

**ITEM 6.1: Conditional Use Permit and Design Review Permit – 5750 Baseline Road – SVSP PCL KT-43b - Baseline Self-Storage – PL19-0350**

**REQUEST**

The applicant requests approval of a Conditional Use Permit and a Design Review Permit to construct an approximately 230,000 square foot self-storage facility that will consist of a 1,364 square foot office, a 1,452 square foot manager's residence, and 226,149 square feet of storage.

Applicant – Dave Stark, Stark Designs  
Owner – KV Sierra Vista, LLC

**SUMMARY RECOMMENDATION**

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

- A. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to five (5) conditions of approval.
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to ninety-two (92) conditions of approval.

**SUMMARY OF OUTSTANDING ISSUES**

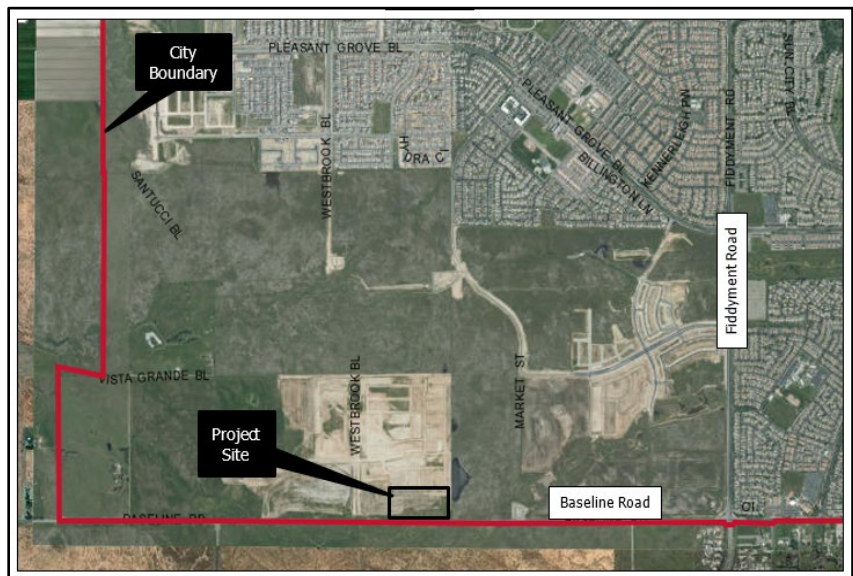
There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with the recommended conditions of approval.

**BACKGROUND**

On May 5, 2010, City Council approved the Sierra Vista Specific Plan (SVSP). The SVSP area includes 2,064 acres located west of Fiddymont Road and north of Baseline Road. The SVSP sets the framework for development of the plan area with a mix of residential, commercial, parks, and open space land uses.

The project is located on SVSP Parcel KT-43. On December 23, 2019, a Tentative Parcel Map was approved to divide Parcel KT-43 (11.97 acres) into two parcels, KT-43a (1.97 acres) and KT-43b (10 acres). The proposed project is located on the resulting 10-acre parcel KT-43b. The General Plan Land Use designation of site is Community Commercial (CC) and the site is zoned Community Commercial (CC/SA).

**Figure 1: Project Location**



The project includes a Conditional Use Permit and Design Review Permit for an approximately 230,000 square foot self-storage facility. The facility will offer a variety of storage sizes ranging from 5 x 5 to 10 x 40, with a portion of them to include climate control. The facility will include a 1,364 square foot office

with hours of operation between 8:00 am and 6:00 pm, a 1,452 square foot onsite manager's residence, and 226,149 square feet of storage buildings. The project will be built in phases with the first phase to include 50,000 to 100,000 square feet of rentable space and 94 RV/Boat parking stalls. The remainder of the site will be built in the second phase with the RV/Boat storage spaces replaced with storage buildings.

## **SITE INFORMATION**

**Location:** 5750 Baseline Road

**Total Size:** Approximately 10 acres

**Topography and Setting:** The project is located on a vacant property on the north side of Baseline Road within a developing portion of the City of Roseville. Topography of the site is relatively flat. The site has been heavily disturbed from previous grading and site preparation for adjacent development. Currently, there are no trees or other biological resources on the site. The current land use and zoning of the site allow for commercial and business professional uses. The site is surrounded by vacant properties that are planned for residential and commercial development as well and an existing open space parcel. A new subdivision is currently under construction adjacent to the project's northern boundary.

