

**ITEM 6.2:**      **Conditional Use Permit, Design Review Permit, and Tentative Parcel Map – 2150 Blue Oaks Boulevard – WRSP PCL F-30 – Fiddymment Road Self-Storage – File #PL23-0032**

**REQUEST**

The project is a request for a Conditional Use Permit to allow a personal storage facility with caretaker housing within the Community Commercial zone district, a Design Review Permit to review the site design, landscaping and building elevations, and a Tentative Parcel Map to subdivide the existing single ±8.2-acre parcel into three (3) commercial parcels.

Applicant – Sean O'Neil, Genesis Engineering  
Property Owner – West Roseville Development, Co.

**SUMMARY RECOMMENDATION**

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

1. Adopt the Fiddymment Road Self-Storage Initial Study/Mitigated Negative Declaration; and
2. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to five (5) conditions of approval; and
3. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-five (75) conditions of approval; and
4. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to forty-seven (47) 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 all recommended conditions of approval.

**BACKGROUND**

The project site is comprised of a single parcel totaling approximately ±8.2 acres located at 2150 Blue Oaks Boulevard (see Figure 1). The project site is within the West Roseville Specific Plan (WRSP) area. The site is bordered by Pleasant Grove Creek to the north, an existing medical office facility to the southeast, a vacant parcel with a land use designation of High Density Residential to the south across Blue Oaks Boulevard, and an electric substation to the west. The site has a General Plan land use designation of Community Commercial (CC) and a zoning designation of CC.



## **PROJECT DESCRIPTION**

The project is a request for a Conditional Use Permit to allow a personal storage facility and caretakers unit within the Community Commercial zone district, a Design Review Permit to review the site design, landscaping, and building elevations, and a Tentative Parcel Map to subdivide the existing single ±8.2-acre parcel into three (3) parcels (Exhibit B). In addition to the site improvements, the conceptual site plan shows 11 self-storage buildings totaling approximately 133,200 square-feet of storage space, an eight-foot tall split faced masonry wall along the perimeter of the site where not restricted by existing easements, and a two-story office building with a caretaker's unit.

## **EVALUATION – CONDITIONAL USE PERMIT**

Section 19.78.060 of the City of Roseville Zoning Ordinance requires that three findings be made in order to approve a CUP. The three findings are listed below in ***italicized, bold print*** and are followed by an evaluation of the proposal in relation to each finding.

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

The project site has a land use designation of CC. Pursuant to Section 19.12.020 of the Zoning Ordinance, a Conditional Use Permit (CUP) is required for personal storage facilities when located within the CC zone. The Conditional Use Permit process allows the Planning Commission to impose operational conditions on the use.

The project is surrounded by open space to the north, an office to the southeast, and a utility facility to the west. No residential uses are proposed adjacent to the project site, however, the applicant designed the self-storage facility to minimize conflicts with the adjacent open space to the north. Further, masonry walls will be constructed along the perimeter of the site where not restricted by existing easements. Additionally, operational conditions, such as limiting hours of operation for the site between the hours of 7:00 AM and 7:00 PM on week days and 8:00 AM to 8:00 PM on weekends and holidays, and the specific prohibition of incompatible activities (living quarters, storage of hazardous materials, business operations out of storage units, etc.) further address concerns related to noise and safety during site operation.

The site will be gated and lighted throughout. The gate will be accessed with a keypad and knox box, that will restrict gate access to business hours. No interior access will be permitted outside the stated hours of operation. The facility manager will reside onsite within a 1,840 square foot manager's residence on the second floor of the office building. These measures are expected to ensure that the site is secure and monitored outside business hours and during nights.

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

## **EVALUATION – DESIGN REVIEW PERMIT**

The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City’s Zoning Ordinance, the City’s Community Design Guidelines (CDG), and the West Roseville Specific Plan. Section 19.78.060(B) of the City of Roseville Zoning Ordinance requires four findings of fact be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in *italicized, bold* text and are followed by an evaluation of the project 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.***

The project site has been previously graded and undergone ground disturbance throughout the years and no wetlands or other significant natural features are on the site. Vegetation on the site appears sparse with two (2) valley oak trees and six (6) trees adjacent to the project site. Topography of the site is sloped downwards towards Pleasant Grove Creek. Several grade changes occur throughout the site, with a predominant slope occurring in the middle of the site. A single gravel driveway is located on the northeast portion of the site, where an existing 50-foot wide Public Utility Easement (PUE) exists. Much of the site’s surface has been disturbed throughout the years, with evidence of past grading activities and pedestrian pathways. Grading of the property will be necessary to provide the parking areas, drive aisles, and building pads. The project has been reviewed by the City’s Engineering Division and has been designed consistent with City standards related to drainage improvements and stormwater quality facilities. The proposed use is consistent with the site’s commercial land use designation and will develop an underutilized parcel.

