

ITEM 6.2: Design Review Permit and Voluntary Merger – 7300 Galilee Rd. – NIPA PCL 29 – Green Acres – PL21-0067

REQUEST

The applicant requests a Design Review Permit for a new retail store including indoor retail space (26,900 sf), an open sided green house (20,192 sf), house plant greenhouse (5,542 sf), lath house (26,204 sf), and outdoor retail area (72,928 sf) for Green Acres, and a Voluntary Lot Merger to create one lot from three existing lots, and abandonment of two easements.

Applicant- Karenda Macdonald, Borges Architectural Group, Inc.
Owner- Tam Roseville, LLC

SUMMARY RECOMMENDATION

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

- A. Adopt the Green Acres Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-four (74) conditions of approval; and
- C. Adopt the four (4) findings of fact and approve the Voluntary Merger subject to eight (8) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is located at 7300 Galilee Rd., on the southwest side of the intersection of Industrial Ave. and Washington Bl. in the City's North Industrial Plan Area (NIPA) (Figure 1). The site is currently undeveloped, with a land use designation of General Commercial (GC) and a zoning designation of Community Commercial (CC). The subject parcels are surrounded by industrial parcels to the north, east, and west, with a California Department of Motor Vehicles branch located immediately to the south. A single-family residential neighborhood is located to the east of Washington Bl., with the nearest residential rear yard approximately 200 feet to the east of the project boundary.

In 2007, the City of Roseville's Redevelopment Agency purchased the subject property from KMS Development with the intent to sell a portion of the land to the United States Postal Service (USPS) to facilitate the construction of a Post Office Distribution Center. The USPS never moved forward with the development, and upon dissolution of redevelopment agencies in California (February 2012), the property was turned over to the City. The property remained vacant, and no future City needs were identified for the land. After complying with procedural requirements per the Surplus Land Act, the City Council declared the property as surplus in October of 2019.

On December 2, 2020, the City Council adopted a resolution authorizing the City Manager to execute a Purchase and Sale Agreement for the 6.89 acre project site, as well as a resolution ordering summary vacation of excess right-of-way along Industrial Ave. (Resolutions 20-477 and 20-478). Adoption of these resolutions allowed the City to sell the subject properties to Tam Elk Grove, LLC with the intent to develop a Green Acres Nursey and Supply on the site. In addition, approximately 40,000 square feet of right-of-

way along Industrial Ave. was abandoned by the City and sold to Tam Elk Grove, LLC to be landscaped and maintained in perpetuity.

Figure 1 – Project Location



The project includes a Design Review Permit and Voluntary Merger for a new Green Acres retail plant nursery. The project proposes the construction of a Green Acres retail store, consisting of 26,900 square feet of indoor retail space, a 20,192 square-foot greenhouse, a 5,542 square-foot house plant greenhouse, a 26,204 square-foot lath house, and 72,928 square-feet of outdoor display area, as well as associated site grading, parking spaces, lighting, and landscaping (Figure 2). The Voluntary Merger will combine three existing parcels into a single parcel for the Green Acres site. The project also includes the abandonment of two public utility easements (PUEs) on the site.

