

ITEM 6.1: Rezone, Conditional Use Permit, Design Review Permit, Tree Permit, Lot Line Adjustment – 1851 E. Roseville Pw. – SERSP PCL 81 - Johnson Ranch Storage – PL18-0355

REQUEST

The applicant requests approval of a Rezone to amend the zoning designation of Planned Development 240 (PD240) allowing a wholesale/retail plant nursery, to PD240 allowing a personal storage facility with recreational vehicle and boat storage with a Conditional Use Permit for approximately 13.49 acres, and a Rezone of approximately 0.05 acres to R1 (Single-Family Residential) on a total of 13.54 acres in the Southeast Roseville Specific Plan area. The request also includes a Conditional Use Permit to allow a personal storage facility with recreational vehicle and boat storage in the PD240 zone; a Design Review Permit to allow approximately 50,437 square feet of modular storage buildings, approximately 136,439 square feet of parking for recreational vehicle and boat storage, and a 600-square-foot modular office building, with associated site improvements such as lighting and landscaping; a Tree Permit to allow the removal of oak trees; and a Lot Line Adjustment to adjust the property boundary with adjacent property owners.

Applicant – Tim Alatorre, Domum Architecture
Owner – Dennis Spangler Trust, et al.

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the Johnson Ranch Storage Mitigated Negative Declaration;
- B. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
- C. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-five (75) conditions of approval;
- D. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to four (4) conditions of approval;
- E. Adopt the four (4) findings of fact and approve the Lot Line Adjustment subject to nine (9) conditions of approval;
- F. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding concerns related to City departmental review or with the applicant at this time. The applicant has reviewed and is in agreement with all of the recommended conditions of approval.

The project has generated significant community interest and involvement throughout the entitlement process. A summary of the neighborhood concerns and of the neighborhood meeting held on August 1, 2019 is located in the Public Outreach section of this report. Letters that were received by City staff prior to the publication of this report on September 3, 2020 are included in Attachment 1 for letters of opposition, and Attachment 2 for letters of support.

BACKGROUND

The project site is located at 1851 E. Roseville Parkway, and is identified as Parcel 81 in the Southeast Roseville Specific Plan (SERSP) area. The site is approximately 13.54 acres in size, and has a zoning

designation of Planned Development (PD) 240. Three electric utility easements traverse the property, including a 125-foot-wide tower easement for the Sacramento Municipal Utility District (SMUD), a 250-foot-wide easement for the Western Area Power Administration (WAPA), and a 75-foot-wide easement for Pacific Gas and Electric (PG&E). The subject property is currently vacant, and the only existing structures are support towers for overhead transmission lines. The only use currently permitted by the PD is a wholesale/retail nursery. The General Plan and Specific Plan land use designations are Community Commercial (CC).

The parcels to the east and west of the project site are developed with single-family homes. A private indoor/outdoor recreation facility, the Johnson Ranch Racquet Club, is located to the north of the subject property, on the opposite side of Wringer Dr. An office complex is located along the southeast side of the project site, and there is an open space parcel on the southwest side of the property (Figure 1).

Figure 1 – Project Location



The SERSP was adopted on April 20, 1988 by the City of Roseville City Council. The plan area encompasses approximately 1,000 acres in the southeast area of the City. The primary purpose of the SERSP is to provide a guide for development in the area. PD240, the Planned Development ordinance that provides the zoning designation for the parcel, was adopted by City Council shortly after the SERSP, on May 18, 1988. The PD specifies allowable uses for several parcels within the SERSP, including for Parcel 81. The PD indicates that the use for Parcel 81, the subject property, is a wholesale/retail nursery, with no other uses listed. No other conditions or requirements are listed as a part of the PD with regard to Parcel 81.

In 1993, the City Council approved a General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendment (the second amendment of the Southfork Johnson Ranch Agreement) and merger and resubdivision of SERSP Parcels 19, 80, and 81 to create the parcels as they currently exist (Bushnell Gardens, File #GPA 92-05, SPA 92-05, RZ 92-06, PM 92-07). The intent of the project was to enlarge Parcel 80 for the Johnson Ranch Racquet Club Annex, as well as to accommodate the tentative subdivision map for the future Eureka Village subdivision. It is acknowledged in the Planning Commission staff report for the Bushnell Gardens project that the significant encumbrance of the electric line easements leaves very little buildable area within the boundaries of Parcel 81, and notes the intent to establish a wholesale/retail nursery on the site. The General Plan, SERSP, and Southfork Johnson Ranch Development Agreement were amended to reflect the project changes. It is noted that the Development Agreement governing this portion of the SERSP has since expired.

The current project proposes the construction of a self-storage facility with recreational vehicle (RV) and boat storage. The project includes two phases. The first phase includes the installation of an approximately 600 square foot office building, approximately 12,955 square feet of modular storage pods, and 98,957 square feet of parking for RV and boats. Phase 2 would result in an additional 37,400 square feet of storage, and an additional 37,482 square feet of parking. In total, 305 parking spaces for RV and boat storage are proposed, with an additional six (6) parking spaces adjacent to the front office for customers. Landscaping and lighting associated with the self-storage use are also proposed as part of the project. The entitlements requests include a Rezone to amend the Zoning Ordinance to change the allowable uses within the PD240 zone, as well as approximately 0.05 acres of PD240 to R1; a Conditional Use Permit to allow the self-storage facility with RV and boat storage within the PD240 zone, a Design Review Permit to evaluate the proposed facility and site improvements; a Tree Permit to evaluate the removal of oak trees; and a Lot Line Adjustment to adjust the property boundary with adjacent property owners (Figures 2 and 3).

