

CITY OF ROSEVILLE PLANNING DEPARTMENT STAFF REPORT DESIGN COMMITTEE January 20, 2005

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ITEM III-D

DESIGN REVIEW PERMIT MODIFICATION – 9999 NIBLICK DRIVE (ALBERTSONS DISTRIBUTION CENTER EXPANSION AND CONVERSION) – FILE # DRPMOD 04-56

REQUEST

The applicant requests approval of a Design Review Permit Modification to convert and expand the existing food distribution center by 180,000 square feet; 140,000 square feet freezer expansion, and 40,000 square feet produce expansion. Associated site improvements include additional employee and truck parking, twenty-two (22) additional loading docks, lighting and landscape improvements.

Project Applicant – A. Epstein & Sons International, Inc., Doug Fullick Property Owner – Albertsons, Inc., Jeremy Fredrichs

SUMMARY RECOMMENDATION

The Planning Department recommends that the Design Committee:

- A. Adopt the Mitigated Negative Declaration:
- B. Adopt the two (2) findings of fact for the Design Review Permit Modification; and
- C. Approve the Design Review Permit Modification subject to one hundred, three (103) conditions.

OUTSTANDING ISSUES

The applicant requests removal of the Air Quality mitigation measures contained in the Mitigated Negative Declaration (Exhibit A, page 5), and as Design Review Permit Conditions 10 a and b.

BACKGROUND

The Albertson's Distribution Center was constructed following approval in 1988 by the Project Review Commission (PRC) to construct a 278,715 square foot facility (file # UP 88-12) at Foothills and Blue Oaks Boulevards, on Niblick Drive (Attachment 1). An expansion (45,506 square feet) was approved on April 4, 1991 by the PRC. In 1994 the Design Review Commission (DRC) approved another expansion of the facility (file # UP MOD 88-12(C)) that included a 98,868 square foot expansion of the dry grocery warehouse, a 20,254 square foot freezer warehouse expansion, and expansion of the employee and delivery trailer parking areas. In compliance with a condition of approval of UP MOD 88-12(C) a landscape plan was submitted for review by the DRC (UP MOD 88-12(D)). The purpose of the condition was to address concerns of the DRC with screening of the existing and proposed roof mounted equipment, and of the building. The DRC approved the landscape plan on March 3, 1994.

The applicant is requesting at this time authorization to expand the freezer warehouse by 140,000 square feet, expand the produce area by 40,000 square feet, add employee/customer parking spaces, increase the truck parking area, and install twenty-two additional truck docks.

DESIGN REVIEW PERMIT EVALUATION AND CONCLUSION

Section 19.78.060(J) of the Zoning Ordinance requires that two findings be made in order to approve a Design Review Permit Modification. Those findings are listed below in *italics*, followed by staff evaluation.

1. The proposed modifications are in substantial compliance with the intent of the original approvals, and prior conditions of approval.

The proposed expansion is enlarging operations previously approved for the subject site (Exhibit B). Previous conditions of approval addressed the architectural design, screening of roof-mounted equipment through inclusion of roof screen walls, and landscaping for screening of equipment and buildings.

Design: The building materials and finishes will be extended to the proposed expansion areas, ensuring the additions will blend with the existing structures and be consistent with the architectural designs previously approved (Exhibits E and F).

Roof Equipment Screening: The proposed expansion includes use of roof screen walls to screen the new roof mounted equipment where the equipment may potentially be visible from public areas (Attachment 2, Exhibit G). There are some instances where piping outside of the screen wall areas may be visible from public areas; the applicant has indicated the piping will be painted to blend with the roof. **Condition 9a** is included to ensure equipment is painted as needed to mask exposed equipment.

Landscaping: The previously approved landscaping will be restored through replacement tree plantings along the eastern property boundary (facing towards the Southern Pacific Railroad and Industrial Boulevard). Expansion of the building towards the southern property line requires installation of additional paving to allow truck movements approaching the docks, and removal of twelve (12) existing trees. Consistent with the previously approved landscape plans, seventeen (17) new Coast redwood trees (Sequoia Sempervirens 'Aptos Blue') will be planted within a thirteen-foot (13') wide planter along the southern property boundary adjacent to the vacant parcel, 30-feet on center, to provide screening (Exhibit H). The trees to be removed were planted at thirty feet (30') on center and have not provided the desired screening. Given the docks will face the southern property line and the limited success of prior plantings staff recommends the trees be planted 20' on center. Condition 9b is recommended for inclusion to require the recommended denser spacing of the new tree plantings.

2. The proposed modifications does comply with all applicable standards and requirements of the Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and the applicable Specific Plans.

Parking: The Zoning Ordinance requires that the amount of off-street parking is provided based on use type, or as otherwise determined by Design Review approval (Section 19.26.030 A. 5). The initial Use Permit and subsequent modifications approved for the Albertsons Distribution Center based the required amount of off-street parking on the highest number of anticipated employees

within shifts. Providing parking based on employee shifts has worked well for past expansions, therefore, staff supports this approach to the parking allocation. The applicant indicates the peak number of employees within a shift following completion of the proposed expansion will be 248. With the addition of sixty-three (63) new parking spaces the total number of off-street parking spaces will be 292, which will exceed the required amount of off-street parking spaces for this project.

As proposed and condition, the project will comply with all applicable standards and requirements of the Zoning Ordinance, General Plan, Community Design Guidelines, and the North Industrial Design Guidelines.