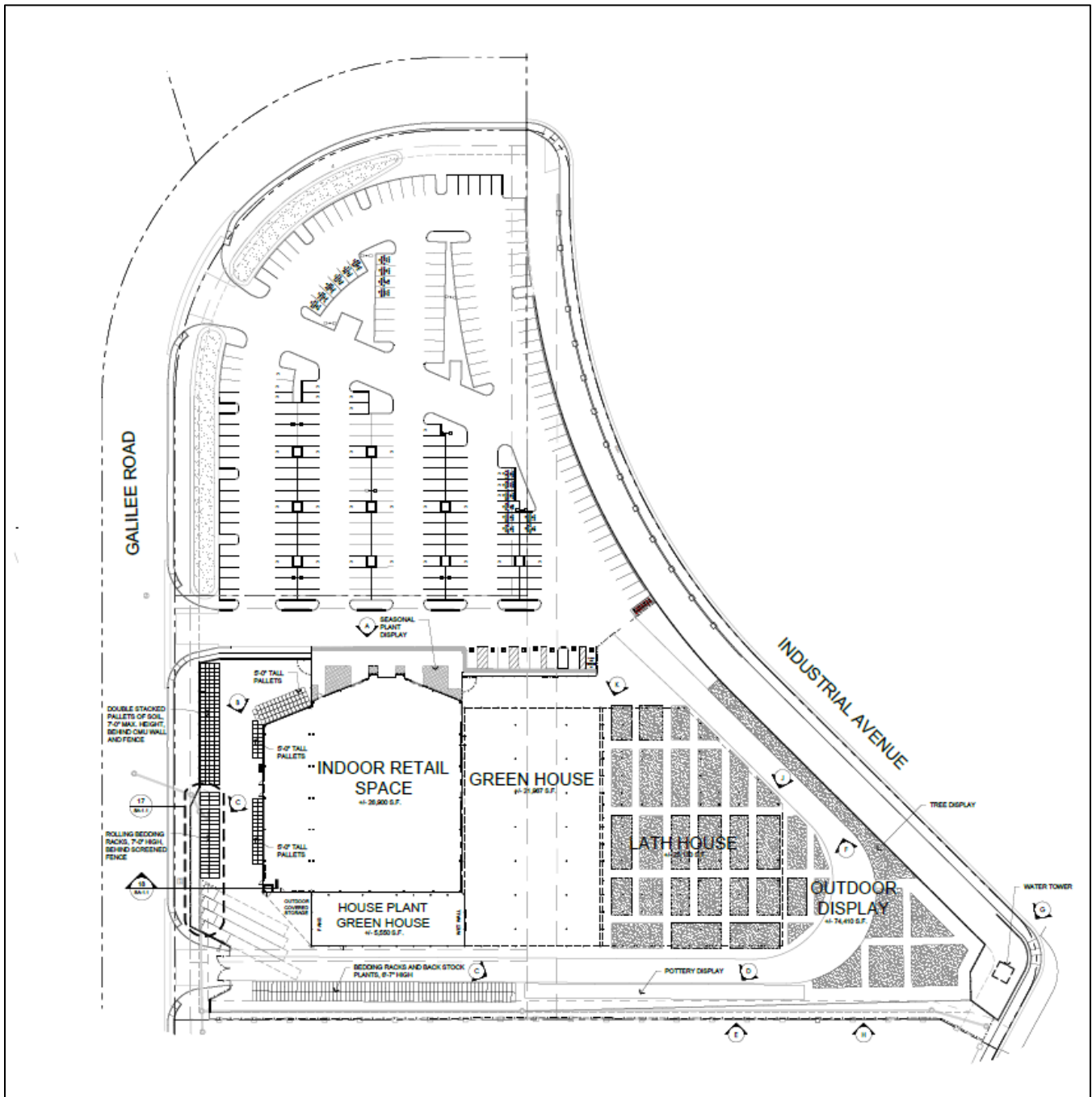
SITE INFORMATION

Location: 7300 Galilee Rd., on the southwest side of the intersection of Industrial Ave. And Washington Bl.

Total Size: 6.89 acres

Topography and Setting: The project is located on a vacant property within a developed area of the City of Roseville. Topography of the site is relatively flat. The site has been heavily disturbed from previous grading for the development of the adjacent Department of Motor Vehicles. There are no trees or other biological resources on the site.

Figure 2 – Project Site Plan



EVALUATION – DESIGN REVIEW PERMIT

Section 19.78.60 of the City of Roseville Zoning Ordinance requires that four findings be made in order to approve a Design Review Permit (DRP). The four findings are listed below in **italicized, bold** text and are followed by an evaluation of the project design in relation to each finding.

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

2. ***The project site design as approved provides open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas, landscaping and irrigation and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies, and objectives set forth in the General Plan, the Community Design Guidelines, and the applicable Specific Plan and/or applicable design guidelines.***
3. ***The building design, including the materials, colors, height, bulk, size, and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies, and objectives set forth in the General Plan, the Community Design Guidelines, and the applicable Specific Plan and/or applicable design guidelines.***
4. ***The design of the public services, as approved, including, but not limited to, trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and building designs.***

Site Design – The proposed Green Acres Nursery and Supply includes an approximately 26,900 square foot indoor retail space, 21,952 square foot open-sided greenhouse, 5,542 square foot house plant greenhouse, 26,204 square foot lath house, and 72,928 square foot outdoor retail area to support the retail plant nursery use. A new parking lot with landscaping, lighting, and bioretention will also be constructed. The proposed building will be located on the southern portion of the site, with the front elevation oriented toward the parking lot (facing northwest) and the lath house and outdoor display areas fronting along Industrial Avenue. Service areas for the project, including trash pickup, forklift access points, and other service doors will be located on the south and west sides of the building, facing Galilee Rd. The project includes a total of 251 parking spaces, as well as 13 bicycle parking spaces. The project is consistent with the required development standards as established by NIPA, as demonstrated by Table 1 below.