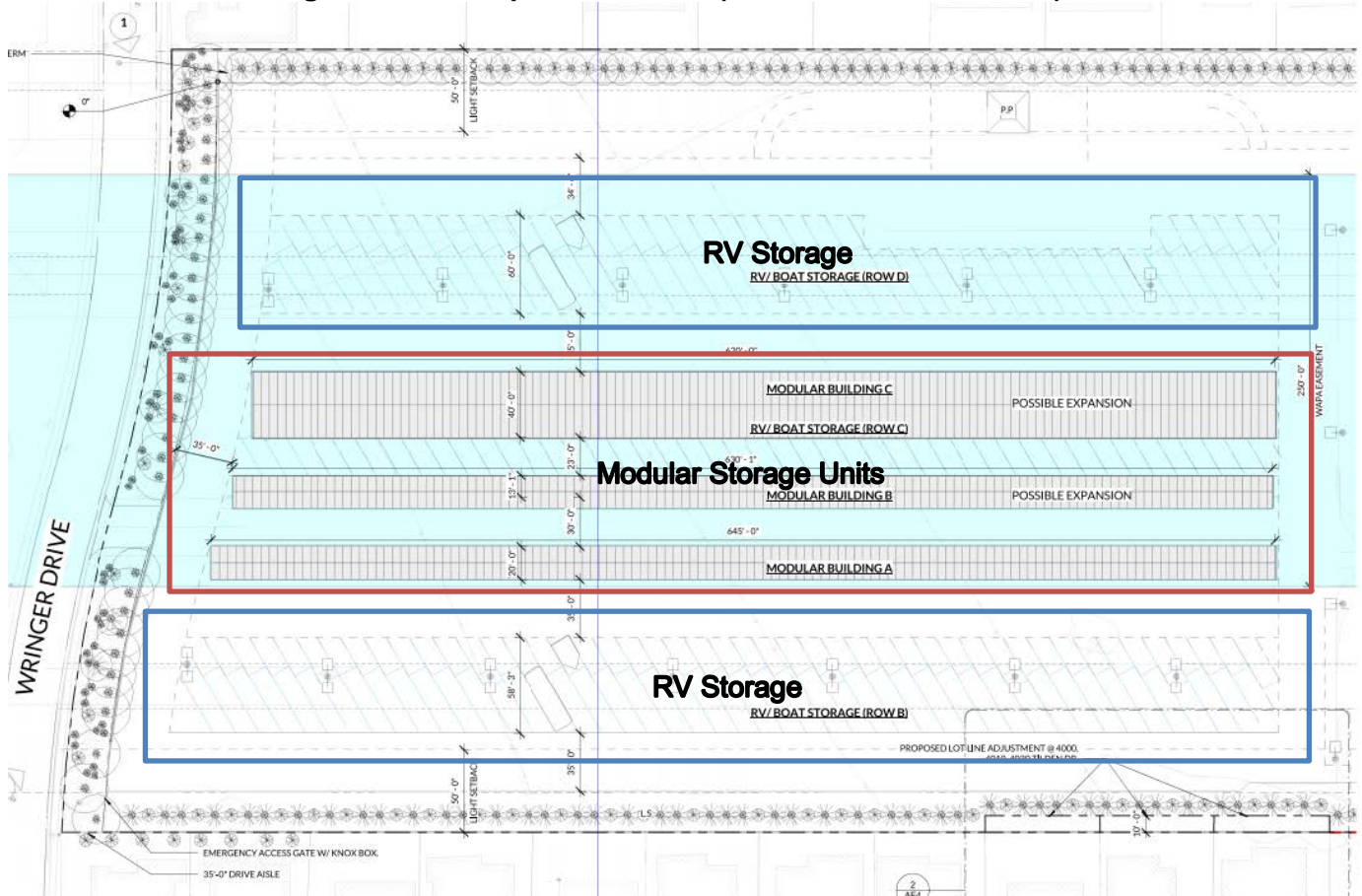
SITE INFORMATION

Location: 1851 E. Roseville Pw.

Total Size: 13.54 acres

Topography and Setting: The project site is an infill property located in an urbanized setting. The site includes frontage on E. Roseville Pw., as well as on Wringer Dr. E. Roseville Pw. is a four lane arterial roadway with a center median, preventing left-hand turn lanes into the project site. Wringer Dr. is a two-lane residential roadway on the north side of the subject property. The site terrain is characterized by rolling hills, and is primarily populated by non-native annual grassland. A drainage course, with an outlet from the commercial property along the southeast side of the subject parcel, flows through the southern portion of the site. Forty-one (41) oak trees are present on the project site, primarily located along the southern portion of the property. The site is currently vacant, and the only existing structures are support towers for the overhead transmission lines.

Figure 2 – Conceptual Site Plan (Northern Portion of Site)



EVALUATION: Rezone

The project includes a Rezone to amend the Planned Development (PD240) for the 13.54 project site. Zoning Ordinance Section 19.86.050 specifies that recommendations for approval or denial of a rezone shall include consideration of the proposed amendment's consistency with:

- 1. The public interest, health, safety, or welfare of the City, and**
- 2. The General Plan and any applicable Specific Plan.**

The project proposes to amend the Planned Development Ordinance associated with the subject property, known as PD240. As discussed in the Background section of this report, PD240 identifies Parcel 81 of the SERSP (the subject property) as allowing only a wholesale/retail nursery use. While PD240 functions as the zoning designation for the property, it is different from other classifications in the Zoning Ordinance in that it does not allow for a variety of uses as might be permitted in a specific zoning district, nor does it provide development standards for the one use that it allows. Given that only one use type is permitted on the site, a request to develop any other use on this parcel would require an amendment of PD240. The project would remove the wholesale/retail nursery use as the allowable use for Parcel 81, and replace it with a "personal storage facility with RV and boat storage", with the approval of a Conditional Use Permit. In addition, a 0.05 acre area is proposed to be rezoned to R1, to correspond with the proposed Lot Line Adjustment.

General Plan Consistency

To evaluate the request to amend PD240 to allow the personal storage facility with RV and boat storage use, staff analyzed the consistency of the requested use with the General Plan and Specific Plan land use designations. The City of Roseville General Plan provides a list of compatible "Implementing Zones" for each land use designation (General Plan Table II-6), which establishes what zoning designations are considered compatible with the applicable General Plan land use designation. The General Plan land use designation for the project site is Community Commercial (CC), and implementing zone designations include Neighborhood Commercial (NC), Planned Development (PD), Highway Commercial (HC), Community Commercial (CC), General Commercial (GC), and Commercial Mixed Use (CMU). The table also notes that "land use designation implementation is not necessarily limited to these zones, especially when combined with an RS or PD zone".