## **EVALUATION: USE PERMIT**

Section 19.78.60 of the City of Roseville Zoning Ordinance requires that three findings be made in order to approve a CUP. The three findings are listed below in ***bold, italicized*** text and are followed by an evaluation of the proposal in relation to each finding.

- 1. The proposed use or development is consistent with the City of Roseville General Plan and any applicable Specific Plan.***
- 2. The proposed use or development conforms with all applicable standards and requirements of the Zoning Ordinance.***
- 3. The location, size, design, and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.***

The General Plan and SVSP land use designation for the site is Community Commercial (CC). Pursuant to Section 19.12.020 of the Zoning Ordinance, a Conditional Use Permit is required for personal storage facilities when those facilities are located within the CC zone adjacent to residential uses. The Conditional Use Permit process allows the Planning Commission to impose operational conditions on the use.

The project is surrounded by existing and planned residential uses to the north and east. Personal storage facilities are considered conditionally compatible with residential uses. As discussed in the Design Review Permit section of this report, the project has been designed to minimize conflicts with the adjacent residential uses. Masonry walls will be constructed along the perimeter of the site where the site is adjacent to residentially designated property and the entries to the storage units will face the interior of the site away from residential uses. Additionally, the operational hours will be limited to 7:00 AM to 7:00 PM on weekdays and 8:00 AM to 8:00 PM on weekends and holidays as required by Section 19.54.020 of the Zoning Ordinance, which includes a list of limitation of use for storage facilities.

The site will be gated and lighted throughout. The gate will be accessed with a keypad and Knox box, that will restrict gate access to business hours. No interior access will be permitted outside the stated

hours of operation. The facility manager will reside onsite within a 1,452 square foot manager's residence on the second floor of the office building. These measures are expected to ensure that the site is secure and monitored outside business hours and during nights.

As designed and with compliance with the Zoning Ordinance requirements, the use will not be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.

### **EVALUATION: DESIGN REVIEW PERMIT**

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

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

The site does not include trees, wetlands, or watercourses and has been previously graded. The proposed site improvements for this project include stormwater swales and drainage improvements which have been found to be adequate by Engineering. The improvement of the surrounding roadways and of the site itself will allow beneficial use to be made of the site.

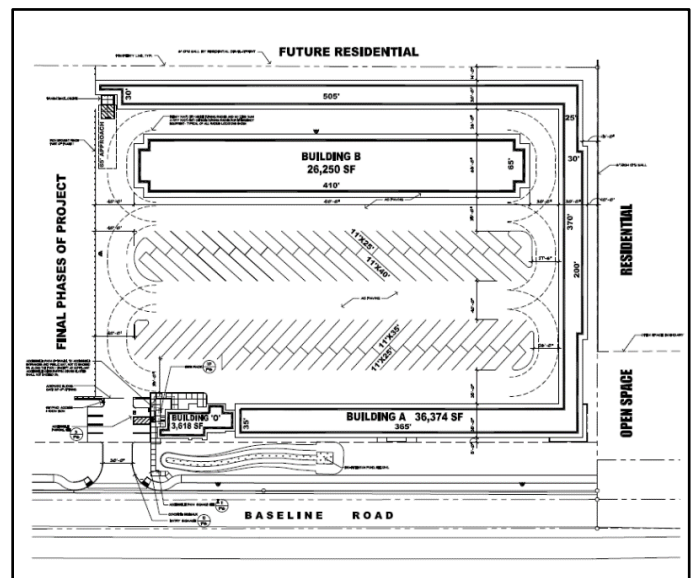
- 2. The project site design as approved provides open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas, landscaping and irrigation and lighting which results in a safe, efficient, and harmonious 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.***

### Site Design

Zoning Ordinance Section 19.54.030.B provides site design standards for personal storage facilities. The section states that entry/exit locations shall be placed as far from residential land uses as possible; manager's residence and office shall be placed as close as possible to the project entrance; outdoor storage of materials shall be placed a minimum of 20 feet from the property lines adjacent to residential land uses; and storage buildings over one story in height shall be placed a minimum of 30 feet from property lines adjacent to residential uses.

