

ITEM 6.2: Major Project Permit Stage 1 Modification and Major Project Permit Stage 2 – 11751 Go For Broke Rd. – NIPA PCL 55 – Justice Center Medium Security/ Vocational Training and Mental Health Facilities – PL22-0243

REQUEST

The applicant requests approval of a Major Project Permit Stage 1 Modification and a Major Project Permit Stage 2 to allow construction of two (2) new buildings within the South Placer Justice Center (SPJC), including an approximately 32,879 square foot Medium Security/Vocational Training Building and an approximately 11,563 square foot Mental Health Facility, as well as associated site improvements.

Applicant- Ken Topper, Morton Pitalo
Owner – Placer County

SUMMARY RECOMMENDATION

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

1. Consider the Addendum to the South Placer Justice Center Mitigated Negative Declaration;
2. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to six (6) conditions of approval; and
3. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to fifty-nine (59) 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 11701 Go For Broke Rd., within the South Placer Justice Center (SPJC) project (Figure 1). The SPJC is a Placer County facility, located north of Blue Oaks Boulevard and south of Sunset Boulevard in the North Industrial plan area of the City of Roseville (Figure 1). The property is situated at the northern extent of the City limits along Industrial Avenue. The north bank of Pleasant Grove Creek defines the southern edge of the property. Industrial Boulevard and the Union Pacific Railroad border the site to the west, Highway 65 to the east, and an industrial park in Placer County to the north. The site is partially developed in association with prior Major Project Permit Stage 1 (MPP Stage 1) approvals. The Medium Security/ Vocational Training facility will be located on the northeast corner of the site, adjacent to existing minimum security housing, and the Mental Health facility will be located on the southeast corner of the site, to the rear of the existing jail.

The original SPJC project allowed the phased construction of a 676,149 square foot “justice facility”, including a courthouse, office buildings, archive and storage, and detention facilities with a capacity of up to 980 inmates (File #s MPP 03-02, MPP 03-03, CUP 03-05, SUBD 03-05, RZ 03-08, GPA 03-10, ANN 03-01). The original MPP for the SPJC project was approved in December 2003, and included a Tentative Subdivision Map and Conditional Use Permit with the request. The overall site is approximately 67 acres, six acres of which at the time of the original project were located outside of the City limits. Therefore, the original project also included a General Plan Amendment, Rezone, and Annexation (approved by the City Council in July 2004) to incorporate the six acres into the City and assign a General Industrial (IND) land use designation to be consistent with the intent of the SPJC. A Mitigated Negative

Declaration was prepared for the SPJC, which included five mitigation measures to reduce project impacts to less than significant levels.