According to the General Plan, the CC land use designation is "distinguished from the Neighborhood Commercial designation by providing a broader range of goods and services to an expanded service area." The General Plan description of the land use designation notes examples, ranging from auto sales and repair to medical offices and clinics. Sites with the CC land use designation should range in size from 5 to 25 acres, with building footprints from 50,000 to 250,000 square feet, and should be located adjacent to arterial roadways. Although the site has a PD designation, the proposed project characteristics are consistent with these standards. The project site is approximately 13.54 acres in size, and between the modular office and storage buildings, the project will provide approximately 51,000 square feet in structure square footage. In addition, the site will take primary access from E. Roseville Pw., which is an arterial roadway. Therefore, the project as requested is consistent with the requirements for the General Plan CC land use designation.

Specific Plan Consistency

The site is also identified as a CC land use in the SERSP. According to the SERSP, "commercial uses are intended primarily to be community or specialty retail and service centers that serve the need of Plan Area residents". Additionally, Section 2.2.1 of the SERSP document provides Land Use Policies for

commercial developments in the SERSP, which primarily pertain to landscaping and tree preservation, including landscape buffers of at least 10 feet between commercial properties and residential areas; access from at least one major collector or arterial roadway with sufficient capacity to accommodate traffic; preventing unscreened, outdoor storage in commercial areas; and building and parking lot design, which should take into account building orientation, circulation, architectural compatibility with surrounding uses, and other amenities.

An evaluation of the site design, including the architecture of the modular buildings and the landscaping design of the site, is included in the Design Review Permit section of this report. The project exceeds the minimum landscaping depth requirements, and proposes landscape buffers of 20-25 feet adjacent to the six-foot-high masonry wall that, if approved, will abut the residential developments to the northeast and southwest of the site. This will ensure adequate screening of the proposed storage area. The site is accessed via an existing driveway on E. Roseville Pw., which is an arterial roadway, and will generate approximately 14 peak hour trips. Due to the easements on the property, no permanent structures are proposed; however, staff evaluated the proposed modular office and found that the façade improvements would incorporate elements similar to the adjacent commercial development.

Conditional Use Permit Requirement

Staff supports the proposal to amend the PD240 zone to allow the personal storage facility with RV and boat storage contingent upon the approval of a Conditional Use Permit (CUP). This requirement is consistent with what would be required if the site had a Community Commercial (CC) zoning designation, and it allows the Planning Commission to impose operational conditions on the project. These conditions include hours of operation for the business, as well as limits on what activities are permitted within the storage facility. The intent is to ensure that the operation of the site is compatible with the adjacent residential land uses.

With the CUP requirement, staff believes that the proposed amendment to the PD240 zone is both consistent with the General Plan and Specific Plan land use designations, and that the project will not adversely affect the public interest, safety, or welfare.

EVALUATION: Design Review Permit

Section 19.54.030 of the Zoning Ordinance includes specific design standards for the development of personal storage facilities. Additionally, the SERSP Landscape Guidelines were used to evaluate the project. Section 19.78.60 of the Zoning Ordinance requires that four findings of fact be made to approve DRP. The four findings can be found below in ***bold, italicized*** text and are followed by an evaluation.

- 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.***
- 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 and 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.***
- 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.

- 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 building designs.***

Site Design: Section 19.54.030.B of the Zoning Ordinance provides site design standards for personal storage facilities. The section states that entry/exit locations shall be placed as far from residential land uses as possible; caretaker's residence and office shall be placed as close as possible to the project entrance; outdoor storage of materials shall be placed a minimum of 20 feet from the property lines adjacent to residential land uses; and storage buildings over one story in height shall be placed a minimum of 30 feet from property lines adjacent to residential uses. The main entrance to the site will be located adjacent to the existing commercial complex and utilize existing driveways, and therefore will be located as far from the residences as possible. The office for the project site, located in the proposed modular building, will be adjacent to the entrance gate. The proposed setback for the RV and boat parking spaces is 60 feet from the southwestern property boundary (Tilden Dr.), exceeding the 20 foot requirement. No storage structures over one story are proposed. Additionally, the Zoning Ordinance requires four parking spaces, plus two for a caretaker's residence, for personal storage facilities. The project provides six parking spaces to support the operation, and no caretaker's residence is proposed. The project as proposed is consistent with the Site Design requirements for personal storage facilities, as required by the Zoning Ordinance.

Access, Circulation, and Traffic: Primary access for the project site is proposed from E. Roseville Pw., with an entry gate facing an existing driveway for the commercial complex to the east of the project site. A secondary, emergency-only access point is available along the Wringer Dr. side of the project. The Wringer Dr. access will only be available to emergency personnel. Both access points will be gated.

The project as proposed will not modify either E. Roseville Pw. or Wringer Dr. and existing driveways will be used. At present, there is no pedestrian connectivity through the project site and existing sidewalks will serve the project site. The storage use itself is not conducive to pedestrian activity, and no internal pedestrian connections are proposed. The internal circulation of the site allows patrons to enter via the driveway on the E. Roseville Pw. side of the site, access the storage area, and exit through the entrance gate. The design has been evaluated by the Development Services – Engineering Division and was found to be consistent with City standards.