Table 1 – Development Standards

Development Standard	Required	Proposed
Building Site Coverage (NIPA)	50% maximum	Approximately 10% (not including outdoor display areas)
Front Setback (to front of building, for buildings less than 50,000 sf, multiple on site) (NIPA)	45 foot minimum, 65 foot average	Greater than 200 feet
Side Setback (for buildings less than 50,000 sf, multiple on site) (NIPA)	20 feet	Approximately 70 feet
Rear Setback (for buildings less than 50,000 sf, multiple on site) (NIPA)	35 feet	Approximately 45 feet
Height (NIPA)	50 feet maximum	39 feet, six inches

Access and Circulation – The project site has frontage primarily along Galilee Rd., Industrial Ave., with a small portion of the property adjacent to Washington Bl. Industrial Ave. is a two-lane road that terminates at its intersection with Washington Bl. near the project site’s southeastern boundary, and Galilee Rd. is a two-lane road along the project frontage. The proposed project will be accessed via three driveways along Galilee Rd. No access is proposed from Industrial Ave. The project includes frontage improvements and landscaping adjacent to both Galilee Rd. and Industrial Ave. The driveway access and internal circulation for the site were evaluated by the City’s Engineering Division, and found to be consistent with City standards.

Parking and Traffic – The proposed project is a retail plant nursery. According to Zoning Ordinance Section 19.26.030, a retail nursery shall provide one parking space per 300 square feet of retail space, plus one space per 1,000 square feet of outdoor display/storage area. Table 2 below includes a summary of each building or structure and the associated parking requirement.