Figure 1: Project Site

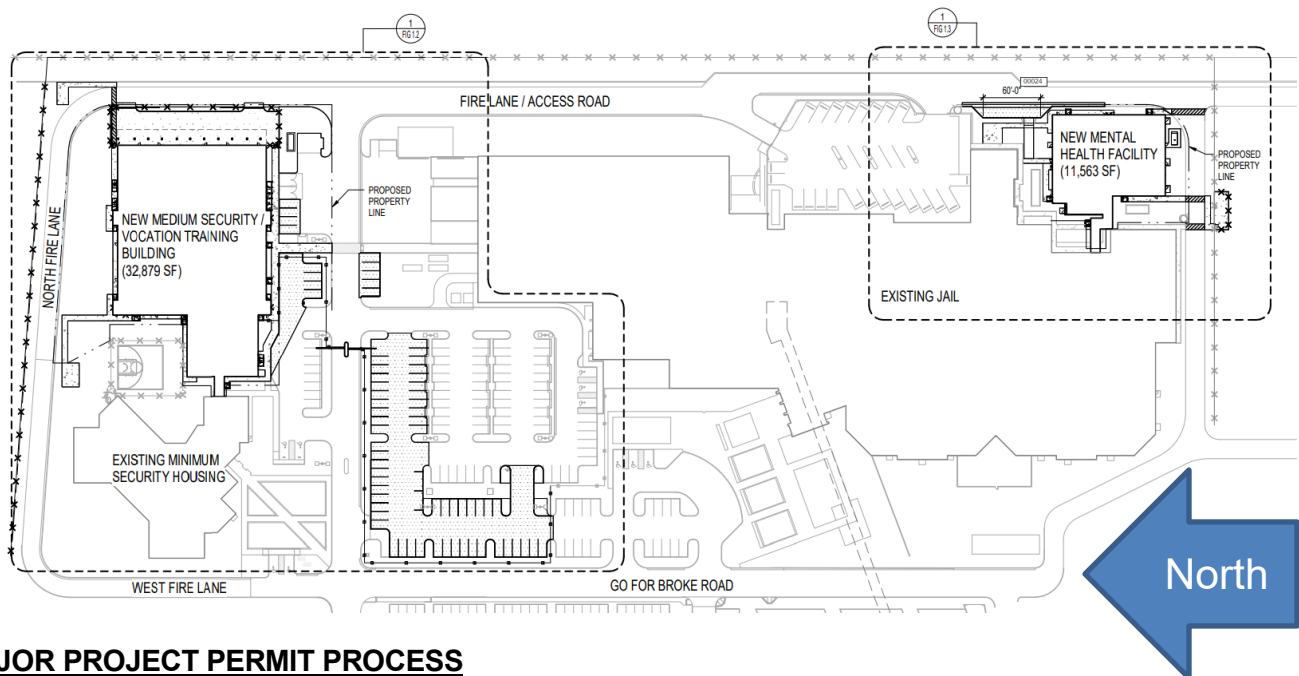


Subsequent applications have been approved for amendments to the SPJC under File #2009PL-078. These projects included a Major Project Permit Stage Two (MPP Stage 2) for the construction of a 299,280 square foot correctional facility, a minor modification to the MPP for an arraignment court wing, and a Conditional Use Permit for a communications tower. Although the SPJC is a Placer County facility, a Memorandum of Understanding between the County and the City of Roseville (approved by the City Council concurrent with the land use amendments) outlines the appropriate review procedures for projects within the SPJC. As the City will provide utility, transit, and emergency services, the City's Development Services Department reviews modifications to the SPJC development plans through the MPP process. On May 9, 2019, the Planning Commission approved a further modification to the MPP

Stage 1 and a Stage 2 review of architecture and site design for a new 19,492 square foot coroner's facility (File # PL19-0042).

The proposed project consists of two (2) new buildings to the existing SPJC for special in-custody populations. The Medium Security/ Vocational Training facility is approximately 32,879 square feet, and will include sleeping areas, offices, day rooms, staff areas, restrooms, and recreation facilities to cater to a medium security-level population. A total of 120 beds are proposed in this facility. In addition, this building will devote approximately 20-percent of the space to vocational training and education. The Medium Security/Vocational Training facility has an exterior sidewalk that connects it to the existing minimum security housing. The proposed Mental Health facility is approximately 11,563 square feet in size, and will be located to the rear of the main jail. The main jail and Mental Health facility will be connected by an internal corridor. A total of 45 beds are proposed for the Mental Health facility.

Figure 2: Site Plan



MAJOR PROJECT PERMIT PROCESS

The intent of the MPP process is to streamline the review of large development projects that could be constructed over a period of several years. The MPP process allows for the resolution of issues prior to the review of more detailed architectural and landscape issues that may not be finalized at the time the site plan is ready. In accordance with the City's MPP Ordinance, the MPP review process is segregated into three separate stages. Provided below is a summary of each stage:

- Stage 1: of the MPP application consists of the approval of a preliminary development plan. The preliminary development plan will establish the configuration of the buildings, conceptual building elevations, parking areas and ratios, landscaping and open space locations, rough grading and drainage on and off site, vehicular and pedestrian circulation, and development phasing. The complete environmental review of the project is also performed at this stage. The Planning Commission is the hearing authority for Stage 1 review and approval.

- Stage 2: of the MPP application process consists of the review of the detailed architecture and landscaping for the project. The Planning Commission is the hearing authority for Stage 2 review and approval.
- Stage 3: Stage 3 is an administrative review, approved by the Planning Manager, of the improvement plans and building plans for compliance with the conditions of the Stage 1 and 2 approvals.

The SPJC was approved through the MPP Stage 1 process. Development of the individual parcels and buildings within the SPJC will be evaluated through the MPP Stage 2 process to ensure conformance with the intent of the MPP Stage 1.