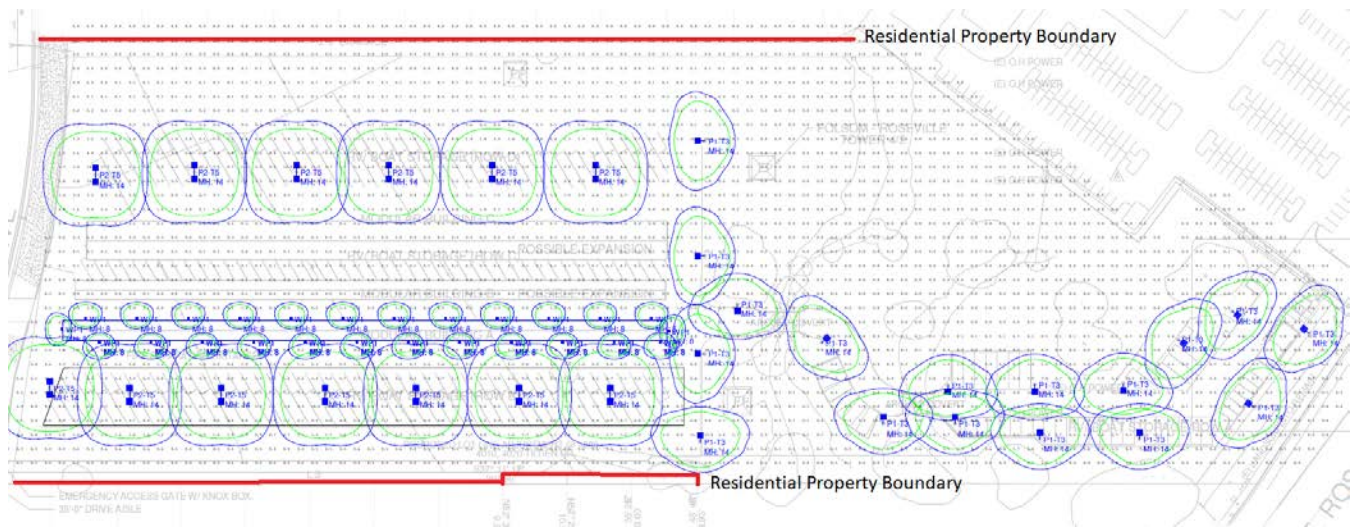
Additionally, staff evaluated the project's potential impacts on traffic and the surrounding roadways. The Circulation Element of the General Plan establishes a Policy requiring Level of Service C or better as an acceptable operating condition at all signalized intersections during a.m. and p.m. peak hours. Exceptions to LOS policy may be made by the City Council, but a minimum of 70% of all signalized intersections must maintain LOS C. An existing plus project conditions (short-term) traffic impact study may be required for projects with unique trip generation or distribution characteristics, in areas of local traffic constraints, or to study the proposed project access. A cumulative plus project conditions (long-term) study is required if a project is inconsistent with the General Plan or Specific Plan and would generate more than 50 pm peak-hour trips greater than the number of trips anticipated for the site by the City's Traffic Demand Model. A trip generation table using industry-standard trip generation rates in the Institute of Transportation Engineers (ITE) Manual was prepared for the project, and is included as Attachment 5 of the Initial Study/Mitigated Negative Declaration (Exhibit A). It was found that at full build-out, the project will generate an estimated 14 p.m. peak hour trips, and a total of approximately 140 daily trips. This is well below the threshold of 50 p.m. peak-hour trips, and no traffic study was prepared or required.

Additionally, the use is consistent with the General Plan and Specific Plan land use designation. No significant impacts to traffic and circulation are anticipated.

Open Space and Natural Features: The project has been designed to minimize potential impacts to the natural features of the project site. As discussed in the Topography and Setting section of this report, the project site is characterized by rolling hills, native grasses, oak trees, and a drainage course. A Wetlands and Biological Resources Assessment, prepared by Barnett Environmental, and an arborist report, prepared by Kurt Stegen Consulting Arborist, were conducted to evaluate potential environmental impacts to the site (included with the Initial Study and Negative Declaration, Exhibit A). According to the biological assessment, the project site has been disturbed and has limited habitat value. The design review process modified the internal roadway and the parking areas to preserve the largest number of existing trees, as well as to prevent impacts to the drainage course. As proposed, four of the 41 oak trees will be removed to accommodate the internal roadway. The footings and base for the proposed culvert will be placed outside the drainage and off the top-of-bank to avoid disturbance of the waterway, and no impacts are anticipated.

Lighting and Screening: Section 19.54.030.D of the Zoning Ordinance provides specific standards for lighting for personal storage facilities to minimize visual impacts to adjacent properties. The Zoning Ordinance section requires the use of cut-off lenses to prevent off-site glare, downward facing lighting for wall-mounted fixtures, a maximum of 16-foot-tall lighting standards, and a minimum 50 foot setback from any residential property line. A photometric plan for the project is included in Attachment 1 of the Initial Study/Mitigated Negative Declaration (Exhibit A), which indicates conformance with the cut-off lens and setback requirements. Additionally, a condition from the Western Area Power Administration (WAPA) states that the light standards may not exceed 15 feet in overall height, which is shorter than what is required by the Zoning Ordinance. The lighting for the project site is consistent with Zoning Ordinance standards for personal storage facilities.

Figure 4: Photometric Lighting Plan



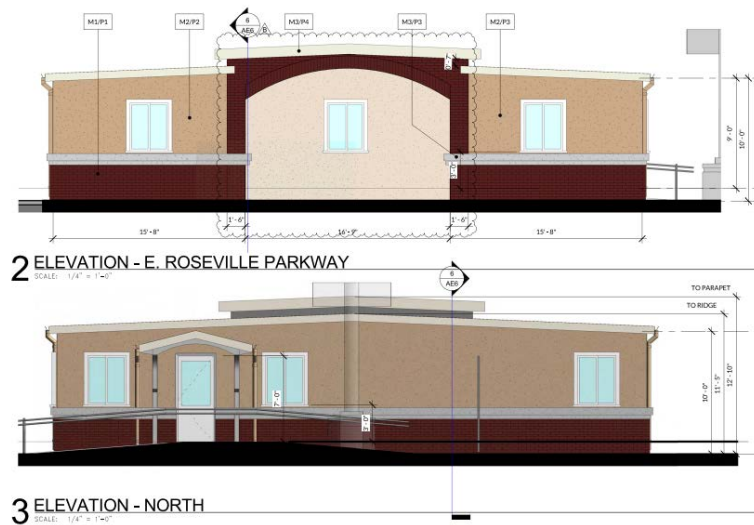
Section 19.54.030.E for personal storage facilities includes screening requirements, including a minimum six-foot-tall masonry screen wall (measured from the highest grade) when a project is located adjacent to a residential use, and a minimum ten-foot-wide landscape planter along the perimeter of the storage facility when adjacent to a residential use. The proposed project will provide a six-foot-tall masonry wall adjacent to the residential uses to the east and west of the project site. Additionally, the project will exceed the minimum landscape width by providing perimeter landscaping planters ranging from 20 to 25 feet in width. This is due to limitations on tree height beneath the overhead transmission lines. The SERSP

Landscape Guidelines considers parking areas with planting material under 15 feet high compatible with the utility easements. Landscape plant species and maintenance shall be consistent with the requirements outlined in the SERSP Landscape Guidelines for utility areas.

In addition to doubling the minimum required landscape depth, other measures have been implemented through project design to enhance screening of the proposed use. Where possible, the grade of the site will be lowered in order to minimize the visual impacts of RV and boats on the property, resulting in approximately 5,520 cubic yards of fill that will be removed from the site. The project has also been designed to maximize the setback distance for the RVs and boats from the residential property lines. Along the northeast side of the project (Ashland Dr.) the setback for the RV storage is shown as approximately 100 feet from the residential property line. This far exceeds the minimum setback of 20 feet for outdoor storage of materials, as required by Section 19.54.030.B of the Zoning Ordinance.

