

**ITEM 6.1: Design Review Permit – 8151 Industrial Avenue – NIPA PCL 56 – Industrial Ave Self-Storage – PL19-0243**

**REQUEST**

The applicant requests approval of a Design Review Permit to allow construction of a self-storage facility with office and manager's apartment. The proposal includes five 1-story and two 2-story self-storage buildings plus an office building with manager's apartment over top and garage below for a total of 7 buildings. The total square footage for the self-storage buildings is 101,339 sf. The total square footage for the office/manager's apartment is 4,431 sf for an overall total of 105,770 sf. Construction will also include four parking spaces, and the associated landscaping, lighting, and drive aisles.

Applicant – Tiffany Wilson, RSC Engineering, Inc.  
Owner – Mark Ryan, Pleasant Grove Self-Storage-Industrial Avenue, LLC

**SUMMARY RECOMMENDATION**

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

- A. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-five (75) conditions of approval.

**SUMMARY OF OUTSTANDING ISSUES**

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

**BACKGROUND**

The project is located at 8151 Industrial Avenue, north of the intersection of Industrial Avenue and Washington Boulevard (Figure 1). The project is located within the North Industrial Plan Area (NIPA). The NIPA, while not subject to a specific plan, is a recognized planning subarea of the City. The NIPA consists of 2,046 gross acres west of Washington Boulevard and north of the Northwest Roseville Specific Plan. Devoted primarily to industrial uses, the area is intended to provide a major employment/industrial center for the South Placer region. The project site was initially subdivided, in 1984, as Lot 7 of the Diamond Oaks Center business park project. In 2008, a Design Review Permit and Conditional Use Permit (File #2006PL-026) were approved for four single-story warehouse buildings. That project was not constructed and the site has remained undeveloped.

The current request is to construct a self-storage facility on the site. Personal storage is a permitted use in the M1 zone. A Design Review Permit is requested to evaluate the building architecture, landscaping, and parking areas.

**Figure 1. Project Aerial**



## **SITE INFORMATION**

**Location:** 8151 Industrial Avenue

**Total Size:** 3.27 acres

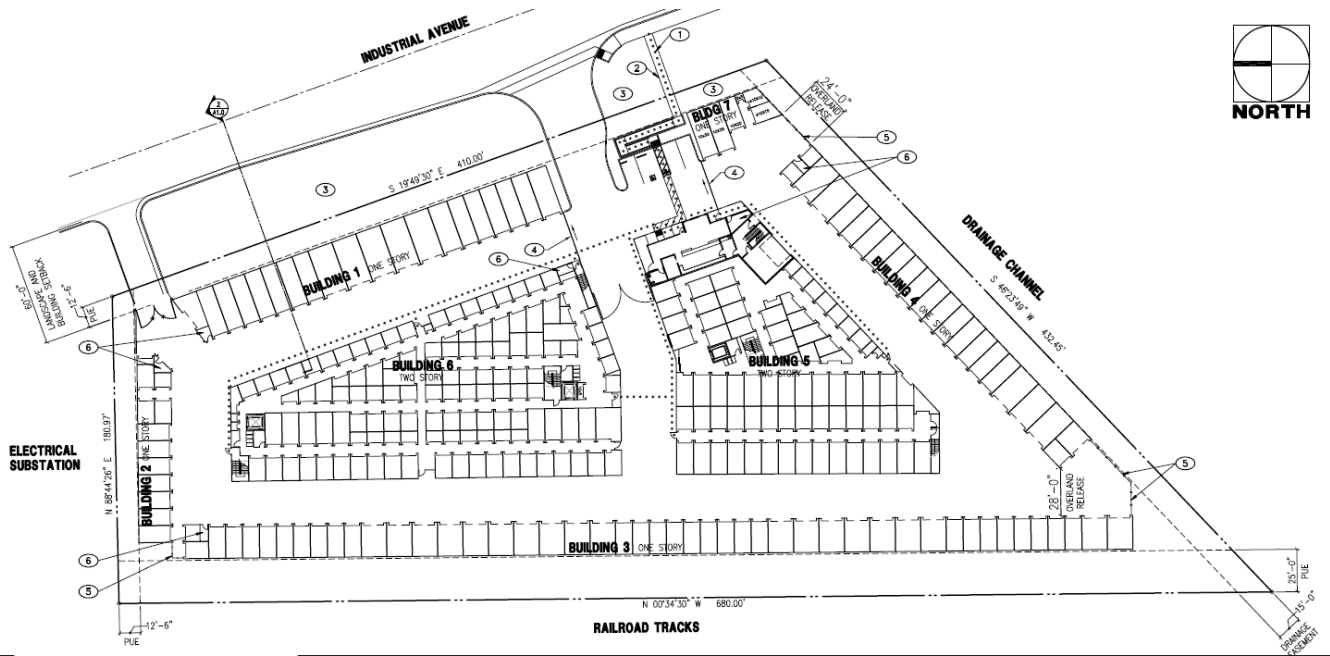
**Topography and Setting:** The site includes frontage on Industrial Avenue, which is a two-lane arterial roadway with a center turning lane, and includes sidewalk and landscaping. The project site is situated approximately seven feet below the grade of Industrial Avenue and is relatively flat. The only vegetation on the site is non-native grasses, small herbaceous annual plants, and three Oregon ash trees. There are no structures on the property. The parcel is surrounded by industrial uses and zoning on all sides.