EVALUATION

MAJOR PROJECT PERMIT STAGE ONE (MPP STAGE 1) MODIFICATION

The project requests a MPP Stage 1 Modification to allow the proposed Medium Security/ Vocational Training and Mental Health facilities. In the original project approval, the SPJC included a total area of 676,149 square feet. Several modifications to the MPP Stage 1 have reallocated area within the SPJC for different uses. With the current proposal, the overall total allocated for Detention is adjusted to include the proposed 32,879 square feet for the Medium Security/ Vocational Training facility, as well as the 11,563 square feet for the Mental Health facility. Table 1 shows the changes to the SPJC through the MPP Modifications that have already been completed, as well as the proposed project. The overall area of the SPJC has been reduced by approximately 1,534 square feet since the original approval.

Table 1: SPJC Buildings per Major Project Permit

SOUTH PLACER JUSTICE CENTER (SPJC)					
BUILDINGS	MPP STAGE 1 – DECEMBER 2003 (AREA, IN SQFT)	MPP STAGE 2 – SEPTEMBER 2006 (AREA, IN SQFT)	MPP STAGE 1 MOD AND MPP STAGE 2 – CORONER'S FACILITY (AREA, IN SQFT)	MPP STAGE 1 MOD AND MPP STAGE 2 – MENTAL HEALTH AND VOCATIONAL FACILITY	CHANGE IN SQFT
Office A	163,677	163,777	163,777	163,777	
Office B	60,000	60,958	60,958	60,958	958
Courthouse	110,700	110,700	110,700	110,700	
Detention	232,150	299,280	299,280	243,175	-56,105
Medium Security Vocational Training				32,879	32,879

Mental Health Facility				11,563	11,563
Sheriff's Substation	50,889	0	0	0	-50,889
Ancillary/Vehicular Maintenance	18,733	0	0	0	-18,733
Archive/Storage in MPP	40,000	40,000	0	0	-40,000
Coroner's Facility			19,492	19,492	19,492
Future Archive Storage			20,508	20,508	20,508
TOTAL	676,149	674,615	674,615	674,615	-1,534

According to Section 19.82.040 of the Zoning Ordinance, if a project does not meet the criteria for a minor modification as outlined in the Section, an amendment to the approved MPP shall be reviewed in the same manner as required for the initial approval of that stage of the Project. Staff determined that the criteria for a minor modification was not met; therefore, the findings for the original MPP Stage 1 must be made for the proposed project. The findings are below in ***italicized, bold text***.

1. ***The Preliminary Development Plan is consistent with the General Plan and adopted City design guidelines; and***
2. ***The design and installation of the Preliminary Development Plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.***

The proposed amendment to the SPJC will allow the two, new buildings as described above. The overall area of other SPJC buildings will remain consistent with the most recent MPP Modification. The use is consistent with the site's General Industrial General Plan designation, and consistent with the uses in the existing SPJC. The proposed buildings will be County facilities providing an essential public service and will not be materially detrimental to the public welfare. In addition, the location of the two new buildings will be located in areas that were previously evaluated for building expansion. Given these facts, Staff recommends approval of the proposed MPP Stage 1 Modification.

MAJOR PROJECT PERMIT STAGE TWO (MPP STAGE 2)

The MPP Stage 2 includes review of the architectural design and landscape design of the project. The project has been evaluated to establish consistency with the Community Design Guidelines and the existing buildings in the SPJC.

Architecture

The proposed Medium Security/ Vocational Training facility and Mental Health facility buildings will utilize a similar colors and materials palate with the rest of the SPJC complex. The majority of the building's exterior will be constructed out of concrete, finished in three colors ("Trail Dust", "Tea Biscuit", and "Charcoal Smudge") consistent with existing buildings in the SPJC. Given the secure, institutional requirements of these facilities, there is a minimal use of glass or other exterior features. Metal canopies cover many of the entry doorways, and the rooftop mechanical equipment will be screened by parapet walls.

The facilities are intended to coordinate with existing detention facilities within the complex, as the Mental Health facility is connected to the existing jail and the Vocational Training facility is connected to minimum security housing. The building materials were chosen for compatibility with the previously approved complex, as well as for longevity and ease of maintenance. Security and functionality is emphasized in the design of the building. Overall, the architecture of the proposed facility is compatible with the existing center.