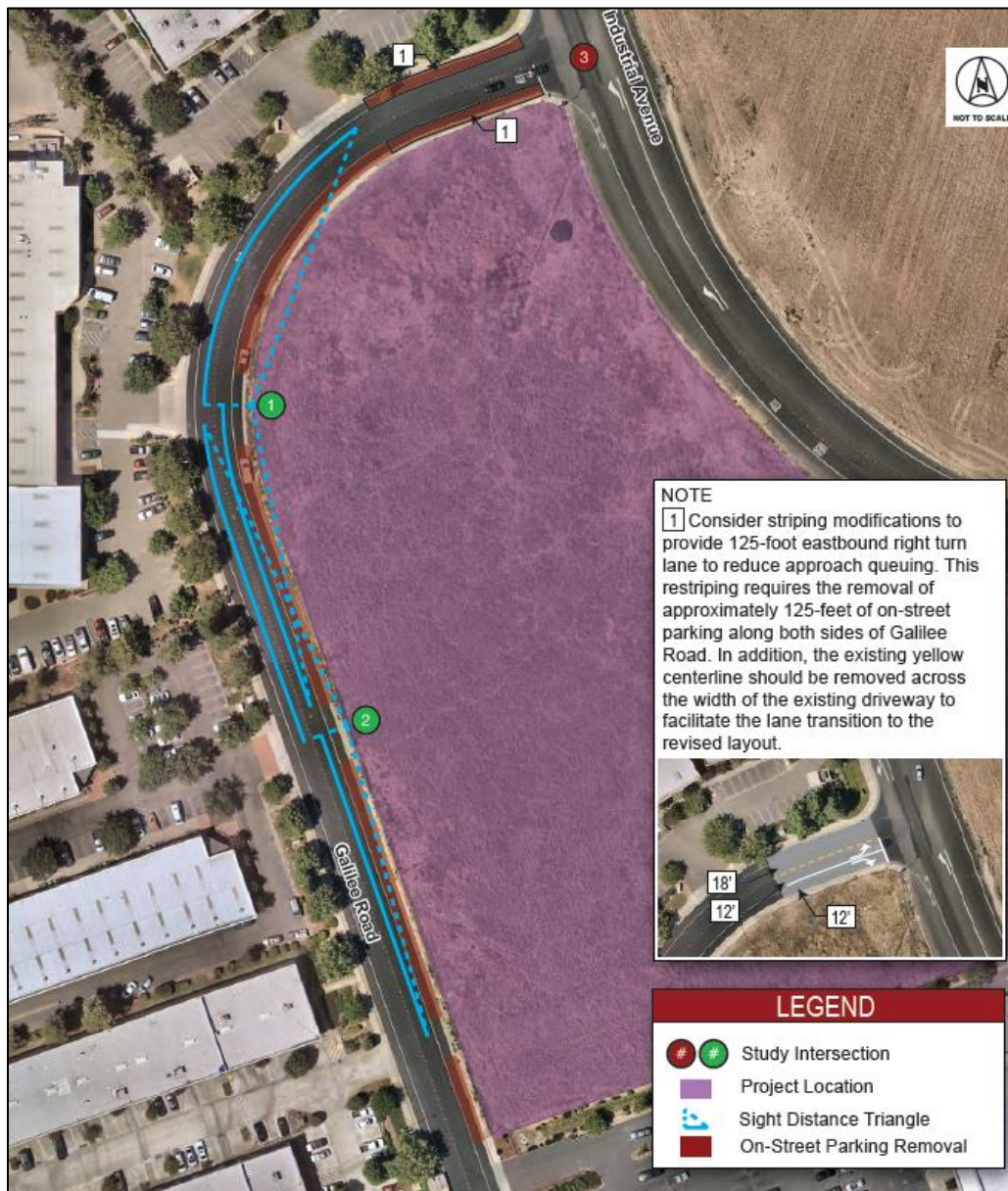
Table 2 – Parking Requirements

Building/Use	Area (Square Feet)	Parking Ratio	Spaces Required
Indoor Retail	26,900 sf	1 space/ 300 sf	90
House Plant Greenhouse	5,542 sf	1 space/ 300 sf	19
Greenhouse	21,952 sf	1 space/1000 sf	22
Lath House	26,204 sf	1 space/1000 sf	27
Outdoor Display Area	72,928 sf	1 space/1000 sf	73
Total Required Parking			231

As indicated in Table 2, the proposed project requires a total of 231 parking spaces. The site plan indicates that 251 spaces will be provided, including 196 standard stalls, 29 compact stalls, seven accessible stalls, and 19 electric vehicle stalls. Therefore, the use exceeds the minimum required parking standard.

A traffic analysis was prepared to evaluate the project’s localized traffic operations and access points to ensure efficient traffic operations. The analysis is included as Attachment 3 of the Initial Study/Mitigated Negative Declaration, which is Exhibit A of this report. The traffic analysis evaluated six local intersections and calculated anticipated vehicle trips based on a nursery size of 31,787 square feet (the approximate size of the indoor retail space and house plant greenhouse) and found that the project is anticipated to generate 77 AM peak hour trips and 221 PM peak hour trips during week days. The site has a commercial land use designation, and the number of trips is consistent with the anticipated buildout of the site. The evaluation also included consideration of vehicle queuing entering the site and required minimum throat depth for the driveways. It was found that the project design will exceed the minimum standard. An evaluation of sight distance for the site, however, found that line of sight would be impaired by vehicles parking along the project frontage on Galilee Rd. To address this concern, a condition of approval (DRP Condition No. 25) is recommended to limit parking on Galilee Rd. between the driveway and Industrial Bl. The condition also limits parking for the first 135 feet of Galilee Rd. on both sides of the road, west of the Industrial Ave. intersection, as well as requires new striping modifications to add a right turn lane (Figure 3).

Figure 3 – Parking Restrictions



Architecture – The project operation includes a main retail store, two greenhouse buildings, and a lath house structure. The main retail store design uses corrugated metal siding, tan vertical siding, and a combination of earth tone building colors to create an agrarian, barn-inspired façade. Barn-style door and crooked necked lighting features are incorporated to enhance and accentuate the agricultural theme (Figure 3). The peaked rooflines and materials are mirrored in the greenhouse structures. The lath house will be constructed of wooden posts and lattice work to create an area that functions as an outdoor greenhouse, providing varying levels of shade for the nursery plants. The mix of colors, materials, variety in rooflines, stylistically-consistent architectural features, and overall design are consistent with the Community Design Guidelines.