Design of Office and Storage Structures: Due to the presence of the high voltage transmission lines and utility easements, no permanent structures are permitted on the project site. As a result, modular storage units and a modular office are proposed to serve the project. The modular storage pods are low profile, approximately nine feet in height, and are proposed to have muted, green roofs. The modular office has been enhanced to include brick and stucco detail, intended to mirror the brick façades of the adjacent commercial complex to the east (Figure 4). Treatments have been applied to all sides of the modular office building, and the design is consistent with the intent of the Community Design Guidelines.

Figure 5 – Modular Office



EVALUATION: Conditional Use Permit

Given the unique restrictions on the subject parcel, staff supports the modification of PD240 to allow the personal storage facility with RV and boat storage only with the approval of a CUP. The CUP allows the City to place operational conditions on the use which may be modified by the Planning Commission. Section 19.78.60 of the City of Roseville Zoning Ordinance requires that three findings be made in order

to approve a CUP. The three findings are listed below in ***bold, italicized*** text and are followed by an evaluation of the proposal 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.***
- 2. The proposed use or development conforms 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 project proposes the modification of PD240 to allow a personal storage facility with RV and boat storage with the approval of a Conditional Use Permit on Parcel 81 of the SERSP. The General Plan and SERSP land use designation for the site is Community Commercial (CC). The PD240 designation does not provide development standards or other requirements for site development. Staff supports the imposition of a Conditional Use Permit requirement, as this would be consistent with what would be required for the site if it had a Community Commercial zoning designation and therefore aligns with the SERSP and General Plan land use designations of CC for the site. Requiring a Conditional Use Permit for the proposed use allows the Planning Commission to impose operational conditions on the use, and any future modification of these operational conditions would require review by the Planning Commission.

Personal storage facilities are considered conditionally compatible with residential uses, which border the project site to the northeast and southwest. As discussed in the Design Review Evaluation section of this report, the project design has considered the adjacent residential developments and exceeds the minimum required development standards as required by the Zoning Ordinance. Additionally, operational conditions, such as limiting hours of operation for the site between the hours of 7:00 AM and 7:00 PM on week days and 8:00 AM to 8:00 PM on weekends and holidays, and the specific prohibition of incompatible activities (living quarters, storage of hazardous materials, business operations out of storage units, etc.) further address concerns related to noise and safety during site operation. With the conditions in effect, staff believes that 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.

EVALUATION: Lot Line Adjustment

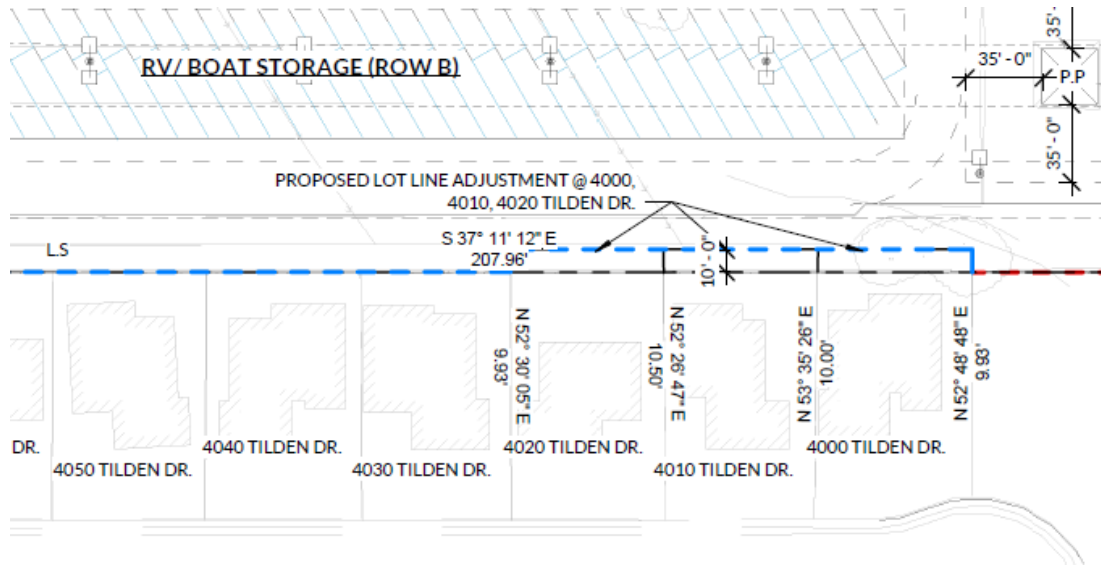
The Subdivision Ordinance does not list any required findings for a Lot Line Adjustment (LLA); however, a LLA must comply with the following criteria listed below. Each criterion is listed in ***bold, italic*** font, followed by an evaluation.

- 1. Compliance with the City of Roseville General Plan.***
- 2. Compliance with the Zoning Ordinance for the district in which it is located.***
- 3. Compliance with the local building regulations.***
- 4. Provisions for relocation of existing infrastructure or easements.***

The project proposes to amend the lot line between R1 (Single Family Residential) and PD240 (Planned Development) parcels. An additional ten feet of land will be added to the backyards of three parcels, increasing their size. With approval of the rezone, the parcels will remain consistent with the R1 zoning

designation. There are no lot size or other development standards associated with the PD240 zone; therefore, the project is consistent with the Zoning Ordinance requirements, and no conflicts with the General Plan have been identified.

Figure 6: Proposed Lot Line Adjustment



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. The proposed LLA will align with the approved development pattern previously approved for the site and will not prevent future structures from complying with the local building code regulations and the building setbacks from the property lines. No infrastructure or easements have been identified as requiring relocation as part of the review process for the lot line adjustment; however, conditions of approval are recommended for the lot line adjustment to account for the relocation of these facilities if found to be necessary.

EVALUATION: Tree Permit

Pursuant to Zoning Ordinance Section 19.66.030, a Tree Permit is required for any removal of native oak trees, or for more than 20-percent encroachment into the dripline of a native oak tree. The proposed project will result in the removal of four (4) oak trees. The required findings to approve a Tree Permit are listed below in ***bold, italicized*** text.

