Area. The zoning ordinance does not contain minimum lot size standards for the LI zone. Rather, the zoning ordinance contains a list of permitted uses. The conceptual industrial site plan provided with the applications shows four (4) industrial buildings that could contain a range of industrial uses permitted in the LI zone. The Project site is therefore in compliance with the LI 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 private and public utility easements on the Project site that would be required to be abandoned as part of this project. Condition of approval #12 would require the applicant to receive

approval of a Summary Vacation from the City Council prior to Building permits. Lastly, the Engineering Division and other applicable departments have reviewed the proposed infrastructure and easements.

EVALUATION – EASEMENT ABANDONMENT

In addition to the entitlements before the Design Committee, the project will require City Council approval of a Summary Vacation in order to vacate four (4) Public Utility Easements (PUEs) and one (1) private drainage easement. Government Code Section 8300 et. seq. (Streets and Highways Code) states that an easement may be terminated (vacated) by adopting a resolution of vacation. There are two pathways for vacation: summary or general. An abandonment request for a public utilities easement is eligible for the simpler, summary vacation process when any one of three potential conditions applies:

1. The easement has not been used for the purpose for which it was dedicated or acquired for five consecutive years immediately preceding the proposed abandonment.
2. The easement has been in place for less than five years (making it ineligible for condition 1, above), but it has been in place for at least a year and has not been used for the purpose for which it was dedicated or acquired.
3. The need for the easement has been superseded by relocation, and there are no other public facilities in the easement.

The easements were recorded 17 years ago, in 2008. The easements were dedicated for multiple purposes: to provide for the installation and maintenance of underground public utilities and a private drainage. The final use, of private utility easements, is not affiliated with a public service or utility. The easements have not been used for the purpose for which they were intended for and there are no public facilities within the easements. For this reason, staff concludes that condition 1 and 3 (as described above) for a summary vacation applies and will schedule this item for the City Council's consideration. New utility easements are proposed to be recorded on the property to accommodate utilities for the project. These easements will be recorded via separate instruments.

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 June 6, 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

Consistent with California Environmental Quality Act (CEQA) Guidelines Section 15164, regarding previously certified and adopted Environmental Impact Reports (EIR), an Addendum to the Foothills Business Park Annexation Environmental Impact Report (SCH #2000022007, certified on September 13, 2000) has been prepared in order to demonstrate that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred. The Addendum did not identify any new environmental impacts from the project. As such, staff recommends the Design Committee consider the Addendum prior to taking action on this project.

RECOMMENDATION

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

1. Consider an **Addendum to the Foothills Business Park Annexation Project EIR**;
2. Adopt the four (4) findings of fact and approve the **DESIGN REVIEW PERMIT – 1100 WINDING CREEK ROAD – NIPA PCL 44 – Foothills Commerce Center Phase III – File #PL24-0982** subject to seventy-one (71) conditions of approval; and
3. Approve the **LOT LINE ADJUSTMENT – 1100 WINDING CREEK ROAD – NIPA PCL 44 – Foothills Commerce Center Phase III – File #PL24-0982** subject to thirteen (13) conditions of approval.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT – FILE #PL24-0982

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **June 19, 2025** and if not effectuated shall expire on **June 19, 2027**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **June 19, 2028**. (Planning)
2. The project is approved as shown in Exhibit B and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Addendum to the Foothills Business Park Annexation Project EIR (SCH #2000022007, Certified on September 13, 2000) and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. The project shall be addressed as 1100 Winding Creek Road. The address for Lot 2, and proposed Building 1, shall be 1100 Winding Creek Road. The address for Lot 3, and proposed Building 3, shall be 1101 Winding Creek Road. The address for Lot 1, and proposed Building 2, shall be 1200 Winding Creek Road. The address for Lot 4, and Proposed Building 4, shall be 1401 Winding Creek Road. The address for Lot 5 shall be 1601 Winding Creek Road. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)
5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
6. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
7. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services Engineering Division. (Engineering)
8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
 - b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
11. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
12. The applicant shall receive approval of a Summary Vacation for the four (4) Public Utility Easements and one (1) private Drainage Easement from the City of Roseville City Council prior to Building permits. (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 Landscape Guidelines for North Industrial Plan Area and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - e. Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)
 - f. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
 - g. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
 - h. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
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. 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 (choose one - individual tenant spaces within 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)
 16. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
 17. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
 18. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
 19. For restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
 20. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package.