## **EVALUATION: DESIGN REVIEW PERMIT**

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

The project site is currently undeveloped; however, there are no significant natural features present on site. The property has three trees and one seasonal wetland of less than .01 acres. The site also shows evidence of previous disking, and is primarily populated by non-native annual grasses and dirt. The proposed project has been reviewed by the City Engineering Division, and improvement plans will be required to ensure that adequate drainage and stormwater quality facilities are constructed. The proposed use is consistent with the site's industrial land use designation, and will develop an underutilized parcel. The triangular shape of the site makes retaining the limited natural features difficult while allowing for beneficial use of the site (Figure 2).

**Figure 2: Site Plan**



**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.**

Projects within the NIPA are subject to the North Roseville Area Design Guidelines (NRADG), which provide development standards for new construction. Table 1 compares the proposed project to the required development standards as outlined by the NRADG. As shown in Table 1, the proposed industrial flex buildings are consistent with the development standards required by the NRADG.

**Table 1: Development Standards for Industrial Ave Self-Storage**

Development Standard	Required	Proposed
Building Setbacks	35 ft min. and 50 ft. avg	60 feet
Landscape Setbacks	35 ft.	60 feet
Railroad Setback	15 ft.	25 feet
Building Height Limit	50 feet maximum	26 feet
Max. Building Lot Coverage	50% maximum	47%
Parking Spaces	4 spaces plus 2 spaces for the manager's quarters	4 spaces plus 2 spaces for the manager's quarters
% of shaded parking	50%	75%

Access and Circulation

Access to the project site will be provided via a driveway onto Industrial Ave. Internal circulation for the project includes the driveways that provide access to all of the storage units on the perimeter of the parcel

as well as the indoor storage buildings within the project. The internal circulation design is consistent with the intent of the NRADG and the Community Design Guidelines (CDG). CDG Policy OI-23 encourages curved, rather than long and straight drives, to discourage speeding. Additionally, one emergency access point will be provided into the site at the northeastern corner of the site. All driveways have a minimum width of 20-feet and meet the required turning radii as required by the City Fire Department, therefore ensuring adequate emergency access. No conflicts with City policy regarding provision of adequate access and circulation have been identified.

#### Pedestrian and Bicycle Circulation and Linkages

The proposed project is located within an industrial zone, and industrial uses are not generally conducive to pedestrian and bicyclist activity. Self-storage uses are typically used by customers with vehicles to move items to and from their storage units. The project does propose some improvements to the area to facilitate what pedestrian and bicycle activity may occur, including extending the sidewalk from Industrial Ave. to connect the project with the existing development to the south. The project site is not within an area proposed for new bicycle facilities, as shown in the City's Bicycle Master Plan. However, there are existing bike lanes on Industrial Ave. consistent with the City's development standards. The proposed project is generally consistent with the CDG and Bicycle Master Plan.

#### Parking

Self-storage facilities typically operate by allowing customers to drive directly to their storage unit on the property. Therefore, only a small number of parking spaces are required on-site for new customers and others needing direct access to the manager's office. The Zoning Ordinance Section 19.26.030 requires that personal storage facilities provide four parking spaces for customers and two spaces for the manager's quarters. The six required spaces are provided, therefore the project is consistent with the Zoning Ordinance parking standards.

#### Landscaping and Lighting

The NRADG labels Industrial Ave. as a secondary landscape corridor. The NRADG recommends secondary landscape corridors use London Plane as a dominant street tree and American Sweet Gum and Coast Redwood as subordinate trees. The project proposes London Plane as the dominant tree and Crape Myrtle and Freeman Maple as subordinate trees (Exhibit E). A range of shrubs are also proposed to create a visually interesting landscape. The proposed landscaping is generally consistent with the NRADG.