- 1. Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66.***
- 2. Measures have been incorporated into the project or permit to mitigate impacts to remaining trees or to provide replacement for trees removed.***

An arborist report was prepared for the project site by Kurt Stegen Consulting Arborist, on June 7, 2018. The arborist report documented the presence of forty-one (41) native oak trees on site. The majority of the trees are located in the southern portion of the site, near the city-owned park reserve parcel (Figure 1). Initially, seven (7) trees were proposed for removal as a part of the project; however, consistent with the City's Tree Preservation Ordinance and policies, the project was redesigned to save as many trees as possible. In total, five (5) oak trees are proposed for removal. This results in the removal of a total of 163.5 inches diameter at breast height (DBH) of oak trees. All but one of the trees that will be removed

were described as in poor health by the arborist, with varying degrees of decay. One tree, Tree #20, was described as in Fair condition. The trees proposed for removal are located in areas where the access road is proposed for construction, or where grading impacts necessitate their removal. The road was designed to disturb as few existing trees as possible.

Table 1: Proposed Tree Removals

Tree Number	Species	DBH (in inches)	Health Rating (by Arborist)
8	Live Oak (<i>Quercus wislizeni</i>)	23	Poor, topped, with decay
9	Live Oak (<i>Quercus wislizeni</i>)	12, 13.5	Poor, topped, with decay
10	Blue Oak (<i>Quercus douglassi</i>)	18, 21, 13, 17, 11	Poor, split & decay, broken and decay
20	Valley Oak (<i>Quercus lobata</i>)	15	Fair
25	Valley Oak (<i>Quercus lobata</i>)	20	Poor, topped
Total inches removed: 163.5 inches DBH			

The applicant shall comply with the conditions of approval for the Tree Permit, which includes requirements to comply with the recommendations of the Arborist and subsequent letter report. Any deviation from the approved permit would require a Tree Permit Modification, which would require approval by the City. As no on site replacement plantings are proposed, mitigation shall be accomplished through the payment of in-lieu fees. The removal of the identified trees will not be detrimental to the public health, safety, or welfare, and measures have been incorporated to mitigate impacts.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. A public notice of the Planning Commission hearing was published on July 3, 2020, and was distributed to all property owners and residents within 300 feet of the project site, as well as interested parties who requested to be added to the mailing list. The following sections include summaries of the comments received through the entitlement process, up until the date of publication of this staff report on August 6, 2020. The comment letters are grouped by support or opposition to the project, and are included in Attachments 1 and 2 of this report.

A neighborhood meeting was hosted by the applicant at the Maidu Community Center on August 1, 2019. Approximately 50 people were in attendance, not including City staff and the applicant’s representatives. The applicant, Tim Alatorre, gave a presentation and answered questions from the community, with City process questions answered by City staff. The issues presented at the neighborhood meeting were in line with the comments received by staff, summarized in the sections below.

Neighborhood Opposition

Staff has received a number of emails, letters, and phone calls in opposition to the proposed project since early in the application review process. These are included in Attachment 1 of this report, up until the date of publication of this staff report (August 6, 2020). The nature of the concerns presented by the neighborhood can be summarized into the following issue areas:

Change in Use: One of the most pervasive sentiments expressed by individuals in opposition to the project is that they purchased their properties believing that the only use that would be permitted on Parcel 81 is a plant nursery. As indicated by the project history, the site has had a very specific zoning designation, allowing only the wholesale/retail plant nursery use since 1988. Several neighbors indicated that they would not have purchased their homes if they knew a storage facility would be placed on Parcel 81. Additionally, a number of individuals believe that the proposed use will have a significant impact on their property values, and fear that they will not be able to sell their homes without disclosing the potential storage facility use. A recent home sale is cited in this concern, as the home sold for less than expected after it was made known that an application for a storage facility was pending on the site.

Crime and Site Hazards: Many of the concerns presented with regard to the project center around the safety of the use. As previously noted, the storage units will be located under high voltage transmission lines. Neighbors who mentioned the hazardous nature of the site questioned what would happen to personal items in storage units if the units had to be moved in an emergency, and what degree of fire hazard would be presented if one of the transmission lines were to fail. Additional concerns regarding the storage of hazardous or flammable materials were raised by several letters. Some neighbors also believed that the use would invite additional crime into the neighborhood, including theft from the storage units; illegal activities operating within the storage units; and an increase in unhoused individuals who may camp on the periphery of the site, which could also result in manmade fires. Finally, some concerns were raised that the increased impervious surface area would cause flooding into the neighborhood.

Staff notes that the storage units are made of metal, and much of the area (which is currently grassland) will be paved. Additionally, new vegetation on the site will be landscaping and maintained by the business operation. The City of Roseville Fire Department has reviewed the development application, and has included conditions of approval to ensure that they can provide adequate service to the site in the event of an emergency. Operation of the site and the storage units will be subject to the requirements imposed by the power companies that own the easements, which could include the relocation of units. The Conditional Use Permit prohibits the storage of hazardous materials, and requires that this be disclosed in the rental agreement with customers. The operator intends to have security monitoring of the site, and the site will also have employees that will monitor site activity. The site is within the City of Roseville Police Department's service area. Finally, the grading and drainage plans for the site have been reviewed by the Development Services Department – Engineering Division, and adequate drainage and stormwater quality control measures will be implemented by the conditions of approval for the project, as well as during the approval and construction of site improvements.

Noise: Some comments cited noise complaints as a potential concern. Large RV and boat trailers will make noise when they are backed up and being moved. These comments add that people will be talking, slamming vehicle and storage container doors, and otherwise introducing noise sources that do not currently exist on site.

While some increase in noise is expected with the introduction of a new use, the City Noise Ordinance applies to the operation. Potential noise impacts are further analyzed in the Mitigated Negative Declaration (Exhibit A), and no potential impacts related to violation of City noise standards were anticipated. Finally, the hours of operation for the site are regulated by the conditions of approval, and

are consistent with the requirements for storage facilities adjacent to a residential use. The analysis indicates that noise generated by the operation will be within City standards.

Traffic: Several comments mentioned potential traffic impacts due to the use, including an increase of vehicle traffic, patrons trying to access the site via the residential street Wringer Dr., and the potential for the large vehicles that would be stored on the site to back up onto E. Roseville Pw.