Building plan review, permit issuance and archiving is based on each individual building address.
(Building)

21. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Development Services – Engineering Division prior to approval of any plans.
(Engineering)
22. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
23. A note shall be added to the grading plans that states:

*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
24. All proposed driveways shall be Type A7 and 35’ minimum in width. (Engineering)
25. 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).
26. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP’s) per the City’s Stormwater Quality Design Manual, 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)
27. 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)
28. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
29. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, 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)

30. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
31. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
32. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for the Foothills Commerce Center Phase III to be reviewed and approved by staff. (Alternative Transportation)
33. 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)
34. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
35. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
36. 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)
37. 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)
38. 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)
39. 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)
40. 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)

41. 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
42. 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)
43. 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)
44. 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:

45. 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)
46. 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)
47. 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)
48. 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)
49. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
50. 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)
51. 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)
52. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
53. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
54. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
55. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
56. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
57. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
- a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
58. 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)
59. The existing conduits, conductors and pad vault located in the existing PUE between Lots 1 and 2 will need to be relocated and a new PUE dedicated. (Electric)

60. Developer will be responsible for installing new infrastructure adjacent to Lot 3 within the existing PUE along Winding Creek Road. (Electric)

OTHER CONDITIONS OF APPROVAL:

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. 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)

66. 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)

67. 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)

68. 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)

69. 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)

70. 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)

71. 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 LOT LINE ADJUSTMENT – FILE #PL24-0982

1. The Lot Line Adjustment is approved as shown in Exhibit C. (Planning, Engineering)
2. The following shall be submitted to Engineering prior to recordation of the 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 will need to process multiple public utility easements as well as a storm drain easement for abandonment. Additionally, the applicant shall provide the relocation of these facilities and the corresponding new easements by separate document. (Engineering)
6. The applicant shall submit to the Development Services Engineering a paper copy and an electronic copy of the recorded Lot Line Adjustment per the "Digital Submittal of Cadastral Surveys." (Environmental Utilities)
7. Prior to recordation of the Lot Line Adjustment, the applicant shall pay the City's surveyor's processing and consulting fee of \$125. (Engineering)
8. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be submitted prior to recordation of the Lot Line Adjustment. The CC&Rs shall include the following item(s):

- a) A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville.
- b) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
- c) A clause excluding any property owned by the City from the terms of the CC&Rs. (Attorney)
- d) The developer shall disclose to all residential and nonresidential buyers that the Property will be served by-both surface water and groundwater supplies and that variations in the appearance, taste and color of water may be noticed from time to time and include such disclosure in the CC&Rs for the Property. The disclosure shall describe the location of the groundwater well. For infill projects this is not applicable. (Engineering)
- e) The developer shall disclose to all buyers that recycled water shall be used for irrigation of parks and landscape corridors, medians, paseos adjacent to collector streets and other landscape areas, including all multi-family and non-residential landscaping uses. Such disclosure shall be included in the CC&Rs for all residential buyers and other recorded notice instrument for all non-residential buyers. For infill projects this is not applicable. (Engineering)

OTHER CONDITIONS IF NEEDED TO RELOCATE FACILITIES AND EASEMENTS

9. 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)
10. Prior to recordation of the Lot Line Adjustment, any necessary facilities shall be relocated and reconstructed to meet the City's current Improvement Standards and Construction Standards by the applicant. (Engineering, Environmental Utilities, Electric)
11. Any relocation, rearrangement, or change to existing City facilities due to this Lot Line Adjustment shall be paid for by the applicant. (Engineering, Environmental Utilities, Electric)
12. 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)
13. Any structures crossing the adjusted parcel lines shall be removed prior to recordation of the Lot Line Adjustment documents. (Building, Engineering)

EXHIBIT

- A. Addendum & Checklist
- B. Plans
- C. Lot Line Adjustment 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.