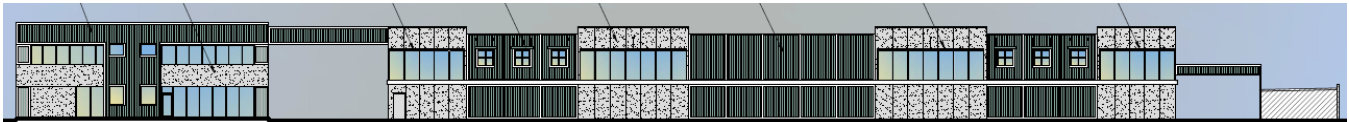
The Community Design Guidelines contain standards for lighting on new projects. Guideline OI-81 requires streets, entry drives, drive aisles, and parking areas have a minimum illumination of 1.0 footcandle. Guidelines OI-83 requires that pedestrian walks have a minimum illumination level of .5 footcandle. Guideline OI-78 requires that light sources have cut off lenses and avoid light spillage onto adjacent properties. The applicant provided a lighting plan that is consistent with these requirements.

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

The proposed project contains a self-storage facility in an industrial zone. The project includes seven buildings. Two of the buildings in the center of the project are proposed for indoor storage and are two stories in height. The other five buildings will contain storage units and are single-story buildings. The seven buildings differ in function and size but are consistent in their design concept. The most architecturally detailed buildings are the east elevations of the two-story buildings. The change in grade and orientation of the one-story buildings toward the center of the project shields them from Industrial

Ave. The east-facing elevations of the two-story buildings are the most visible elevations from the roadway. (approximately 108 feet from the public right-of-way). On this elevation, a variety of building materials, colors, and roof forms are proposed, consistent with CDG Policy OI-34. The elevations consist of tilt-up concrete walls clad in either EIFS or vertical precast metal siding in a moss green color (Figure 4). The variation in color and materials between the two types of siding create a visually engaging design, consistent with CDG Policy OI-39. Although not functional, windows are also added to the east elevation to add visual interest and break up the wall planes.

**Figure 4: Buildings 5 and 6 East Elevations**



The east elevation of the one story buildings 1 and 7, facing Industrial Ave., are clad in split face masonry units (Exhibit D). These elevations make up the back of the storage units and serve as a perimeter wall for the project. The masonry units on the east elevation serve to further break up the colors and materials facing Industrial Ave. and add visual interest. The north elevation of the one-story building 2 is also clad in split face masonry as there will be some visibility of this elevation when traveling south on Industrial Ave. The other elevations of each building retain many of the architectural elements of the east elevation except for the windows and masonry.

With a variety of colors, roof forms, and materials, as well as a massing and scale that is consistent with the industrial zone and mindful of views from the public way, the project is consistent with the intent of the CDG for architecture.

**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.***

The Community Design Guidelines provide standards for the screening and compatibility of service areas within a project site. The applicant received approval from the Environmental Utilities department to waive the requirement of a standalone trash enclosure. Instead, waste containers will be stored inside one of the storage units and brought out on collection days. This alternative was found to be acceptable because of the minimal trash generated by the storage use.

There is an existing 25' public utility easement on the western property line. This easement exists along the entire western portion of the property and contains an existing 14' wide access road for Roseville Electric maintenance of power poles in this location. The project proposes to retain the access road and construct an 8' tall chain link fence along the western property line. The fence will provide security for the building and reduce potential vandalism along the western elevation of building 3. The fence will not be visible from the public right-of-way.

Condition #13 for the Design Review Permit requires that all mechanical equipment be screened from view. The roof parapet design makes this screening possible. No conflicts with City policy regarding the treatment of service areas have been identified.

**ENVIRONMENTAL DETERMINATION**

An Initial Study/Mitigated Negative Declaration was prepared for the project and released for public comment on March 13, 2020 (Exhibit A). The 30-day comment period for the document ended on April 13, 2020. One letter was received from the Placer County Air Pollution Control District (Attachment 1) with a request for implementation of a dust control plan for the project. Dust control plans are a standard element of City of

Roseville improvement plans, so no additional mitigation is required. No comments on the adequacy of the document were received. The document analyzed the potential for environmental impacts due to project implementation and determined that potentially significant impacts related to Biological Resources and Cultural Resources could be reduced to less than significant with mitigation. A Mitigation Monitoring and Reporting Program was prepared for the project and is included for adoption with this request.

### **PUBLIC OUTREACH**

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on May 1, 2020, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

### **CONCLUSION**

As proposed and conditioned, the project complies with applicable development standards of the City's Zoning Ordinance, The North Roseville Area Design Guidelines, and the Community Design Guidelines; therefore, the above findings can be made.