The project's trip generation was evaluated in the Mitigated Negative Declaration, and it was found that the project would generate approximately 140 daily vehicle trips, with 14 of those trips occurring during the PM peak hour. This is well below the threshold of 50 peak hour trips that the City uses to determine whether or not a traffic study is necessary. The site will have an E. Roseville Pw. address, and the Wringer Dr. driveway will be for emergency vehicle access only. The Development Services – Engineering Division has evaluated the proposed project and the circulation pattern, and has not noted any concern with vehicles backing up into the public right of way.

Process: Some neighbors expressed concern with the process, stating that the 300 foot mailing radius was not enough to include everyone in the neighborhood. This is the standard project noticing radius required by state law. In addition, any individual may request to be added to the mailing list. Anyone who made such a request in this case was included in the mailing. Additionally, some individuals expressed distrust for the project proponents, as they had long believed that a plant nursery would be built on site.

Neighborhood Support

Staff also received letters in support of the project, which are included in Attachment 2. The neighbors who support the project believe that an active use will prevent crime and homelessness, reduce fire risk, and bring a beneficial use into the community. One support letter author believes noise will be minimal, and hours of operation will be imposed to reduce the impacts. Several neighbors who support the project have also been in attendance of the neighborhood meetings, and believe that the operation will be an improvement to the property and the area.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the objectives and overall intent of the General Plan, SERSP, Zoning Ordinance, and Community Design Guidelines. Given the public interest and unique constraints of the subject parcel, the project design exceeds development standards in an effort to alleviate neighborhood concerns. The required findings can be made for each requested entitlement, and staff requests that the Planning Commission take the actions listed in the Recommendation section of this report.

ENVIRONMENTAL DETERMINATION

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project pursuant to the provisions of the California Environmental Quality Act (CEQA). The IS/MND was released on March 24, 2020 for a period of 20 days, ending on April 14, 2020. No comments pertaining to the adequacy of the environmental document were received by staff. The document was edited to reflect project updates and recirculated between July 17, 2020 and August 6, 2020, and again from August 18, 2020 to September 8, 2020.

Mitigation measures were included to provide procedures in the event of unanticipated discovery of cultural or paleontological resources. With mitigation, environmental impacts were found to be less than significant. Staff recommends that the Planning Commission adopt the Johnson Ranch Storage Mitigation Negative Declaration, included as Exhibit A of this report.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Adopt the Johnson Ranch Storage Mitigated Negative Declaration;
- B. Recommend the City Council adopt the two (2) findings of fact as stated in the staff report and approve the **Rezone – 1851 E. Roseville Pw. – SERSP PCL 81- Johnson Ranch Storage – PL18-0355**;
- C. Adopt the four (4) findings of fact as listed in the staff report and approve the **Design Review Permit – 1851 E. Roseville Pw. – SERSP PCL 81- Johnson Ranch Storage – PL18-0355** subject to seventy-five (75) conditions of approval;
- D. Adopt the three (3) findings of fact as listed in the staff report and approve the **Conditional Use Permit – 1851 E. Roseville Pw. – SERSP PCL 81- Johnson Ranch Storage – PL18-0355** subject to four (4) conditions of approval;
- E. Adopt the four (4) findings of fact as listed in the staff report and approve the **Lot Line Adjustment – 1851 E. Roseville Pw. – SERSP PCL 81 – Johnson Ranch Storage – PL18-0355** subject to nine (9) conditions of approval;
- F. Adopt the two (2) findings of fact as listed in the staff report and approve the **Tree Permit – 1851 E. Roseville Pw. – SERSP PCL 81- Johnson Ranch Storage – PL18-0355** subject to twenty (20) conditions of approval.

CONDITIONS OF APPROVAL FOR A CONDITIONAL USE PERMIT, FILE #PL18-0355

1. The project is approved as shown in Exhibits B-G and as conditioned or modified below. (Planning)
2. The following uses or activities are prohibited in personal storage facilities:
 - a) Automotive repair which includes, but is not limited to, auto body and paint shop facilities.
 - b) Practice facilities for musical bands.
 - c) Wood, metal, or other working shops whether for business or hobby.
 - d) Office and other business uses, except for the office for the facility and the storage of personal belongings.
 - e) Living quarters for human habitation or the keeping of animal life.
 - f) Storage of hazardous materials as listed in Title 8, California Code of Regulations, Section 5194 as amended, or its successor section or statute.
 - i) Rental agreements shall contain language prohibiting the storage of hazardous materials as outlined above.
 - ii) The operator of the facility shall maintain a copy of said section and ensure compliance with these regulations.
3. No sewer, water, or electrical services shall be permitted to each of the storage units except electrical services needed for lighting purposes. (Planning)

4. The hours of operations shall be in accordance with the Roseville Municipal Code Chapter 19.54, as follows:
 - a) 7:00 AM until 7:00 PM (Monday through Friday)
 - b) 8:00 AM until 8:00 PM (Saturday, Sunday, and holidays) (Planning)

CONDITIONS OF APPROVAL FOR A DESIGN REVIEW PERMIT, FILE # PL18-0355

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **August 13, 2020** and if not effectuated shall expire on **August 13, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extended the expiration beyond **August 13, 2023**. (Planning)
2. The project is approved as shown in Exhibits B-G and as conditioned or modified below. (Planning)
3. The project shall comply shall comply with the required mitigation identified in the Johnson Ranch Storage Mitigated Negative Declaration and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. The project shall be addressed as 1851 E. Roseville Pw. All projects with multi-tenants or buildings must submit a site plan with building footprints 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 the 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 and grading and/or encroachment permits are issued by the Department of Development Services. (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) Standards- 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 a 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:
 - d) 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.
 - e) Accessible parking spaces and crosswalks shall be signed, marked and maintained and required by Chapter 11 of the CBC.
 - f) 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. Light standards shall not exceed fifteen (15) feet in height, and 30 feet of clearance must be maintained under the power lines. (Planning, WAPA)
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, Public Works)
 - b) 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)
 - c) The landscape plane shall comply with the Landscape Guidelines for the Southeast Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. This includes landscaping that does not exceed 14 feet in height at maturity. (Planning, Environmental Utilities)
 - d) Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)
 - e) All landscaping in areas containing electric service equipment shall conform to the Electric Department’s Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments “Specification for Commercial Construction.” (Electric)