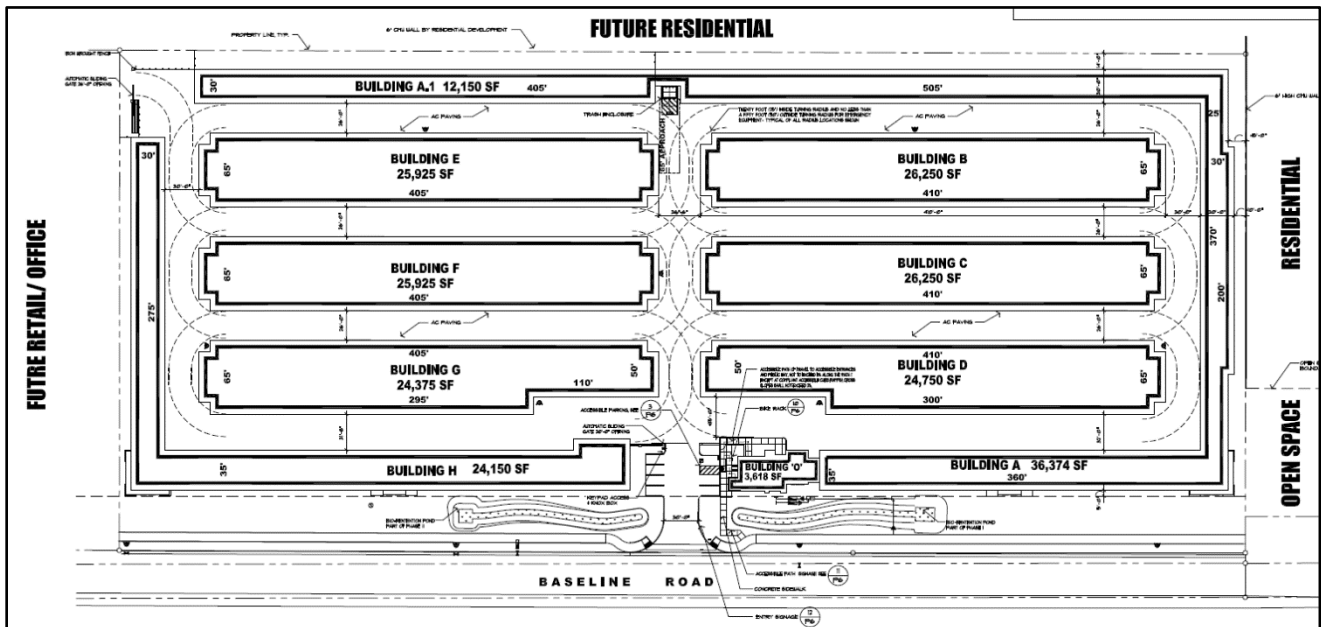
The project will be constructed in two phases with the first phase constructing the eastern half of the project. Phase 1 is shown on Figure 2 and full buildout is shown on Figure 3. The following evaluation describes the full build out of the project with reference to Phase 1 where applicable.

Figure 3: Site Plan (Phase 1)



The main entrance to the site will be located adjacent to Baseline Road, approximately 390 feet from the nearest residentially designated property and therefore will be located as far from the residences as possible. The office will be located adjacent to the eastern site of the storage facility entrance. Although no materials will be stored outdoors, Phase 1 will include outdoor RV and boat storage. The proposed outdoor RV/Boat stalls will be located at least 60 feet from residentially designated properties. The office and manager's residence, which is a two-story building, will be located at the entrance to the site. This building is more than 300 feet from the nearest residentially zoned property. The Zoning Ordinance parking requirement for storage facilities consists of four customer spaces, plus two spaces for a manager's residence. The project provides six parking spaces plus one accessible space.

**Figure 3: Site Plan (Buildout)**



Section 19.54.030.E for personal storage facilities includes screening requirements, including a minimum six-foot-tall masonry screen wall (measured from the highest grade) when a project is located adjacent to a residential use, and a minimum ten-foot-wide landscape planter along the perimeter of the storage facility when adjacent to a residential use. The proposed project will provide a six-foot-tall masonry wall adjacent to the residential uses to the east. To the north the masonry wall has been constructed as part of the residential development under construction.

