

**ITEM 6.2: Major Project Permit Stage 1 and Major Project Permit Stage 2 – 7901 Foothills Boulevard – NIPA PCL 50 – Roseville 80 – PL19-0363**

**REQUEST**

The applicant requests a Major Project Permit (MPP) for seven industrial buildings totaling approximately 1,080,454 square feet on NIPA PCL 50. MPP Stage 1 includes review the site plan for all buildings within the MPP area, and MPP Stage 2 includes an architectural review of Buildings 4-7. The square footage is distributed as follows, Building 1, 401,175 sf; Building 2, 89,000 sf; Building 3, 144,760 sf; Building 4, 34,480 sf; Building 5, 172,348 sf; Building 6, 41,791 sf; and Building 7, 196,900.

Applicant – Sheetal Bhatt, Kimley Horn

Owner – Roseville 80 Land, LLC; Roseville 80 Bldg 2, LLC; and Southall Group Holdings, LLC

**SUMMARY RECOMMENDATION**

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

- A. Adopt the Roseville 80 MPP Mitigated Negative Declaration,
- B. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 subject to eighty-one (81) conditions of approval,
- C. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to eighty-one (81) conditions of approval.

**SUMMARY OF OUTSTANDING ISSUES**

There are no outstanding issues.

**BACKGROUND**

The project is located at 7601 Foothills Boulevard within the City's North Industrial Planning Area (NIPA) (Figure 1). The approximately 80-acre site is located adjacent to Foothills Boulevard to the west, the Southern Pacific Railroad to the east, and light industrial uses to the north and south (FedEx and TSI Semiconductors respectively) as detailed in Table 1. The site has Light Industrial General Plan land use (LI) and zoning (M1) designations.

On April 25, 1996, the Planning Commission approved a Preliminary Development Plan for a Major Project (MP 95-02) to allow expansion of the existing NEC semiconductor facility to the south of

**Figure 1: Project Location**



the project site and certified an Environmental Impact Report (EIR) for the project (NEC EIR, State Clearinghouse Number #1995112047). Construction of the expansion began, however, the expansion was not completed and the MPP expired. On April 20, 2017, the Design Committee approved a Design Review Permit (PL17-0038) for a 316,100 square foot warehouse/distribution building, which is currently constructed. On March 15, 2018, the Design Committee approved a Design Review Permit (PL17-0295) for two industrial warehouse buildings totaling 238,665 square feet (Building 2 and Building 3). The architecture of Building 2 was modified through a Design Review Permit Modification (PL19-0055) that was approved on June 4, 2019, and Building 2 has since been constructed. On November 19, 2019, staff approved a modification to the architecture and site design for Building 3 (PL19-0220), and Building 3 is now under construction. Additionally, a parcel map was recorded in late 2019 (PL17-0295), which divided the site into four new lots. The boundaries of these lots have since been modified to the current configuration.

**Table 1: Surrounding Land Uses**

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	M1	LI	Industrial/Office
North	M1	LI	FedEx
South	M1	LI	TSI Semiconductors
East	M2 and M1	IND and LI	Southern Pacific Railroad and Industrial Boulevard
West	R3/SA-NW, M1/SA, M1/SA. and PR	HDR-13.4, LI, and PR	Foothills Boulevard

The southern portion of the project site has been heavily disturbed in preparation for development of the NEC project and Buildings 1, 2, and 3. Vegetation on this portion of the site consists of urban landscaping around the site perimeter and non-native annual grasses within the interior undeveloped portions of the site. The northern portion of the site was rough graded as part of the NEC facility expansion project, but has been largely undisturbed since the early 2000s. This portion of the site has an undulating topography with a stock pile of soil in the northwestern portion of the site. An unnamed intermittent drainage enters the property from its northeastern side and traverses the site in a southwesterly direction toward a culvert under Foothills Boulevard. Four isolated wetlands are located on the northern side of the drainage feature. No native trees are located on the subject property.