Figure 4 – Front Elevation



Landscaping, Lighting, and Fencing – The project includes landscaping around the perimeter of the site, in the parking area, as well as around the main retail building. Landscape planter widths around the project site are a minimum of 20 feet along Galilee Rd. and Industrial Ave, and provide a mix of trees and shrubs that include species such as October Glory Red Maple, Eastern Redbud, and Drake Lacebark Elm. The landscape palate is compatible with the NIPA Guidelines. Additionally, the Community Design Guidelines require that 50-percent of the paved parking areas be shaded by trees at 15-year maturity. The landscaping plan indicates that the project will provide 56.2-percent parking lot shading, meeting the requirement. Landscaping around the building will be seasonally adjusted to highlight the available selection at Green Acres.

A photometric plan is included as Exhibit G, and includes the lighting fixtures that will be provided in the parking areas and on the exterior of the building. The photometric plan also indicates that lighting levels will not cause glare or excessive light spillage on neighboring sites, consistent with the NIPA and Community Design Guidelines.

Fencing is also provided along the majority of the site, with varying types based on location. The fencing layout is included in Exhibit F. Much of the site will be enclosed by an eight-foot-tall metal security fence. Depending on location throughout the site, the security fence will either be open-style or have metal screening panels. Screened areas are primarily along the southern and western sides of the building, which are where the service areas are located. Landscaping and low shrubs will be used in the planter areas to soften the appearance of the screening and security fencing. Additionally, the parking area on the northern portion of the site will have a post and cable safety fence along the Industrial Ave. frontage. Retaining walls are also required throughout the site to accommodate the grade.

Trash enclosures – The project proposes a trash pickup area on the southwestern end of the property, consisting of a 40-yard trash bin and three eight-yard bins. The trash pickup area will be surrounded by bollards to contain the rolling bins. During the project review process, staff and the project proponents coordinated with Environmental Utilities – Refuse Division staff to verify the proposed design would accommodate truck movements, and allow collection trucks to enter and exit from Galilee Rd. The design as proposed will minimize conflicts between the trash pickup area, collection trucks, and customers in the outdoor display area. The area will be screened from Galilee Rd. by an eight-foot-tall security fence with wire mesh screening panels, as well as a 20-foot-wide landscape buffer.

EVALUATION – VOLUNTARY MERGER

In accordance with the Subdivision Map Act and the City of Roseville Subdivision Ordinance, the evaluation of the request is based on compliance with the City of Roseville Zoning Ordinance and Building Code as follows. The four findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the Voluntary Merger in relation to each finding.

- 1. The proposed Voluntary Merger complies with the Zoning Ordinance for the district in which the parcels are located.***

The subject parcels have a zoning designation of Community Commercial (CC). The proposed Voluntary Merger will merge three lots of 2 acres (Lot 10), 0.32 acres (portion of Lot 11), and 2.12 acres (portion of Parcel 2) into one lot of 5.36 acres, by removing the property line located between these adjoining parcels. The Green Acres project will ultimately occupy two parcels, one containing the retail building and associated structures, and the other the majority of the parking area. The Voluntary Merger is included in Exhibit H.

The City's Zoning Ordinance establishes minimum development standards for structures located within the CC zone, but does not establish any minimum lot sizes. The NIPA also does not establish minimum lot sizes for commercial parcels. The development design for this site is established through the Design Review Permit evaluation included in this report, and this Voluntary Merger is consistent with that design. The proposed merger is in compliance with the Zoning Ordinance and NIPA.

2. The proposed Voluntary Merger complies with the local building regulations, including the California Building Code.

The California Building Code (CBC) establishes building regulations based upon the type of construction, the use of a building or structure, and a building's proximity to other buildings and property lines. The future construction and uses of the site have been and will continue to be reviewed for compliance with the City's Design and Development Standards and the CBC through the building permit process. Approval of the Voluntary Merger will not create conflicts with local building regulations.

3. The proposed Voluntary Merger provides for any necessary relocation of existing infrastructure or easements.

On December 2, 2020, City Council passed and adopted Resolution No. 20-478 ordering a summary vacation of 40,023 square feet of excess right of way (ROW) along the project's Industrial Ave. frontage, concurrent with the Purchase and Sale agreement. On December 29, 2020, the associated property transfer documents, which include a quitclaim deed and grant deed, were recorded by Placer County. Concurrent with these property transfer documents, two easements were granted to the City from the property owner, including one for the installation and maintenance of sanitary sewer and water pipes and one for the installation and maintenance of storm drainage pipes. The resolution and recorded documents are included as Attachment 1. The additional square footage will be included in Resultant Parcel 10 as shown on the Voluntary Merger exhibit.