### **RECOMMENDATION**

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

- A. Adopt the Industrial Ave Self-Storage Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and
- B. Adopt the findings of fact as stated in the staff report for the **DESIGN REVIEW PERMIT – 8151 Industrial Avenue – NIPA PCL 51 – Industrial Ave. Self-Storage – PL19-0243** subject to seventy-five (75) conditions of approval.

### **CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FILE # PL19-0243**

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **May 14, 2020** and if not effectuated shall expire on **May 14, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **May 14, 2023**. (Planning)
2. The project is approved as shown in **Exhibits A - F** and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in **Industrial Ave. Self-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 8151 Industrial Avenue. 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 and grading and/or encroachment permits are issued by the Department of Development Services – Engineering Division. (Engineering)
8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
  - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
  - b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
  - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
    - i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
    - ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
    - iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)

11. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
12. The project Landscape Plans shall comply with the following:
  - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Public Works)
  - b. The tree plantings in the parking lot or covered parking structure 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 the North Industrial Plan Area Roseville 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)
13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed suite addressing for 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)
15. 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)
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.”* (Public Works)
21. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
22. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
23. 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)

24. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
25. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
26. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
27. 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)
28. 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)
29. 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)
30. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
31. 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)
32. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)

33. 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)
34. 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)
35. The fire flow required, at a 50% reduction due to the buildings 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 4,000 gpm based on the Appendix III-AA of the California Fire Code. (Fire)
36. The fire department access road shall meet the City's requirements for width and turning radii of 30 and 50 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 plan are submitted for review. Additional information can be found on the City's web site [www.roseville.ca.us](http://www.roseville.ca.us).
37. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. There shall be only one fire control room per building. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
38. An **approved** automatic fire extinguishing system shall be provided for all buildings where the total fire area is **3,600** square feet or greater, as required by California Fire Code as adopted by this city for non-single family residential units. For one-and-two single family residential units that do not meet the set-back provisions in the California Building Code are subject to require an automatic fire sprinkler system in accordance with the RFD adopted ordinance for R-3s. All amendments, standards, policies and fee schedule can be found on the City's web site [www.roseville.ca.us](http://www.roseville.ca.us) or contact the Fire and Life Safety Division for information at 916-774-5800. (Fire)
39. All fire apparatuses, such as fire department connections and post indicating valves, serving identified building shall be designed and installed adjacent to each structure for first responder's operational purposes. (Fire)
40. If the existing water supply is unable to support the automatic fire sprinkler system, a listed fire pump would be your only option. If this is the case, you required fire pump room will have to be enlarged to accommodate all the required apparatuses needed to operate such a system. (Fire)
41. There shall be one fire department connection at the public entrance serving all the fire sprinkler systems only. Private fire hydrants shall not be part of this fire line. All private fire hydrants shall be served off their own independent water line. (Fire)
42. The phasing of this project shall not limit the fire department requirements for access and circulation throughout the project as a result of continuous construction in accordance with the California Fire Code, 2016 with the City of Roseville's Amendments. A separate phasing plan (and permit issued by the Building Department) shall be reviewed and approved by this department. (Fire)

43. If added cornice construction is involved, the design shall support the weight of a ladder leaning against the assembly as well as a 330-pound vertical load applied to the **leading edge** of the horizontal projection of the cornice (a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder onto the top of the cornice). (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. 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 range that must be supported shall be 821-824 MHz and 866-869 MHz.
  - d. A 100 % reliability factor. (Fire, Police)
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46. No grading shall take place within 10' of the existing 60kV poles or under the overhead power lines without prior approval from Roseville Electric. This includes the 60kV and 12kV pole lines along the northern and western boundary of the parcel.
  
  47. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
    - a. one (1) set of improvement plans
    - b. load calculations
    - c. electrical panel one-line drawings

48. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)
49. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)
50. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

**DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:**

51. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
- a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
  - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
  - c. The control valves and the water meter shall be physically unobstructed.
  - d. The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
52. 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)
53. 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)
54. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
55. 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)
56. 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)
57. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
58. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
59. 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)
60. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
61. 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)
62. 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)
63. 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)
64. 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:**

65. 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)

66. 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)
67. 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)
68. 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)
69. 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)
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 for the Temporary Certificate of Occupancy. (Building)
75. 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)

### **Attachments**

1. Placer County Air Pollution Control District letter

### **Exhibits**

- A. Industrial Ave Self-Storage Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
- B. Site Plans
- C. Grading Plans
- D. Building Elevations
- E. Landscape Plan
- F. Colors and Materials

**Note to Applicant and/or Developer:** Please contact the 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.