**PROJECT DESCRIPTION**

The proposed project includes a MPP for review and approval of the site design of all of the existing and proposed buildings on the project site (MPP Stage 1, Buildings 1-7) and architectural review of the proposed buildings (MPP Stage 2, Building 4-7). The total square footage of the existing and proposed buildings is approximately 1,080,454 square feet (Table 2). Although Buildings 1-3 are presently constructed, these buildings are being included in the MPP Stage 1 entitlement for consistency with the City’s Zoning Ordinance, which requires a MPP for industrial developments in excess of 500,000 square feet.

**Table 2: Existing and Proposed Buildings**

<b>Building Pad Number</b>	<b>Building Square Footage</b>	<b>Building Status</b>
Building 1	401,175	303,675 Constructed 97,500 Proposed
Building 2	89,000	Constructed
Building 3	144,760	Constructed
Building 4	34,480	Proposed
Building 5 (Phase 1)	107,867	Proposed
Building 5 (Phase 2 and 3)	172,348	Proposed
Building 6 (No building in Phase 1)	41,791	Proposed
Building 7 (No building in Phase 1 and 2)	196,900	Proposed
<b>Maximum Square Footage at Buildout</b>		<b>1,080,454</b>

**EVALUATION –MAJOR PROJECT PERMIT**

The MPP process allows for the resolution of issues prior to the review of more detailed architectural and landscape plans that may not be finalized at the time the site plan is ready. In accordance with the City’s MPP Ordinance, the MPP review process is separated into three stages. A summary of each stage is provided below.

- Stage 1: of the MPP application consists of the approval of a preliminary development plan. The preliminary development plan will establish the configuration of the buildings, conceptual building elevations, parking areas and ratios, landscaping and open space locations, rough grading and drainage on and off site, vehicular and pedestrian circulation, and development phasing. The complete environmental review of the project is also performed at this stage. The Planning Commission is the hearing authority for Stage 1 review and approval.
- Stage 2: of the MPP application process consists of the review of the detailed architecture and landscaping for the project. The Planning Commission is the hearing authority for Stage 2 review and approval.
- Stage 3: Stage 3 is an administrative review, approved by the Planning Manager, of the improvement plans and building plans for compliance with the conditions of the Stage 1 and 2 approvals.

Industrial developments in excess of 500,000 square feet, aggregate total; or occupying more than 50 acres are required by the Zoning Ordinance to utilize the Major Project Permit process. At the time buildings 1-3 were proposed, the property owner/developer did not have a formal plan for developing the entire 80-acre site. It was determined that approval of Design Review Permits for these three buildings was appropriate, with the acknowledgement that approval of a MPP Stage 1 would be required for further

development of the property. The current application includes both the constructed buildings as well as the proposed buildings within the MPP Stage 1 plan.

Section 19.82.030 of the Zoning Ordinance includes findings of fact for approval of a Major Project Permit. Separate findings are required for Stage 1 and Stage 2. The findings are shown below in ***bold, italicized*** text below.

***Major Project Permit Stage 1***

- 1. The Preliminary Development Plan is consistent with the General Plan, the North Industrial Planning Area and Design Guidelines, and the Community Design Guidelines; and***
- 2. The design and installation of the Preliminary Development Plan will not be detrimental to the public health and safety, or materially detrimental to the public welfare.***