- f) Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
 - g) All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
 - h) Within the Western Area Power Administration (WAPA) easement, plantings shall be limited to species that do not exceed 12 feet in height at maturity (15 years). (Planning, WAPA)
14. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
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(s). 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. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code – CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act – ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
17. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance, and archiving is based on each individual building address. (Building)
18. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Engineering)
19. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
20. A note shall be added to the grading plans that states:
- “Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
21. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building)

22. The driveway access to Wringer Drive shall be restricted to emergency vehicle access only. (Engineering, Fire)
23. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All stormwater shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
24. Prior to improvement of the improvement plans and issuance of any construction permits, the project shall demonstrate that the 100-year storm runoff from the developed site does not exceed the existing 100-year storm runoff. Onsite detention may be required to accommodate this requirement. (Engineering)
25. Prior to the approval of the Improvement Plans the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
26. The 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 will designation 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)
27. Improvement plans shall show the Preserve or Open Space boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve or Open Space, the sensitive habitats present and minimization of disturbance to the Preserve or Open Space. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve or open space from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve or open space, along with all temporary erosion control measures (e.g. straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services, Planning)
28. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services, Planning)
29. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services, Planning)
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 Free (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
32. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer, and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer, and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
33. The applicant shall pay applicable water and sewer fees. (Environmental Utilities)
34. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b) Water, sewer, and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
 - c) All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
35. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
36. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing of bins. (Refuse)
37. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
38. Overhead electrical lines must be 26' above grade at trash enclosure location. (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 fire flow required, at a 50% reduction to the building being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detail plans are submitted to the

City of Roseville for review. The maximum fire flow will not exceed 2,500 gpm based on the Appendix III AA of the California Fire Code. (Fire)

42. The Fire Department access road shall meet the City's requirements for width and turning radii of 30 and 50 feet as noted on the Fire Department standards for access. The designated fire lanes shall be for aisles fronting the premises. This shall be enforced at the time plans are submitted for review. Additional information can be found on the City's website www.roseville.ca.us or contact the City of Roseville Fire Prevention Division for information. (Fire)
43. All fire apparatus, such as Fire Department connections and post indicating valves, serving the identified building shall be designed and installed adjacent to each structure for first responder's operational purposes. (Fire)
44. Use increase of hazardous materials or storage, liquids, gases, and/or chemicals shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a complete plan set and the Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Fire and Life Safety Division for review and approval. A permit application shall also be provided at the time of submittal. Contact our Hazardous Materials Division within the Fire Department at (916)774-5800 to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)
45. When the proposed project is to include perimeter security fencing, fire apparatus access and occupant exiting shall be considered. All vehicular access gates shall comply with the Uniform Fire Code requirements and shall be equipped with approved Knox and Opticom emergency vehicle access devices. If pedestrian gates are designed as part of the overall exiting system, they shall comply with the exiting provisions of the California Building Code. Plans shall be submitted to the Fire Department for review and approval prior to installation. (Fire)
46. Adequate radio coverage shall be provided within all buildings for public safety agencies, as required by Roseville Municipal Code and the California Fire Code. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials in accordance with Section 510 of the California Fire Code.
 - Adequate radio coverage shall include all of the following:
 - a) A minimum signal strength of 95 dBm available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.
 - b) A minimum signal strength of 95 dBm received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
 - c) The frequency ranch that must be supported shall be 821-824 MHz and 866-869 MHz.
 - d) A 100% reliability factor. (Fire, Police)
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)
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) Water, sewer, and reclaimed water easements.
 - b) 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 project 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 utility easements (PUE’s) located along public roadways. (Engineering)
- 57. 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)
- 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 materials 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 required width of the 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)
69. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1000-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)
70. 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)
71. 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)
72. 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)
73. 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)
74. 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 of the Temporary Certificate of Occupancy. (Building)
75. Concurrent with submittal for plan check and prior to a required for final building inspection, the applicant may submit a separate application to the City for approval of an occupancy phasing plan to allow individual or multiple building occupancies. (Building)

CONDITIONS OF APPROVAL FOR A LOT LINE ADJUSTMENT, FILE # PL18-0355

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 shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the recorded Voluntary Merger or Lot Line Adjustment per the "Digital Submittal of Cadastral Surveys." (Environmental Utilities)
6. Prior to recordation of the Lot Line Adjustment, the applicant shall pay the City's surveyor's processing and consulting fee of \$150. (Engineering)

OTHER CONDITIONS IF NEEDED TO RELOCATE FACILITIES AND EASEMENTS

7. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Environmental Utilities, Electric, Engineering)
8. 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)
9. Any structures crossing the adjusted parcel lines shall be removed prior to recordation of the Lot Line Adjustment documents. (Engineering)

CONDITIONS OF APPROVAL FOR A TREE PERMIT, FILE # PL18-0355

1. All recommendations contained in the Arborist Report (Exhibit A) are incorporated by reference into these conditions, except as modified herein. (Planning)
2. Trees #8, #9, #10, #20, and #25 are approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)
3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 163.5 inches. Mitigation

must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. (Planning)

4. No activity shall be permitted within the projected zone of any native oak tree beyond those identified by this report. (Planning)
5. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to ensure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)
6. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)
7. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveways, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)
8. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. Where encroachment is permitted pursuant to Condition 4, above, the fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION." (Planning)
9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)
10. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculture (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)
11. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewer, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)
12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Division, and the Engineering Division to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Division and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)

13. The following information must be located on-site during construction activities: Arborist Report approved site plan/improvement plans including fencing plan, and conditions of approval for the Tree Permit. All construction must follow the approved plan for this tree permit without exception. (Planning)
14. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)
15. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)
16. Storage or parking of materials, equipment, or vehicles is not permitted within the Protected Zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)
17. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged areas. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)
18. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)

PRIOR TO ISSUANCE OF FINAL

19. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)
20. The approval of this Tree Permit shall expire concurrently with the approved entitlements.

Attachments

1. Neighborhood Letters - Opposition
2. Neighborhood Letters – Support
3. Security Plan

Exhibits

- A. Johnson Ranch Storage Initial Study and Mitigated Negative Declaration
- B. Rezone Exhibit
- C. Site Plan
- D. Modular Office Elevation and Detail
- E. Storage Unit Elevation
- F. Preliminary Grading Plan
- G. Preliminary Landscape Plan

<p>Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you</p>

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.