The project as proposed is consistent with the Site Design requirements for personal storage facilities, as required by the Zoning Ordinance.

Access and Circulation:

The primary ingress and egress to the project will be from Baseline Road. This access will be located adjacent to the office and will be gated. All required parking will be located outside the gated portion of the site. A secondary access will be located in the northwestern portion of the site will only be available to emergency personnel. This access point will also be gated.

Baseline Road adjacent to the project site is currently constructed as a two-lane road. The ultimate plan for this roadway is a six-lane arterial. The project will construct its frontage on Baseline Road consistent with the planned expansion of this roadway including the addition of curb, gutter, sidewalk, and a 50-foot

landscape buffer. Consistent with the 20-foot turning radii required by the Fire Department, the internal circulation of the site includes a 36-foot center drive aisle that provides access to 26-foot drive aisles between the drive up storage units.

The access and circulation design has been evaluated by the Engineering Division and was found to be consistent with City standards and the planned development of Baseline Road.

Landscape and Lighting:

Section 19.54.030.D of the Zoning Ordinance provides specific standards for lighting for personal storage facilities to minimize visual impacts to adjacent properties. The Zoning Ordinance section requires the use of cut-off lenses to prevent off-site glare, downward facing lighting for wall-mounted fixtures, a maximum of 16-foot-tall lighting standards, and a minimum 50-foot setback from any residential property line. As shown on the photometric plan for the project, the project conforms with these requirements.

The project includes landscaping around the perimeter site. To the north, the project includes a 14-foot landscape buffer consisting of a mixture of trees, shrubs, and groundcover. To the east, the project includes a minimum 10-foot landscape buffer consisting of this mixture, though portions of this buffer are as wide as 15 feet. To the west, the project includes a 10-foot landscape buffer at the ultimate western property boundary. In Phase 1, shrubs will be planted along the Phase 1 western boundary. A 50-foot landscape corridor is provided along the project frontage on Baseline Road. Landscaping within the 50-foot corridor has been designed so that it does not conflict with existing and planned easements adjacent to Baseline Road. The proposed landscaping is consistent with the requirements in the SVSP.

- 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 storage buildings will be entirely screened from view by the walls of the storage complex. The northern, western, and eastern elevations consist of block wall separated by pilasters. Along the southeastern boundary where the project site abuts open space, wrought iron fence will separate the properties. Wrought iron will also be used along the northwestern boundary where the emergency exit is proposed. These elevations face residential and commercial properties and are not highly visible. In Phase 1, the western boundary will be constructed with a wrought iron fence.

The southern elevation, fronting Baseline Road, is the primary entrance to the project (Figure 4). The project has more than 900 feet of frontage on Baseline Road. This southern elevation is designed to avoid a long expanse of uniform wall with a mix of materials and pilasters to break up panel segments. This southern elevation also includes tower elements, and variation in the height of the walls between segments. The tower elements include a variation in materials including spandrel glazing, metal lattice, and faux wood. This elevation includes the caretaker's residence and office, which will have the highest roofline (at 27 feet, compared to the 22 feet of the tower elements) to make it a more dominant feature.

**Figure 4: Southern Elevation**



The storage units will have block wall facades with metal roofing and roll up doors. The units will be mostly shielded from view, but may be visible through the gated entrance. It is anticipated that the visible portion of the units will be limited to the block wall façade. Though the units will be partially visible, the office, manager’s unit, and tower elements will dominate the view from the roadway.

Based on the foregoing analysis, the variation in materials, colors, and architecture, as well as the massing and overall location of the building is consistent with the applicable goals, policies, and objectives set forth in the General Plan, SVSP, and the Community Design Guidelines.

- 4. The design of the public services, as approved, including, but not limited to, trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and building designs.***

The equipment for the proposed use will be within the buildings or inside the walls of the project, and thus will not be visible from the street. The design of public services and other equipment is harmonious with the site and building designs, and is appropriately screened.