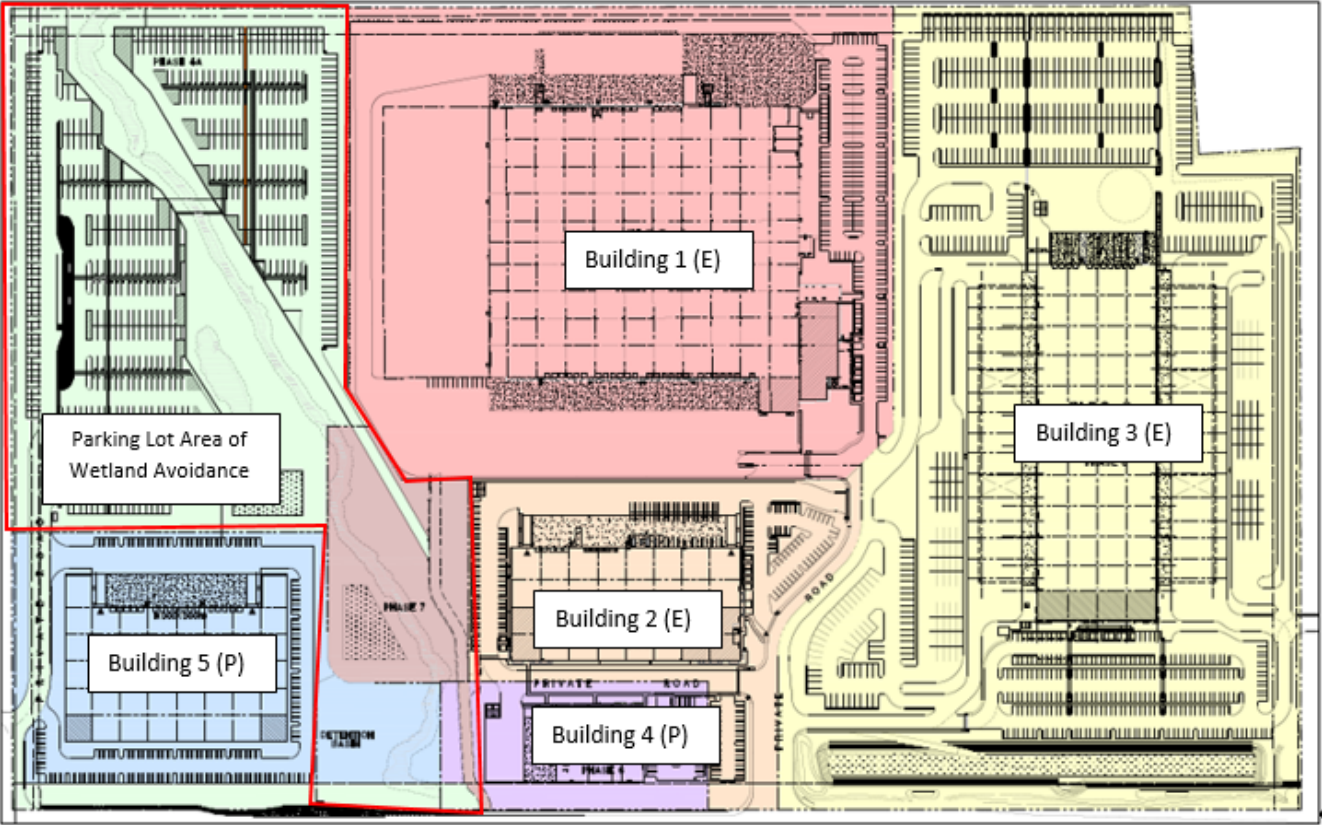
***Major Project Permit Stage 2***

- 1. The architecture and landscaping is consistent with the General Plan, North Industrial Planning Area and Design Guidelines, the Community Design Guidelines, and the MPP Stage 1; and***
- 2. The design shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.***