- 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; 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.***

The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City’s Zoning Ordinance, the City’s CDG, and the WRSP. Staff reviewed the project proposal for consistency with all applicable standards and found the project to be consistent with the pertinent requirements and guidelines. The following sections of evaluation focus on areas of interest.

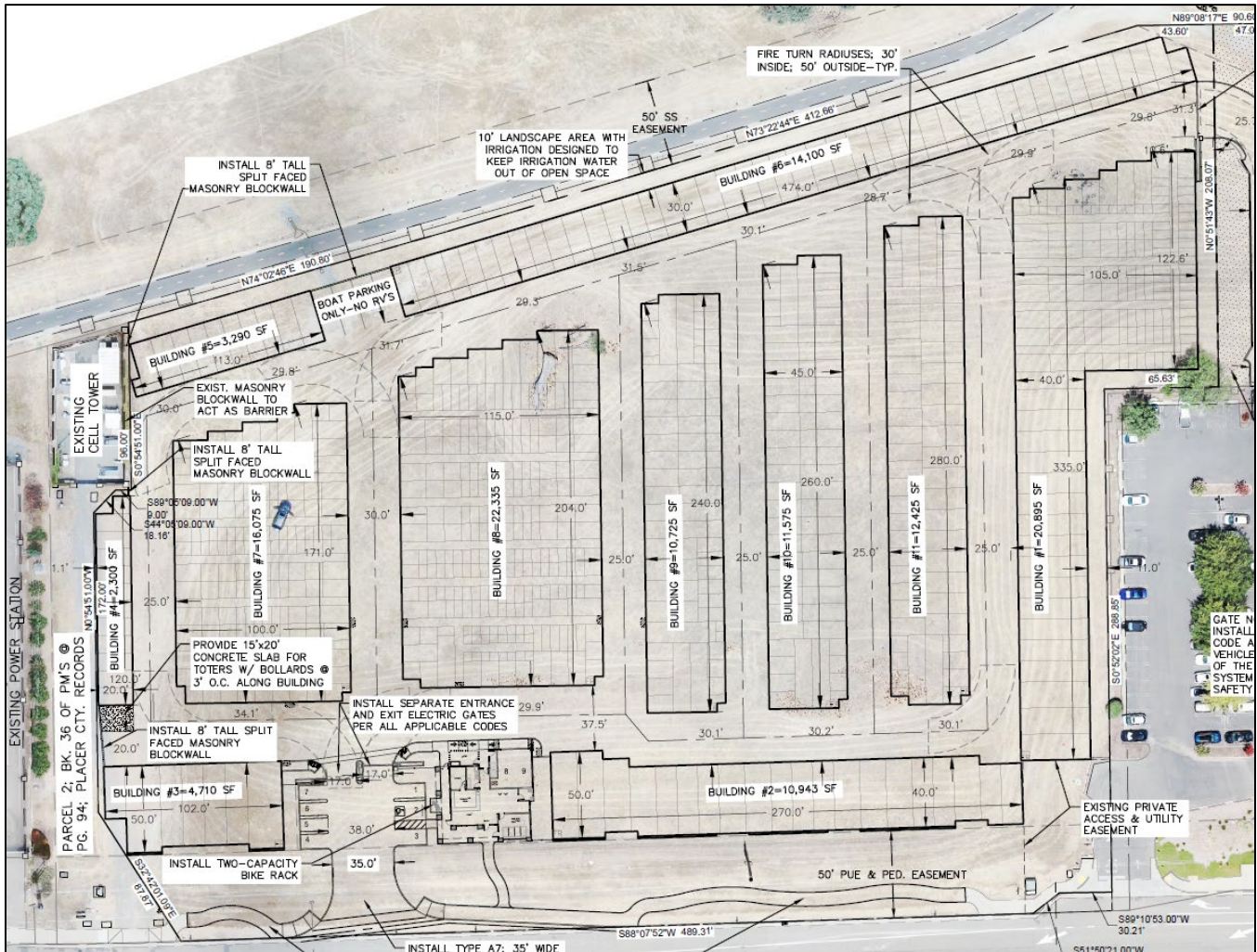
### **Site Planning**

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

As proposed, the project will be developed in one (1) phase. As illustrated in the preliminary site plan (see Figure 2), 11 buildings totaling approximately 129,400 square feet of self-storage is proposed. Further, a 1,920 square foot office and an 1,840 square foot caretakers unit is proposed at the main entrance of the facility, along Blue Oaks Boulevard. A grand total of approximately 133,200 square feet of development is proposed. The boat parking spaces will be provided as uncovered surface parking stalls but will be screened from public view by an eight (8) foot tall split faced masonry wall. The site is designed with the storage buildings located along the project frontage on the south and around the perimeter of the site on the north, east, and west property lines to help screen internal views of the facility. The site is encumbered by an

existing 50-foot PUE and pedestrian easement along the northeast corner of the property and a 45-foot sewer easement exists in this location as well. No permanent structures are permitted within these easements. Therefore, the applicant does not propose any structures in the easement areas. Lastly, for security purposes an eight-foot tall split faced masonry wall along the perimeter of the site, where not restricted by existing easements, will be constructed.

Figure 2: Preliminary Site Plan



### Access and Circulation

Ingress and egress for the project site will be provided via a new 35-foot-wide driveway on Blue Oaks Boulevard and will be consistent with City Engineering standards. As mentioned, the entrance to the site will be gated. Internal circulation for the project includes the driveways that provide access to all of the storage units. The internal driveways are of sufficient width to allow customers to park and load/unload vehicles. These driveways also accommodate fire trucks for complete site access. The storage use itself is not conducive to pedestrian activity; therefore, no internal pedestrian connections are proposed. The internal circulation of the site allows patrons to enter and exit through the entrance gate. The project was reviewed by the City Engineering and City Fire Department staff and was found to comply with refuse service standards and with emergency circulation requirements.