Condition No. 7 for the Voluntary Merger requires that the applicant process the summary vacation of the storm drain and public utility easements prior to issuance of building permits for the project. This will require action by the City Council. Two new easements, including a 15-foot-drainage easement along the southern property boundary and a 15-foot-wide water easement on the western side of the property, are also proposed. These easements will be recorded by separate instrument.

4. Compliance with General Plan and Subdivision Design Standards.

The Voluntary Merger is necessary to support the development of the Green Acres project, which is a permitted use in the CC zone. The General Plan relies on the Zoning Ordinance to determine the appropriate development standards and use of the site. The project is therefore also consistent with the General Plan. The proposed Voluntary Merger will not conflict with the Subdivision Design Standards identified in the City's Subdivision Ordinance.

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 June 16, 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, NIPA, 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/Mitigated Negative Declaration (IS/MND) was prepared for the project pursuant to the provisions of the California Environmental Quality Act (CEQA). The IS/MND was released on June 11, 2021 for a period of 20 days, ending on July 1, 2021. No comments pertaining to the adequacy of the environmental document were received by the time of staff report publication. Mitigation measures for a pre-construction nesting bird survey (BIO-1) and for inadvertent discoveries for subsurface cultural and tribal cultural resources (CUL-1) are included with the Mitigation Monitoring and Reporting Program. Staff recommends that the Planning Commission adopt the Green Acres Mitigated Negative Declaration, included as Exhibit A of this report.

RECOMMENDATION

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

- A. Adopt the Green Acres Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Adopt the findings of fact as stated in the staff report and approve the **Design Review Permit – 7300 Galilee Rd. – NIPA PCL 29 – Green Acres – PL21-0067** subject to seventy-four (74) conditions of approval; and
- C. Adopt the findings of fact as stated in the staff report and approve the **Voluntary Merger – 7300 Galilee Rd. –NIPA PCL 29 – Green Acres – PL21-0067** subject to eight (8) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FILE # PL21-0067

1. The project is approved as shown in Exhibits B-G and as conditioned or modified below. (Planning)
2. This Design Review Permit approval shall be effectuated within a period of two (2) years from July 8, 2021, and if not effectuated shall expire on July 8, 2023. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond July 8, 2024. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Green Acres Mitigated Negative Declaration, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

4. The project shall be addressed at 7300 Galilee 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)
5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
6. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
7. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issues by the Department of Development Services – Engineering Division. (Engineering)
8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS

9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a) All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
 - b) Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
 - c) An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to the 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, Section 11B-206 and 11B-208. (Building)

10. Signs and/or striping shall be provided on-site as required by the Planning Division to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
11. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
12. The project Landscape Plans shall comply with the following:
 - a) The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventers, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Public Works)
 - b) The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c) At a minimum landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d) The landscape plan shall comply with the Landscape Guidelines for the North Industrial Plan Area Specific Plan 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)
13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed suite addressing for individual tenant spaces within the building. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
15. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
16. 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)

17. 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)
18. 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)
19. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Development Services – Engineering prior to approval of any plans. (Engineering)
20. 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)
21. 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)
22. The applicant shall dedicate all necessary rights-of-way or Public Utility Easements 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)
23. The developer shall provide the following frontage improvements adjacent to the site:
 - a) 8’ wide sidewalk on Industrial Avenue. (A Class I multi-use trail may be provided in lieu of an 8’ sidewalk). Maintain existing bike lane on Industrial Avenue.
 - b) 5’ wide sidewalk on Galilee Road.
 - c) Match existing sidewalk on Washington Boulevard. (Alternative Transportation)
24. 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. Clean air spaces shall be marked “CLEAN AIR/CARPOOL/EV”. (Alternative Transportation, Building)
25. Per the Traffic Evaluation prepared by Kimley Horn dated April 26, 2021, on-street parking shall be removed on the east side of Galilee Road for the length of the project. The applicant shall install “No Parking” signage per City standard. In addition, on-street parking will be removed for the first 135 feet along Galilee Road (both sides) west of Industrial Avenue intersection and new striping modifications (add a right turn lane) shall be completed. See Exhibit 5 of the Traffic Evaluation. (Engineering)