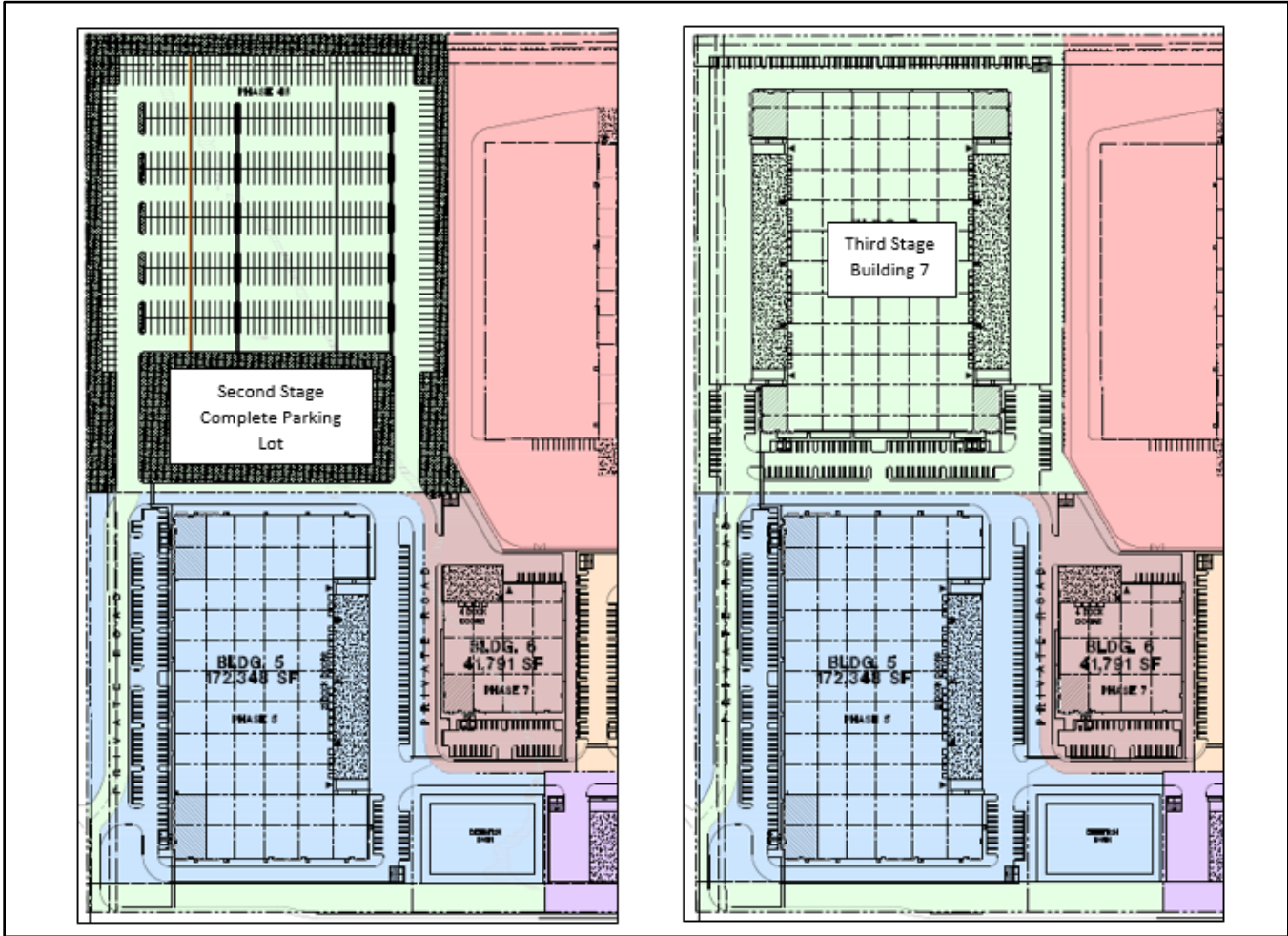
The following includes an evaluation of the project as it relates to both the MPP Stage 1 and Stage 2 as the findings are essentially the same with the MPP 1 findings referring to the NIPA guidelines and preliminary development plan, and the MPP 2 findings referring to the architecture and landscaping, as well as consistency with the Stage 1 Master Plan. Therefore, for the purposes of this evaluation, the stages are examined together. The MPP Stage 1 includes a Master Plan for development of the Roseville 80 project site and the MPP Stage 2 includes architecture for all of the buildings within the Stage 1 plan area.

The project includes three stages for development of the undeveloped portion of the MPP area (Buildings 4-7). These three stages are illustrated in Figures 2 and 3. Each of these stages illustrates phased development of the buildings within the MPP area. These buildings are presented as Phases 1 through 7 within each of the proposed stages of the MPP. The first stage includes partial construction of a parking lot with complete avoidance of the onsite wetland features. The second stage includes completion of the parking lot once all regulatory permits for impacts to the wetland features have been acquired. The third and final stage includes full buildout of the plan area with construction of a 196,900 square-foot industrial building replacing the parking lot. The size of Building 5 is expanded from 107,867 square feet in stage one to 172,348 square feet in stages two and three. The proposed site plan also includes a 97,500 square-foot expansion of Building 1.