Blue Oaks Boulevard adjacent to the project site does not currently have fully constructed sidewalks. The project will construct its frontage on Blue Oaks Boulevard consistent with the WRSP requirements, including

the addition of 8-foot-wide sidewalks and a 50-foot landscape buffer. The frontage improvements would complete the pedestrian circulation system in the project vicinity. In addition to the frontage improvements along Blue Oaks Boulevard the applicant proposes to remove and reconstruct the sidewalk along Fiddymment Road and install three (3) parking stalls at the northeast corner of the site. The three (3) new parking stalls would allow users of the Pleasant Grove Creek trail to park and walk to the trail. The project is conditioned to coordinate with Development Services for installation of the parking stalls prior to issuance of improvement plans (DRP Condition #27).

### Parking

Parking for the site is based on the Zoning Ordinance parking requirement for storage facilities, which is four (4) spaces plus two (2) spaces for the manager's quarters, for a total of six (6) spaces. The project proposes a total of nine (9) spaces, which exceeds the parking requirement. The required parking will be located outside the gated portion of the site. Two of the parking spaces will be provided in a garage for the on-site caretaker's unit. Thus, the project is consistent with the Zoning Ordinance parking requirements.

### Landscaping and Lighting

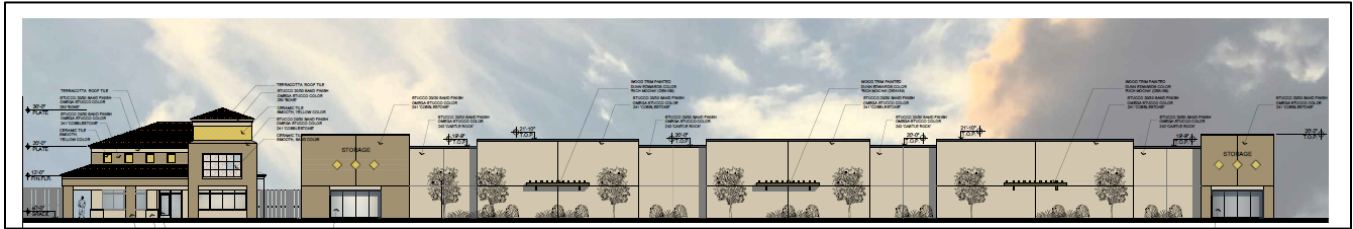
The project includes landscaping around the perimeter of the site, with the exception of the easterly property line where Parcels 2 and 3 are proposed. Consistent with the WRSP, a 50-foot landscape corridor is provided along the project frontage on Blue Oaks Boulevard. Primary street trees proposed within the landscape corridor consist of a mix of shade and accent trees compatible with the surrounding area. To the north where the site is adjacent to the open space preserve, the project includes a 10-foot landscape buffer consisting of a mixture of shrubs, and groundcover. In addition, the buildings located along the eastern boundary will feature large shrubs to soften the views of the buildings. Overall, the landscape design is consistent with the WRSP design guidelines, the CDG and the City's Water Efficient Landscape Ordinance.