26. All storm drainage, including roof drains, shall be collected on-site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
27. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#) provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
28. 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)
29. 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 existing dry utilities pot holed for verification of location and depth. (Engineering)
30. 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)
31. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Development 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)
32. 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)
33. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Free (TMF), Highway 65 Joint Partner Association (JPA), South Placer Regional Transportation Authority (SPRTA), and the City/County Fee. (Engineering)
34. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Green Acres to be reviewed and approved by the Transportation Commission. (Alternative Transportation)
35. 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 with pipe depth/invert information 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)

36. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
37. 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)
38. Roof section of building must be removed over area of existing sewer easement. (Environmental Utilities)
39. Concrete pads for trash, recycling, green waste and enclosure approaches shall be designed to current Refuse Division specifications, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning, and the Fire Department. (Refuse, Planning, Fire)
40. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet, and 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)
41. A trash enclosure and recycling enclosure is required for each building and tenant, otherwise, the building owner is responsible for trash service. (Refuse)
42. 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 Fire Department. (Fire)
43. 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)
44. 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
45. 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 minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)

46. 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)

47. 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

48. 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)

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

- a) Water and sewer easements.
- b) Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

50. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land surveyor. All existing public utility, electric, water, sewer, and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Engineering, Environmental Utilities, Electric)

51. 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)
- 52. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
 - 53. The words “traffic control appurtenances” shall be included in the list of utilities allowed in public utility easements (PUE’s) located along public roadways. (Engineering)
 - 54. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Green Acres to be reviewed and approved by the City Manager. (Engineering, Alternative Transportation)
 - 55. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
 - 56. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
 - 57. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the “City of Roseville Specifications for Commercial Construction”. (Electric)
 - 58. 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)
 - 59. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer’s expense. (Electric)
 - 60. 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)
 - 61. 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)
 - 62. 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)
 - 63. 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

64. 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)
65. 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)
66. 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)
67. 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)
68. 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)
69. 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)
70. 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)
71. The project is subject to the noise standards established by 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)
72. 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)
73. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) for 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)
74. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple-building occupancies. This request shall be made in writing to the Building Division and shall include the following:

- a) A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
- b) A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
- c) An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONS OF APPROVAL FOR VOLUNTARY MERGER FILE # PL21-0067

1. The Voluntary Merger is approved as shown in Exhibits H and I. (Planning, Engineering)
2. The following shall be submitted to Engineering prior to recordation of the Voluntary Merger:
 - a) Two copies of property boundary description with exhibit map (8.5"x11" sheet) and one copy of boundary closure calculation for resulting lots. These items shall be stamped and signed by a California Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying.
 - b) One copy of the conditions of approval.
 - c) A completed Property Owner Consent Form.
 - d) Deed to convey interest in the property.
 - e) Preliminary title report no older than six months for all properties involved. (Engineering)
3. If surveying monuments are placed as a result of this Property Line Adjustment, it will be the responsibility of the Surveyor to record a Record of Survey with the County Recorder's Office. (Engineering)
4. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
5. The applicant shall submit to the Engineering Division of Development Services a paper copy and an electronic copy of the recorded Voluntary Merger per the "Digital Submittal of Cadastral Surveys". (Environmental Utilities)
6. Prior to recordation of the Voluntary Merger, the applicant shall pay the City's surveyor's processing and consulting fee of \$150. (Engineering)
7. Prior to issuance of building permits, the applicant shall process easement abandonments (separately) for both the existing storm drain easement and the existing public utility easement (PUE) under a separate instrument through the City of Roseville Development Services Department. (Engineering)
8. Any relocation, rearrangement, or change to existing City facilities due to this Voluntary Merger shall be paid for by the applicant. (Engineering, Environmental Utilities, Electric)

Attachments

1. Recorded Summary Vacation of Excess Right of Way (Resolution No. 20-478)

Exhibits

- A. Green Acres Initial Study/ Mitigated Negative Declaration
- B. Site Plans
- C. Elevations
- D. Preliminary Utility and Grading Plans
- E. Preliminary Landscape Plan and Details
- F. Preliminary Fencing Plan
- G. Photometric Plan
- H. Lot Merger
- I. Easement Abandonments

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.