Figure 2: Site Plan Initial Stage



**Figure 3: Site Plan Second and Third Stages**

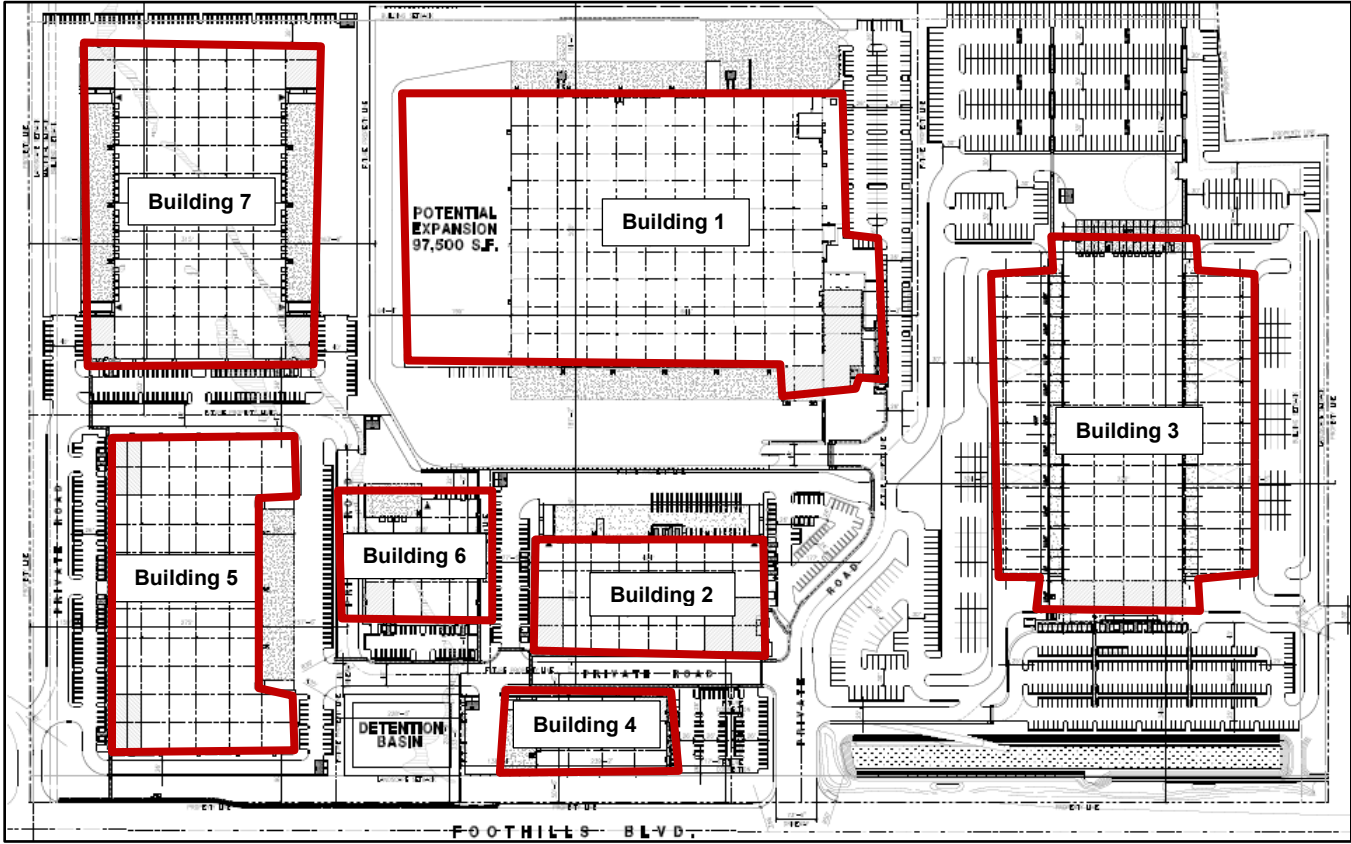


The third stage of the site plan is included as Figure 4 below. This stage shows the ultimate development of the MPP area. As shown, the project includes three buildings placed along the Foothills Boulevard frontage (Buildings 3, 4, and 5). Consistent with the NIPA minimum setback requirements for single buildings, Building 4 is setback 50 feet and Building 7 is setback 90 feet from Foothills Boulevard. The overall average for all of the buildings fronting on Foothills Boulevard exceeds 100 feet. Additionally, the area between these buildings and Foothills Boulevard will include a 50-foot landscape buffer. The combination of distance and landscaping will soften the effect of these large industrial buildings adjacent to the roadway. Furthermore, the plan area is surrounded by other industrial uses, which limits the potential for conflict related to use. The other buildings in the plan area will be located within the interior of the site behind Buildings 4 and 5. A detailed description of access, circulation, parking, utilities and infrastructure, lighting and landscaping, and architecture are provided in the following sections.

Vehicle Access and Circulation

The project includes two entries from Foothills Boulevard; one existing entrance on the northern side of the Building 3 parcel and one on the north side of the Building 5 parcel. The entry in the northernmost portion of the site is partially constructed on the adjacent parcel. This entry will be expanded onsite to provide a secondary access in the northern portion of the master plan area. The drive aisles around the buildings will be open to allow circulation throughout the plan area.

Figure 4: Ultimate Site Plan (Stage 3)



Parking

The proposed project includes 1,028 parking spaces, excluding the 436 non-required van parking spaces that are currently developed on the Building 3 pad. The required and proposed parking is detailed in Table 3, below. Based on the proposed warehouse uses and the City of Roseville Zoning Ordinance parking standards, the project would be required to provide 1,080 overall parking spaces; however, parking reductions totaling 148 spaces were approved with Buildings 1, 2, 3. With these reductions the total required number of parking spaces is 932. The proposed 1,028 spaces will adequately serve the development area.