The project is conditioned to comply with the City's minimum lighting level requirements (0.5 foot-candles in pedestrian areas and 1.0 foot-candles in vehicle areas). In addition, the Zoning Ordinance requires parking lot lighting, in conjunction with vehicle storage, to be no taller than 16 feet in height. Wall mounted lights are required to be located on the building, below the roofline, and will be directed downward to avoid light spillage onto adjacent properties and Blue Oaks Boulevard.

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

The 11 self-storage buildings will all be one-story, with the exception of the office/caretakers unit, which will be two-story. The office and caretaker's unit will be located in a separate two-story building that is approximately 3,750 square feet, with the office located on the ground floor and the caretaker's unit above. The project has more than 500 feet of frontage on Blue Oaks Boulevard to the south, which makes the southern elevation the primary entrance to the project (Figure 3). Two self-storage buildings (Buildings 2 and 3) and the office/caretaker's unit building will be located along the frontage. Buildings 2 and 3 have wall plane variation and a variation in height between segments, ranging from 16 to 24 feet tall. The office and caretaker's unit will have the highest roofline at approximately 30 feet to make it a more dominant feature, with overlapping building forms to create visual interest. The building panels alternate between stucco sand finish and wood trim, with ceramic tile and terracotta roof tile applied on the office and caretakers building. The variation in materials combined with the variation in wall planes helps break up the building structure and add texture and depth to the façade. The primary color scheme is neutral earth tones. A combination of trees and shrubs are also proposed along the front elevation to soften the views from the public way.

**Figure 3: Overall South Building Elevation**



The building interface at the northern property line was given particular treatment because of its visibility from the open space. The north elevation is designed to avoid a long expanse of uniform wall with building offsets to break up the monotonous building elevation. This same architectural treatment is also applied to the building along the eastern property line to improve the visual character of the site. The storage units will have metal roll up doors. However, the units and doors will be screened from view as they are facing internal to the site. Given the distance, staff does not anticipate any visual impacts to the future residence within the vicinity of the project site. The future residence to the south across Blue Oaks Boulevard will have a substantial setback and at least a 50-foot landscape setback from the facility.

Based on the foregoing analysis, the variation in colors, materials, and articulation in the façade, as well as the massing and arrangement of structures on the site, are consistent with the intent of the CDG for the commercial zone, and are consistent with the General Plan and WRSP.

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

The Community Design Guidelines provide standards for the screening and compatibility of service areas within a project site. The applicant received approval from the Environmental Utilities department to waive the requirement of a standalone trash enclosure. Similar to other recently approved self-storage projects, the waste containers will have a dedicated concrete pad and the owner will be responsible in bring out the waste containers on collection days. This alternative was found to be acceptable because of the minimal trash generated by the storage use.