## **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 February 12, 2021, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

## **CONCLUSION**

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the objectives and overall intent of the General Plan, SVSP, Zoning Ordinance, and Community Design Guidelines. The required findings can be made for each requested entitlement, and staff requests that the Planning Commission take the actions listed in the Recommendation section of this report.

## **ENVIRONMENTAL DETERMINATION**

An Initial Study/Negative Declaration (IS/ND) has been prepared consistent with the California Environmental Quality Act (Exhibit A). The IS/ND was released for public comment on October 16, 2020 for a 20 day review period ending on November 4, 2020. No comments were received. The project is

subject to the mitigation measures that were adopted as part of the Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program that was certified and adopted for the SVSP project (SCH #2008032115; File 2007PL-044) on May 5, 2010. Attachment 2 of the IS/ND includes a summary of the SVSP Mitigation Measures that are applicable to the project.

### **RECOMMENDATION**

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

- A. Adopt the three (3) findings of fact as listed in the staff report and approve the **Conditional Use Permit – 5750 Baseline Road – SVSP PCL KT-43b – Baseline Self-Storage – PL19-0350** subject to five (5) conditions of approval.
- B. Adopt the four (4) findings of fact as listed in the staff report and approve the **Design Review Permit – 5750 Baseline Road – SVSP PCL KT-43b – Baseline Self-Storage – PL19-0350** subject to ninety-two (92) conditions of approval.

### **CONDITIONS OF APPROVAL FOR USE PERMIT**

- 1. The Conditional Use Permit shall be effectuated upon issuance of an occupancy permit by the Building Division. (Planning, Building)
- 2. The activities and services approved in conjunction with this Conditional Use Permit shall be as identified in Exhibit B. No expansion of the use beyond what is outlined in these exhibits shall be permitted without prior approval from the Planning Commission. (Planning)
- 3. The following uses or activities are prohibited in personal storage facilities:
  - a. Automotive repair, which includes, but is not limited to, auto body and paint shop facilities.
  - b. Practice facilities for musical bands.
  - c. Wood, metal, or working shops whether for business or hobby.
  - d. Office and other business uses, except for the office for the facility and the storage of personal belongings.
  - e. Living quarters for human habitation or the keeping of animal life.
  - f. Storage of hazardous materials as listed in Title 8, California Code of Regulations, Section 5194 as amended, or its successor section or statute.
    - i. Rental agreements shall contain language prohibiting the storage of hazardous materials as outlined above.
    - ii. The operator of the facility shall maintain a copy of said section and ensure compliance with these regulations.
- 4. No sewer, water, or electrical services shall be permitted to each of the storage units except electrical services needed for lighting purposes. (Planning)

5. The hours of operation shall be in accordance with the Roseville Municipal Code Chapter 19.54, as follows:
  - a. 7:00 a.m. to 7:00 p.m. (Monday through Friday)
  - b. 8:00 a.m. to 8:00 p.m. (Saturday, Sunday, and holidays)

**CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT**

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **February 25, 2021** and if not effectuated shall expire on **February 25, 2023**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **February 25, 2024** (Planning)
2. The project is approved as shown in Exhibit B and Exhibit C, and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Baseline Storage Initial Study/Mitigated Negative Declaration, and shall include all applicable mitigation measures as included in the SVSP Table of as notes on the grading plans and/or improvement plans as applicable. (All Departments)
4. Masonry walls shall be constructed consistent with the Sierra Vista Specific Plan Design Guidelines. Wall materials shall have a textured face such as cast patterns, split-faced, or stucco-finished and shall include a trim cap which adds color and texture. Pilasters shall be used at each angle point and change in fencing materials. (Planning)
5. The project shall be addressed as 5750 Baseline Rd. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)
6. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
7. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
8. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved and grading and/or encroachment permits are issued by the Department of Development Services. (Engineering)
9. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)
10. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:

- a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
  - b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
  - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
    - i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
    - ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
    - iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
11. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
12. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
13. The project Landscape Plans shall comply with the following:
- a) The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Engineering)
  - b) The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
  - c) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
  - d) The landscape plan shall comply with the Landscape Guidelines for Sierra Vista Specific Plan 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)
  - i) 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 Engineering prior to approval of any plans. (Engineering)
19. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
20. A note shall be added to the grading plans that states:
- “Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is*