In the first two stages of the MPP the Building 7 pad location will be developed entirely as a parking lot with 163 parking spaces. In the final stage those spaces will be removed and a replaced with an industrial use and associated parking. The existing parking area currently used for Building 2 will be reconstructed to allow shared parking with development of Building 4 (Condition 3).

**Table 3: MPP Stage 1 Ultimate Buildout Parking**

<b>Building Number</b>	<b>Building Square Footage</b>	<b>Required Parking</b>	<b>Parking Provided</b>
1	401,175	401	212
2	89,000	89	179
3	144,760	145	262
4	34,480	34	31
5	172,348	172	142
6	41,791	42	39
7	196,900	197	163
Previously Approved Parking Reductions		<b>-148</b>	
<b>Total</b>	<b>1,080,454</b>	<b>932</b>	<b>1,028</b>

Utilities and Infrastructure

The proposed project includes the extension of utilities from the surrounding roadways through the project site and operational stormwater treatment and control designs including a detention basin. The utility infrastructure has been located away from the public street or within buildings or service areas. Due to the phased approach to development, an interim private sewer lift will be installed in stages one and two. The Environmental Utilities division has reviewed the proposed facilities and has determined that they are acceptable, subject to Condition 44 related to ownership and maintenance of the lift station.

Lighting and Landscaping

The proposed landscape plans include a variety of plants designed to be consistent the NIPA Design Guidelines. The landscape corridor for Foothills Boulevard has a required width of 50 feet. The required frontage landscaping has been installed along Foothills Boulevard in the southern half of the project. The required landscaping along the northern portion will be installed with the first stage of this project as detailed in Condition 4. The landscaping along Foothills Boulevard has been designed to soften the appearance of the building from the street and the neighboring properties. Each building pad includes a 10-foot landscape buffer, as required by the NIPA Design Guidelines. The landscape plans for the project include a variety of tree species, used for shading, accents, and screening throughout the site, as well as parking lot shade trees consistent with Zoning Ordinance requirements.

Lighting will be provided throughout the site consistent with City standards. As shown on the proposed lighting plan, lighting on the site has been designed to illuminate the site while not spilling light offsite. Additionally, the light poles adjacent to Foothills Boulevard will be installed with cut off light fixtures to limit off site glare. The existing and proposed landscaping along Foothills Boulevard will also reduce the effect of the new lighting on the site.