Figure 3: Perspective Renderings – Mental Health Facility



Landscaping

The project landscaping conforms to existing plant palates within the SPJC, in addition to City standards. For the Medium Security/Vocational Training Facility, which is adjacent to minimum security housing, the area surrounding the building is landscaped with low groundcover and shrubs. Large street trees such as Chinese pistache and red oak are proposed in the parking area at this location, providing visual interest and parking lot shading.

The City standards for parking lots requires that a minimum of 50-percent of parking areas be shaded (CDG Policy OI-53). Based on the parking lot shade diagram provided in the CDG Appendix C, the new parking area adjacent to the Vocational Training Facility will have 61-percent parking lot shading, which

exceeds the minimum requirement. The project is consistent with the Community Design Guidelines policies for landscaping.

Parking

The project also will reconfigure and increase two existing parking areas to the south of the minimum security housing and proposed Medium Security/Vocational Training Building. The public parking area for visitors will be increased from ten parking spaces to 23 spaces to accommodate the proposed facility. The staff parking area will be reconfigured and increased from 118 parking spaces to 123 parking spaces. This is an overall increase of 18 parking spaces.

The original MPP utilized a parking ratio of 1:1000 for the original detention facility. The City does not have a standard parking ratio for detention facilities, and this ratio was used to describe a worst-case scenario to account for 49 correctional employees (maximum at buildout), an average of 80 visitors per day for inmate visitation, 20 professional staff, eight (8) medical program providers, four (4) food service providers, four (4) maintenance personnel, as well as temporary parking for arresting officers.

The proposed project constitutes a portion of the detention facilities, containing an additional 120 beds and 45 beds in the Medium Security/ Vocational Training building and the Mental Health building, respectively. Using the parking ratio of one (1) space per 1,000 square feet, the new buildings would result in a need for an additional 44 parking spaces. A total of 18 new parking spaces are provided with the project; however, the overall parking for the MPP anticipates a total of 2,168 with the completed SPJC. Therefore, adequate parking will be provided for the proposed project. Adequate parking is currently present on site, with shared/overflow parking to the west and south associated with the courthouse use.

Table 2: SPJC Parking Requirements

USE	AREA (S.F.)	PARKING RATIO	PARKING REQUIRED
Courthouse	110,700	1:214	517
Office A	163,677	1:250	655
Office B	60,000	1:250	240
Sheriff's Substation	50,889	1:250	204
Ancillary	18,733	1:400	47
Detention Facility (Existing)	232,150	1:1000	232
Coroner's Facility	19,492	1:250, 1:1000	38
Medium Security/Vocational Training (Detention)	32,879	1:1000	33
Mental Health Facility (Detention)	11,563	1:1000	12

Total Parking Required	1,978
Total Parking Provided	2,168

Conclusion

Section 19.82.030 of the Zoning Ordinance requires that two findings be made in order to approve or conditionally approve a MPP Stage 2. The findings are below in ***bold, italicized text***.

1. ***The architecture and landscaping is consistent with the General Plan and adopted City design guidelines, and Major Project Permit Stage One approval; and***
2. ***The design shall not be detrimental to the public health and safety, or materially detrimental to the public welfare.***

The project is consistent with the General Plan, Community Design Guidelines, and the existing SPJC. Given the nature of the use, staff has found that the project provides adequate access for visitors, employees, and official vehicles, and is compatible with the existing development on the site. The site is appropriately designed, and will not be detrimental to the public health and safety, or materially detrimental to the public welfare.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on December 30, 2022 and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

An Addendum to the Mitigated Negative Declaration for the South Placer Justice Center (File #MPP 03-02, MPP 03-03, CUP 03-05, SUBD 03-05, RZ 03-08, GPA 03-10, ANN 03-01) has been prepared consistent with California Environmental Quality Act (CEQA) Section 15164. No new or more severe environmental impacts are anticipated as a result of the proposed project.

RECOMMENDATION

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

1. Consider the Addendum to the South Placer Justice Center Mitigated Negative Declaration;
2. Adopt the findings of fact as stated in the staff report and approve the **Major Project Permit Stage 1 Modification – 11751 Go For Broke Rd. – NIPA PCL 55 – Justice Center Medium Security/Vocational Training and Mental Health Facilities – PL22-0243** subject to six (6) conditions of approval; and
3. Adopt the findings of fact as stated in the staff report and approve the **Major Project Permit Stage 2 – 11751 Go For Broke Rd. – NIPA PCL 55 – Justice Center Medium**

Security/Vocational Training and Mental Health Facilities – PL22-0243 subject to fifty-nine (59) conditions of approval.