*within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.” (Engineering)*

21. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). Any drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. All drainage facilities on site shall be privately owned and maintained (by the Home Owners Association). The City has no responsibility in the maintenance of the drainage facilities and will not assume any responsibilities for maintenance in the future. (Engineering)
22. Baseline Road improvements shall be constructed to a four lane arterial with auxiliary lane. The roadway section will include providing an additional 8’ of paving (from the existing pavement as shown, as part of the Sierra Vista Phase 1A Infrastructure Plans- EN18-0223) and 3’ vertical curb and gutter and 8’ separated sidewalk. The roadway section will include two (2) 11’ travel lanes, a 6’ bike lane, a 10’ auxiliary lane and the aforementioned 3’ curb and gutter. The dimension from the ultimate centerline of Baseline Road to back curb will be 60’. (Engineering)
23. Per Section 3.5.7 Traffic Signals and Exhibit “K” of the Development Agreement, the project shall be responsible for the installation of a privately funded traffic signal located at the project’s driveway/Baseline Road intersection. The driveway shall be a 40-foot wide A-7 type driveway with a minimum 30-foot radius, 18-foot ingress lane, and two 11-foot egress lanes for left and right egress. (Engineering)
24. Per the Development Agreement (DA) for the Sierra Vista Specific Plan (SVSP), all utility upsizing fees shall be paid by the SVSP commercial developer prior to building permit issuance. The fees will be based on the original parcel prior to lot split. (Engineering)
25. 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)
26. 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)
27. 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).
28. 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)

29. 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)
30. 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)
31. 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)
32. 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)
33. 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, Engineering will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
34. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services Department, Planning)
35. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services Department, Planning)
36. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services Department, Planning)
37. 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)
38. 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)

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. Public water, sewer and recycled water mains are to be constructed from Westbrook Blvd. to the project's Western property boundary. A PUE for water and recycled water is existing along the northern boundary of the Western property. A public sewer easement shall be dedicated to the City centered over the 8" sewer line that extends past the Right of Way boundary of Baseline Self Storage to the most upstream onsite sewer manhole. A public water easement shall be dedicated to the City centered over the proposed 12" water line that extends from the northwestern boundary to the existing 12" service along Baseline Road (Environmental Utilities)
44. Water and recycled water are to maintain 10' separation throughout the site. (Environmental Utilities)
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 this project as shown on the site plan. (Refuse)

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)
50. 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)
51. 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). (Fire)
52. 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)
53. 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)
54. 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)
55. 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)
56. 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)
57. 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)
58. 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)

59. 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.
60. 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)
61. 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/building plans
  - b) load calculations
  - c) electrical panel one-line drawings
62. All commercial air conditioning units 5 tons or less (<65,000 btu/h) shall meet the current Consortium for Energy Efficiency ("CEE") Tier I specifications. The SEER/EER ratings will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of any building permit for any commercial building in the Plan Area. Any variances, with the exception of Tier 2 compliance, must be approved by the Electric Department's Retail Energy Services Department. (Electric)
63. 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)
64. 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)

65. 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:**

66. 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)

67. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:

- a) A 12.5 -foot-wide public utilities easement along all road frontages.
- b) Water, sewer, and reclaimed water easements.
- c) Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric, Engineering, Environmental Utilities)

68. 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)

69. 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)
70. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
71. 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)
72. 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)
73. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
74. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
75. 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)
76. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
77. 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)
78. 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)
79. 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)
80. 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)
81. Developer will be required to extend (4)-6" electrical conduits and (2)-1.5" street light conduits from western boundary (KT 42) to 5' past the eastern property line (KT 43). In addition, pad mount switches and street lighting must be installed per Roseville Electric design. (Electric)

**OTHER CONDITIONS OF APPROVAL:**

82. 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)
83. 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)
84. 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)
85. 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)
86. 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)
87. 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)
88. 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)
89. 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)
90. 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)
91. 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)
92. 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)

**Exhibits**

- A. Baseline Storage Initial Study/Negative Declaration
- B. Plans
- C. Architectural 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.