Architecture

The architecture of Buildings 1, 2, and 3 was previously approved and these buildings have been constructed. The architectural style of these buildings consists of metal awnings, glass, and aluminum framing. The design includes vertical and horizontal score lines, anodized glass on the upper levels of the buildings, as well as wall plane and height variation. Color accents have been incorporated add distinct character to each building.

The architecture of Buildings 4, 5, 6, and 7 mimics the style of the existing buildings with building materials and design elements of Buildings 1, 2, and 3 repeated in each of the new buildings. Each building uses color accents similar to the existing buildings with each building assigned a distinctly different color. Elevation examples are shown in Figures 5 and 6. Overall, the architecture of each of the buildings contributes to a cohesive design within the MPP area.

**Figure 5: Building 4**



**Figure 6: Building 5**



### Conclusion

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the policies and intent of the General Plan, NIPA Design Guidelines, and the City’s Community Design Guidelines. The project will not be detrimental to public health or safety, nor will it be detrimental to the public welfare.

### 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 September 25, 2020, and was distributed to all property owners within 300 feet of the project site. No comments were received.

### ENVIRONMENTAL DETERMINATION

Consistent with the requirements of the California Environmental Quality Act, an Initial Study/Mitigated Negative Declaration (IS/MND) (SCH# 2020080354) has been prepared for adoption by the Planning Commission. A copy of the IS/MND is provided herein as Exhibit A. Based on the environmental analysis contained in the IS/MND, implementation of mitigation measures related to wetland avoidance and no net loss, pre-construction surveys for plants and nesting birds, and unanticipated discovery of cultural resources, will ensure that impacts from the proposed project are less than significant. Refer to Exhibit A for the complete analyses.

## **CONCLUSION**

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the policies and intent of the General Plan, the NIPA Guidelines, and the Zoning Ordinance. Staff supports the proposed project as it will not be detrimental to public health or safety, nor will it be detrimental to the public welfare.

## **RECOMMENDATION**

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

- A. Adopt the Roseville 80 MPP Mitigated Negative Declaration,
- B. Adopt the findings of fact as stated in the staff report and approve the **Major Project Permit Stage 1 – 7601 Foothills Boulevard – Roseville 80 MPP – PL19-0363** subject to eighty-one (81) conditions of approval.
- C. Adopt the findings of fact as stated in the staff report and approve the **Major Project Permit Stage 2 – 7601 Foothills Boulevard – Roseville 80 MPP – PL19-0363** subject to eighty-one (81) conditions of approval.

**CONDITIONS OF APPROVAL FOR MAJOR PROJECT PERMIT PL19-0363**

1. This MAJOR PROJECT PERMIT STAGE 1 AND STAGE 2 approval shall be effectuated within a period of two (2) years from **October 8, 2020** and if not effectuated shall expire on **October 8, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **October 8, 2023**. (Planning)
2. The project is approved as shown in Exhibits B - G and as conditioned or modified below. (Planning)
3. With construction of Building 4, the existing parking lot serving Building 2 shall be reconstructed as shown in the ultimate site plan (Exhibit B) to provide unobstructed circulation between the Building 2 and Building 4 parking fields. (Planning)
4. The required landscaping along the Foothills Boulevard frontage, as shown in Exhibit D, shall be installed with construction of the first phase of the parking lot on Building Pad 7. (Planning)
5. The project shall comply with all required environmental mitigation identified in the Roseville 80 MPP Initial Study/Mitigated Negative Declaration, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

**Business Services**

6. The project shall be addressed as 7901 Foothills Bl. Proposed Building 4 shall be addressed 7631 Foothills Bl. Proposed Building 5 shall be addressed 7801 Foothills Bl. Proposed Building 6 shall be addressed 7751 Foothills Bl. Proposed Building 7 shall be addressed 7851 Foothill Bl. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) and suite numbers to the Development Services Department (Business Services – Addressing) for review and approval. The City Addressing Guidelines should be used for reference when assigning suite numbers. (Business Services)

**Engineering**

7. 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)
8. 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)
9. 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)
10. 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:**

11. 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)

## **Planning**

12. 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)
13. 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)
14. The project Landscape Plans shall comply with the following:
  - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Engineering)
  - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
  - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)