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

### **EVALUATION: TENTATIVE PARCEL MAP**

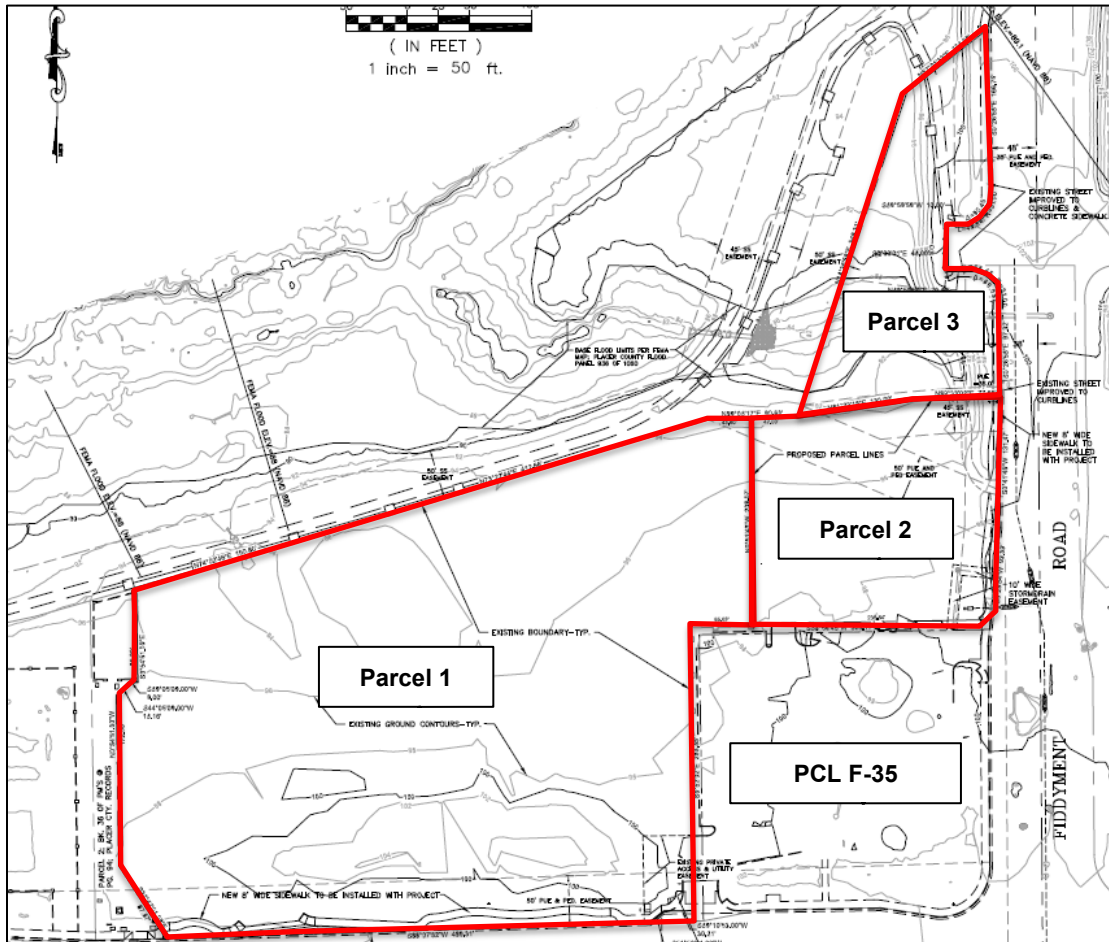
Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Parcel Map. The three findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

**1. The size, design, character, grading, location, orientation, and configuration of lots, roads, and all improvements for the Tentative Parcel Map are consistent with the density, uses, circulation, and open space systems, applicable policies and standards of the General Plan or West Roseville Specific Plan, whichever is more restrictive, and the design standards of the Subdivision Ordinance.**

The applicant proposes to subdivide the approximately ±8.2 parcel into three (3) commercial lots ranging in size (see Figure 4). The Map Act and Subdivision Ordinance do not contain any maximum or minimum

lot sizes. Instead, these standards are contained within the Zoning Ordinance. The design of the proposed improvements have been reviewed by relevant City departments and divisions and have been found to conform to City standards. Additionally, the City Engineering, Public Works and Parks Recreation and Libraries Departments reviewed the proposed Tentative Parcel Map and agree that Parcel 3 can be dedicated to the City and utilized as an extension of the open space adjacent to the site. Condition #42 of the Tentative Parcel Map requires that the applicant annex into CFD 4 to address the added costs for maintenance of the new area.

**Figure 4: Proposed Tentative Parcel Map**



Consistent with the Zoning Ordinance, the proposed Parcel configuration will create practical lots for the development of the project. Vehicle access into Parcel 1 will be provided via a proposed new 35-foot driveway along Blue Oaks Boulevard and a secondary emergency access point via a driveway through Parcel 2 which will tie in with an existing driveway cut between Parcel 2 and Parcel F-35.

Parcel F-35 is developed with a 15,791 square foot medical office building, currently occupied by Sutter who provides ambulatory outpatient services. An Administrative Permit (file #PL17-0275) for a parking reduction to accommodate the Sutter medical offices was processed and approved on September 21, 2017 (see Attachment 1). Parcel F-35 is accessed via two driveways, one along Blue Oaks Boulevard and the second along Fiddymment Road. Access into Parcel 2 will be provided through the existing driveways used by Parcel F-35. Condition #3 of Sutter's Administrative Permit requires that four (4) parking stalls along the northern property line be removed once the adjacent parcel F-30 (i.e., Parcel 2) is developed. As proposed, Parcel 1 and 2 will have adequate vehicle access. The proposed layout was

reviewed by Development Services Engineering and Fire Department staff to ensure that the vehicle access design will meet City standards for vehicular circulation and emergency response.