CONDITIONS OF APPROVAL FOR MAJOR PROJECT PERMIT STAGE 1 MODIFICATION FILE

#PL22-0243

1. This Major Project Permit Stage 1 Modification approval shall be effectuated within a period of two (2) years from **January 12, 2023** and if not effectuated shall expire on **January 12, 2025**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **January 12, 2026**. (Planning)
2. The project is approved as shown in Exhibit B and as conditioned or modified below. (Planning)
3. The project is subject to the previously approved conditions of approval for the South Placer Justice Center (File #MPP 03-02, MPP 03-03, CUP 03-05, SUBD 03-05, RZ 03-08, GPA 03-10, ANN 03-01; File #2009PL-078; File #PL19-0042), except as conditioned or modified below. (Planning)
4. The project shall comply with all required environmental mitigation identified in the South Placer Justice Center Mitigated Negative Declaration (adopted December 11, 2003). (Planning)
5. Bike parking and clean air/carpool vehicle spaces shall be provided per the California Green Building Standards and/or per the City's Transportation System Management Ordinance (R.M.C. Chapter 11.33), whichever is stricter. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
6. The applicant/developer shall update the Transportation Systems Management (TSM) Plan for South Placer Justice Center. (Alternative Transportation)

CONDITIONS OF APPROVAL FOR MAJOR PROJECT PERMIT STAGE 2 FILE #PL22-0243

1. This Major Project Permit Stage 2 approval shall be effectuated within a period of two (2) years from **January 12, 2023** and if not effectuated shall expire on **January 12, 2025**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **January 12, 2026**. (Planning)
2. The project is approved as shown in Exhibits B - K and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the South Placer Justice Center Mitigated Negative Declaration, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. The address for this project, and the Vocational Training Facility, shall be 11751 Go For Broke Rd. The address for the Mental Health Facility shall be 11851 Go For Broke 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. (Public Works, 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. (Public Works)

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 are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Public Works)
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. (Public Works)

PRIOR TO APPROVAL OF IMPROVEMENT PLANS:

9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
 - b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
10. Signs and/or striping shall be provided on-site as required by the Planning Division to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
11. 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 North Roseville Area Design Guidelines 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)
12. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Public Works)
13. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Public Works, Fire, Environmental Utilities, Electric)
14. A note shall be added to the grading plans that states:
- "Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified."* (Public Works)
15. Bike parking and clean air/carpool vehicle spaces shall be provided per the California Green Building Standards and/or per the City's Transportation System Management Ordinance (R.M.C. Chapter 11.33), whichever is stricter. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
16. 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. (Public Works)

17. 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)
18. 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. (Public Works)
19. 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. (Public Works)
20. 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. (Public Works)
21. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Public Works)
22. 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. (Public Works)
23. The applicant/developer shall update the Transportation Systems Management (TSM) Plan for South Placer Justice Center. (Alternative Transportation)
24. 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)
25. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
26. 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)
27. 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)
28. 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)
29. 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)
30. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
31. 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)
32. 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)
33. 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
34. 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)
35. 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)
36. 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:

37. 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)
38. 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)
39. 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)
40. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Public Works)
41. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Public Works)
42. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for (Center Name) to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)
43. 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)

44. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
45. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
46. 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)
47. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
48. 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)
49. 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)
50. 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)
51. 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:

52. Signs shown on the elevations are not approved as part of the Major Project Permit. A Sign Permit is required for all project signs. (Planning)
53. 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)
54. 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. (Public Works)
55. 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)

56. 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)
57. 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)
58. 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)
59. 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)

Exhibits

- A. Addendum to the South Placer Justice Center Mitigated Negative Declaration
- B. Overall Site Plans
- C. Partial Site Plan – Medium Security/ Vocational Training Facility
- D. Partial Site Plan – Mental Health Facility
- E. Building Sections and Elevations – Medium Security/ Vocational Training Facility
- F. Building Sections and Elevations – Mental Health Facility
- G. Preliminary Landscape Plans
- H. Grading and Drainage Plans, Utility Plans, and Sections – Medium Security/ Vocational Training Facility
- I. Grading and Drainage Plans, Utility Plans, and Sections – Mental Health Facility
- J. Site Lighting and Photometric Plans
- K. Site Details

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.