- d. The landscape plan shall comply with the Landscape Guidelines for North Industrial Planning Area (NIPA) and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
  - e. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
  - f. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
  - g. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
15. 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)

### **Building**

16. 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)
17. 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)
18. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
19. 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)
20. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)

## **Engineering**

21. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Engineering)
22. Install an 8-foot wide sidewalk per the City's current standards. The new sidewalk is required from the existing drive to the northern boundary. (Engineering)
23. 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)
24. 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)
25. A standard bus shelter pad shall be located along northbound Foothills Boulevard south of the driveway (approximately 180 feet south of the crosswalk) at the northwestern point of the site, located near Building 5 (shelter number 307). The location of the bus shelter pad shall conform to City design standards and be approved by Engineering and Alternative Transportation. (Engineering, Alternative Transportation)
26. The developer shall be responsible for the installation cost of a bus shelter and related improvements, conforming to the City's current standards for the shelter pad, as conditioned above. Prior to the issuance of the building permit for Building 5, the Developer shall enter into a construction fee agreement with the City and pay a construction cost of \$10,000 per shelter for future construction of the Bus Shelter along northbound Foothills Boulevard south of the driveway at the northwestern point of the site, located near Building 5 (shelter number 307). (Engineering, Alternative Transportation)
27. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
28. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Clean air vehicle spaces shall be labeled CLEAN AIR/CARPOOL/EV. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
29. Update plans to reflect the number and location of bike parking spaces (rack and lockers) to comply with Green Building Code and TSM Ordinance. (Alternative Transportation)
30. 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)

31. 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)
32. 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)
33. 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)
34. 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)
35. 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, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
36. 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)
37. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
38. The applicant/developer shall prepare an updated Transportation Systems Management (TSM) Plan for Roseville 80 (all buildings) to be reviewed and approved by the Transportation Commission. (Alternative Transportation)

### **Environmental Utilities**

39. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
40. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

41. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
- a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
  - b. Water, 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)
42. 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)
43. A public sewer easement shall be dedicated to the City centered over the proposed 8" sewer line that extends past the existing onsite public facilities to the most upstream onsite sewer manhole. (Environmental Utilities)
44. The sewer lift station required for Phase 4a will serve Building 5 and the guard shack for Building 7. Wording in the CC&R will be required explaining the shared ownership and maintenance responsibility of the private lift station. (Environmental Utilities)

### **Refuse**

45. 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)
46. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
47. 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)

### **Fire**

48. 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)
49. 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)

**Electric**

50. 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

**Police**

51. 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 light fixtures adjacent to Foothills Boulevard shall be installed with cut off light fixtures. All exterior light fixtures shall be vandal resistant. (Planning, Police)
52. 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)

**PG&E**

53. 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:**

54. 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)
55. 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)

- c. The applicant shall dedicate a separate easement to the City of Roseville for the bus stop and bus shelter pad located along northbound Foothills Boulevard south of the driveway at the northwestern point of the site, located near Building 5. The easement documents shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's office. (Alternative Transportation, Engineering).
56. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)
57. 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)

### **Engineering**

58. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
59. 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)
60. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Roseville 80 to be reviewed and approved by the City Manager. (Engineering, Alternative Transportation)

### **Environmental Utilities**

61. 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)
62. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
63. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or

prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)

### **Electric**

64. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
65. 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)
66. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
67. 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)
68. 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)
69. 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)
70. 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:**

#### **Planning**

71. Signs shown on the elevations are not approved as part of the Major Project Permit. A Sign Permit is required for all project signs. (Planning)
72. 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)

### **Engineering**

73. 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)

### **Fire**

74. 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)

75. 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)

76. 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)

### **PG&E**

77. 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)

### **Building**

78. 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)

79. 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)

80. 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)

81. 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 10 copies of 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)

**Exhibits**

- A. Initial Study/Mitigated Negative Declaration
- B. Site Plans
- C. Color Elevations
- D. Landscape Plans
- E. Preliminary Utility Plans
- F. Preliminary Grading Plans
- G. Lighting Plans

**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 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.