- 2. The subdivision will result in lots which can be used or built upon. The Subdivision will not create lots which are impractical for improvement or use due to the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access, or some other physical condition of the area.***

The proposed lots will be of sufficient size and shape to accommodate development that is consistent with the applicable zoning and design requirements. As mentioned above, the lots meet the standards of the Zoning Ordinance. The lots have been determined to be of adequate size and shape to support development consistent with the Zoning Ordinance.

The site is vacant but annual grassland is present throughout the site. Topography of the site is sloped downwards towards Pleasant Grove Creek. Several grade changes occur throughout the site, with a predominant slope occurring in the middle of the site. A preliminary grading and utility plan were reviewed by the City's Engineering Division and no conflicts with the proposed grading and utility plan have been identified.

- 3. The design and density of the Subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, pursuant to Division 7 of the Water Code.***

Anticipated water quality impacts and discharge of waste are not affected by the proposed map. The project is consistent with the 2035 General Plan Update Environmental Impact Report and the WRSP, which anticipated the required infrastructure necessary to support a development of this intensity on the project site. The project has been reviewed by the Engineering division to ensure that adequate facilities will be provided. The City's Pleasant Grove Wastewater Treatment Plant has adequate conveyance and capacity to accommodate development on the parcels created by the Tentative Parcel Map.

Based on the evaluation above, staff believes that the required findings can be made to approve the Tentative Parcel Map for the proposed project.

## **PUBLIC OUTREACH**

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. A notice of the public hearing was published in the Roseville Press Tribune on November 30, 2023 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. No comments have been received as of publication of the staff report.

## **ENVIRONMENTAL DETERMINATION**

As required by the California Environmental Quality Act (CEQA), the City of Roseville, acting as Lead Agency, prepared an Initial Study/Mitigated Negative Declaration (IS/MND) to evaluate the environmental effects of the project. The document was released for a 20-day public comment period, which began on November 22, 2023 and ends on December 11, 2023. No public comments have been received as of publication of the staff report. The document analyzed the potential for environmental impacts due to project implementation and determined that potentially significant impacts related to Biological Resources and Cultural Resources could be reduced to less than significant levels with mitigation. The Mitigated

Negative Declaration and associated Mitigation Monitoring and Reporting Program are included as Exhibit A.

## **RECOMMENDATION**

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

1. Adopt the **Fiddymment Road Self-Storage Initial Study/Mitigated Negative Declaration**; and
2. Adopt the three (3) findings of fact and approve the **CONDITIONAL USE PERMIT – 2150 BLUE OAKS BOULEVARD – WRSP PCL F-30 – FIDDYMENT ROAD SELF-STORAGE – FILE #PL23-0032** subject to five (5) conditions of approval; and
3. Adopt the four (4) findings of fact and approve the **DESIGN REVIEW PERMIT – 2150 BLUE OAKS BOULEVARD – WRSP PCL F-30 – FIDDYMENT ROAD SELF-STORAGE – FILE #PL23-0032** subject to seventy-five (75) conditions of approval; and
4. Adopt the three (3) findings of fact and approve the **TENTATIVE PARCEL MAP – 2150 BLUE OAKS BOULEVARD – WRSP PCL F-30 – FIDDYMENT ROAD SELF-STORAGE – FILE #PL23-0032** subject to forty-seven (47) conditions of approval.

### **CONDITIONS OF APPROVAL FOR A CONDITIONAL USE PERMIT (FILE # PL23-0032)**

1. The project is approved as shown in Exhibit B and as conditioned or modified below. (Planning)
2. The following uses or activities are prohibited in personal storage facilities:
  - a) Automotive repair which includes, but is not limited to, auto body and paint shop facilities.
  - b) Practice facilities for musical bands.
  - c) Wood, metal, or other working shops whether for business or hobby.
  - d) Office and other business uses, except for the office for the facility and the storage of personal belongings.
  - e) Living quarters for human habitation or the keeping of animal life.
  - f) Storage of hazardous materials as listed in Title 8, California Code of Regulations, Section 5194 as amended, or its successor section or statute.
    - i. Rental agreements shall contain language prohibiting the storage of hazardous materials as outlined above.
    - ii. The operator of the facility shall maintain a copy of said section and ensure compliance with these regulations.
3. No sewer, water, or electrical services shall be permitted to each of the storage units except electrical services needed for lighting purposes. (Planning)
4. No recreational vehicles, boats or other vehicles shall be stored along the property lines so they are visible from nearby roadways or the bike trail. (Planning)
5. The hours of operations shall be in accordance with the Roseville Municipal Code Chapter 19.54, as follows:
  - a) 7:00 AM until 7:00 PM (Monday through Friday)
  - b) 8:00 AM until 8:00 PM (Saturday, Sunday, and Holidays) (Planning)

**CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT (FILE # PL23-0032)**

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **December 14, 2023** and if not effectuated shall expire on **December 14, 2025**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **December 14, 2026**. (Planning)
2. The project is approved as shown in Exhibits A - B and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Fiddymment Road Self-Storage Initial Study/Mitigated Negative Declaration and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. The project shall be addressed as 2150 Blue Oaks Boulevard. 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 issued by the Department of Development Services – Engineering Division. (Engineering)
8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

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

equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:

- i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
  - ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
  - iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
11. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
12. The project Landscape Plans shall comply with the following:
- a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Engineering)
  - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
  - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
  - d. The landscape plan shall comply with the Landscape Guidelines for West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
  - e. Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)
  - f. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
  - g. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
  - h. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
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 addressing for the building and dwelling unit numbers. 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 provide a 35’ wide Type A7 driveway for access to site from Blue Oaks Boulevard. In addition, a City of Roseville standard flare is required for the westbound entry. (Engineering)
23. The applicant shall complete the meandering 8” wide concrete sidewalk improvements along the project frontage of Blue Oaks Boulevard. In addition, the applicant shall remove the asphalt sidewalk along the west side of Fiddymment Road and replace with an 8’ wide concrete sidewalk. (Engineering)

24. The applicant shall stripe the existing street cut-out as shown on the entitlement exhibits. The street cut-out is located on the west side of Fiddymment Road across from Harvey way. The striping will provide vehicular parking for users of the trail. (Engineering)
25. Bike parking and electric vehicle parking spaces shall be provided per the California Green Building Standards. Carpool spaces shall also be provided per the City of Roseville's Transportation System Management (TSM) Ordinance, R.M.C Chapter 11.33. Bike rack/locker design and designated parking space markings and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
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, which includes trash capture requirements. 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 enter into a maintenance agreement with the City for the maintenance of the proposed BMP's. (Engineering)
27. The applicant will be required to provide a drainage tech-memo, as part of the improvement plan submittal, to provide evidence that the exiting 48" culvert has sufficient capacity to handle the drainage from the proposed self-storage site. If the pipe is indeed undersized, it will be the applicant's responsibility to upsize the culvert. (Engineering)
28. 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)
29. 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)
30. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot-holed for verification of location and depth. (Engineering)
31. 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)
32. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)

33. 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)
34. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
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 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)
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. 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)
39. 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)
40. 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)
41. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. In lieu of a trash enclosure, a dedicated concrete pad shall be provided with the same access restraints. The owner would be responsible to wheel out the trash bins for 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 Roseville 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 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)
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. 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. (Public Works, 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 utilities easements (PUE's) located along public roadways. (Engineering)
54. 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)
55. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
56. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
57. 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)
58. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
59. 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)
60. 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)

61. 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)

62. Developer will be responsible for installing a 4" conduit along Blue Oaks Boulevard from the west end of the property east, north through the overland release and east to the existing transformer. (Electric)

63. The project can be fed from the existing transformer on the western edge of the property which is 120/208 3-phase transformer. (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. All commercial air conditioning units 5 tons or less (<65,000 btu/ h) shall meet the current Consortium for Energy Efficiency ("CEE") Tier I specifications. The SEER/EER ratings will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of any building permit for any

commercial building in the Plan Area. Any variances, with the exception of Tier 2 compliance, must be approved by the Electric Department's Retail Energy Services Department. (Electric)

72. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
73. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)
74. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)
75. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include of the following:
  - a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
  - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
  - c. An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

#### **CONDITIONS OF APPROVAL FOR THE TENTATIVE PARCEL MAP (FILE # PL23-0032)**

1. This Tentative Parcel Map approval shall be effectuated within a period of two (2) years from **December 14, 2023** and if not effectuated shall expire on **December 14, 2025**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **December 14, 2026**. (Planning)
2. The project is approved as shown in Exhibits A - B and as conditioned or modified below. (Planning)
3. The approval of a Tentative Map and/or tentative site plan 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)
4. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)

5. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by Development Services - Engineering. (Engineering)
6. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
7. The project shall comply with all required environmental mitigation identified in the Fiddymment Road Self-Storage Initial Study, and shall include all applicable mitigation measures as notes on the plans. (Planning)

#### **PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS**

8. The applicant shall submit to the Planning and Engineering Departments the applicable Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)
9. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
  - a) Grading shall comply with the City grading ordinance. There shall be no cut and/or fill slopes steeper than a 4:1 ratio. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans and all erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site; it is the applicant's responsibility to ensure that necessary measures are taken to minimize silt discharge from the site. Modification of the erosion control plan may be warranted during wet weather conditions.
  - b) A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
  - c) Access to the floodplain shall be provided as required by Development Engineering and the Streets Department.
  - d) Standard accessible ramps shall be installed at all curb returns per City Standards. (Engineering)
10. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way and/or City easements. (Engineering)
11. All drainage facilities shall conform to natural drainage sheds. (Engineering)
12. The following note shall be added to the Grading and/or Improvement Plans:

*To minimize dust/grading impacts during construction the applicant shall:*

- a) *Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.*
- b) *Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.*
- c) *Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.*

- d) *Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.*
- e) *The City shall have the authority to stop all grading operations if, in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*

#### **PRIOR TO ISSUANCE OF GRADING PERMIT OR IMPROVEMENT PLANS**

- 13. Prior to the approval of Improvement Plans, the applicant shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the final set of Improvement Plans per the Division's "Digital Submission of Utility Composites" standards. Additionally, the applicant shall submit approved/proposed street names for the approved Parcel map. Final street names for the subdivision shall be approved by the Engineering Division prior to the approval of the Improvement Plans. The approved street names shall be included on the final set of Improvement Plans. (Engineering)
- 14. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1,000 feet on center. (Fire)
- 15. Minimum fire flow is 1,500 gallons per minute with 20 pounds per square inch residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
- 16. There shall be two points of access for all phasing plans. (Fire)
- 17. Testing of all fire systems shall be performed prior to the sales office being opened for business. (Fire)
- 18. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
- 19. If this project will be phased, the fire department requirements for access and circulation throughout shall be reviewed and approved by the Fire Department. Access roads shall comply with the California Fire Code and the City of Roseville's Amendments. (Fire)
- 20. 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)
- 21. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
- 22. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 10.00 of the Electric Department's "Specifications for Commercial Construction." (Electric)
- 23. 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

24. The location and design of the gas service shall be determined by PG&E. The design of 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)
25. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

**PRIOR TO OR UPON RECORDATION OF FINAL MAP**

26. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
- a) Water easements.
  - b) The applicant shall dedicate a Drainage Easement that encompasses the concrete access road off Fiddymment Road that serves the outfall.

Easement widths shall comply with the City's Improvement Standards and Construction Standards. The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the Placer County Recorder's Office. (Alternative Transportation, Environmental Utilities, Electric, Engineering)

27. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
28. 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 (Environmental Utilities, Electric, Engineering)
29. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following item(s):
- a) A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville.
  - b) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
  - c) A clause excluding any property owned by the City from the terms of the CC&Rs. (Attorney)

30. The City shall not approve the Final Map for recordation until either:
- a) A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

OR

- b) The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)
31. In the event that the Final (Parcel) Map will record prior to the completion of on-site construction, all utility and access easements shall be placed on the face of the Map to the satisfaction of the City Engineer. If all on-site improvements are complete prior to the recordation of the map, then a separate agreement

allowing all parcels/lots the rights of reciprocal access, rights to construct, and parking shall be submitted to the City as a part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)

32. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. (Engineering)
33. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)
34. The Final/Parcel Map shall be submitted per "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)
35. The cost of any facilities, which are identified in the Capital Improvement Program and are beyond those needed for this project, may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, for any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)
36. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
37. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
38. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
39. 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)
40. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
41. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
42. If Parcel 3 is deeded to the City, the project shall be annexed into Infill CFD #4 for services related to neighborhood park and streetscape maintenance. (Parks, Recreation, and Libraries)

#### **OTHER CONDITIONS OF APPROVAL**

43. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
44. It is the responsibility of the developer to ensure all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)

45. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
46. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, provided all construction equipment is fitted with factory installed muffling devices and is maintained in good working order, project construction noise 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. (Engineering)
47. If site survey or earthmoving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall 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. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

### **ATTACHMENTS**

1. File #PL17-0275 Staff Report

### **EXHIBITS**

- A. Fiddyment Road Self-Storage Initial Study/Mitigated Negative Declaration
- B. Plans

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