ENVIRONMENTAL DETERMINATION

The Roseville Planning Department prepared an Initial Study and Mitigated Negative Declaration for this project in accordance with the California Environmental Quality Act (CEQA) and the City of Roseville CEQA Implementation Procedures. The document was posted with the City Clerk's office on December 29, 2004, and is included as Exhibit A. The document is available for review at the Planning Department office, located at 311 Vernon Street, Roseville, CA 95678. The public review period lasts until January 20, 2005. To date, no comments on the document have been received.

Air Quality: The project area was assumed for development with the 1992 General Plan Update and Environmental Impact Report (EIR), and all subsequent updates. The General Plan EIR found that the significant adverse air quality impacts of build out of the General Plan could not be mitigated to a less than significant level even with mitigation measures. The General Plan EIR adopted findings of overriding consideration for air quality impacts. The proposed expansion of the Albertsons Distribution Center is consistent with the type and level of intensity of land use anticipated with the General Plan. Therefore, the air quality impacts have been overridden. Although the project's air quality impacts have been overridden, CEQA Section 21002 states: "Public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of the project ..."

The Placer County Air Pollution Control District (the District) has identified there will be short-term construction and long-term operational emissions (Attachment 3). The District provided a list of mitigation measures to offset the project's contribution to cumulative air quality impacts to the maximum extent feasible.

Staff reviewed the recommended mitigation measures and determined short term impacts associated with construction activities (Attachment 3, measures 1-12) are addressed through the Conditions of Approval that control grading activities and dust control measures. No mitigation measures are proposed to address short-term impacts associated with construction activities.

In reviewing the list of feasible operational mitigation measures, Planning Department staff identified equipping the loading dock with electrical outlets (measure number 17) as the most applicable and effective measure. The Placer County Air Pollution Control district has identified the diesel emissions as the most significant air quality impact associated with the proposed project. The inclusion of twenty-two (22) new loading docks will increase air quality impacts due to trucks idling while waiting to load or unload refrigerated product. Given that the 22 new docks are all located on the freezer expansion area it is reasonable to assume that all trucks accessing these

docks will be equipped with refrigeration units. These refrigeration units will require that the truck engines remain running if an alternative power source is not provided. Mitigation measures were developed that require inclusion of electrical outlets at alternating, new loading docks to provide trucks the ability to use the auxiliary power and avoid running the diesel engines for longer than five minutes. This mitigation measure also requires installation of signs to this effect at the loading docks (Exhibit A, page 5, and **Conditions 10 a and b**). Staff finds that the proposed mitigation measures are feasible and that they will result in a significant reduction in onsite diesel emissions.

In consideration of the appropriateness of this mitigation measure the Design Committee should consider the health risks associated with diesel exhaust particulate matter. In 1998 the California Air Resources Board (CARB) identified diesel exhaust as a toxic air contaminant (TAC), thus determining diesel exhaust as a carcinogen. In October 2000, the CARB adopted a diesel risk reduction plan intended to reduce diesel emission by 75% by 2010 and 85% by 2020. Clearly given the efforts of the CARB to reduce diesel emission this is an area of air quality of high importance.

The applicant is not in agreement with the need for such mitigation measures, and requests removal of the requirement from the Mitigated Negative Declaration and the Conditions of Approval.

ALTERNATIVES

As noted above the applicant wishes to request removal of the recommended air quality mitigation measures. The District stated in their letter the applicant can propose other measures that achieve the same emission reductions. The California Environmental Quality Act (CEQA) Guidelines provides that as a result of the public review process the lead agency may delete or substitute alternative measures if the initially proposed measures are deemed to be infeasible or otherwise undesirable (Section 15074.1). To delete or substitute a mitigation measure(s) a written finding must be adopted that the new measure is equivalent or more effective in mitigating or avoiding any potentially significant effect on the environment. If the applicant is able to provide an alternative measure and demonstrate to the satisfaction of the Design Committee that the alternative measure will be equivalent or more effective in mitigating long-term operational emissions, then the Design Committee has the ability to make such a finding and amend the mitigation measures/monitoring program and **Conditions 10 a and b**.

The applicant has provided a response (Attachment 4) that indicates their willingness to implement mitigation measures number 1 –12 that relate to construction activities. As previously stated these measures are already addressed through the City's construction standards and are contained in the Design Review Permit standard conditions of approval.

The applicant further proposes to comply with measures number 13, 14, 15, 16 and 18. Measures 13, 14 and 15 (use of low VOC coatings, installation of low nitrogen oxide (NOx) hot water heaters, and equipping HVAC units with a catalyst system) are measures that address ozone emissions. Based on the number of additional employees and related need for hot water heaters and HVAC units, the amount of additional ozone emissions will be relatively limited in comparison to the diesel emissions. As stated previously, the Air Pollution District has confirmed the most significant emissions from the subject project will be the additional diesel emissions due to additional truck traffic and idling trucks at the docks.

Compliance with measure 16 (electrical outlets for use of electric landscape maintenance equipment) does not seem feasible given the size of the site. The landscape area along Niblick Road is approximately 150 to 400 feet from the front of the nearest building, making use of the exterior electrical outlets unreasonable.

Measure 18 offers the applicant the opportunity to pay an in-lieu fee to the Placer County Air Pollution District. The in-lieu fee would be used to provide offsite reduction of emissions within the region that would not otherwise be reduced (retrofitting of existing facilities). Instead of paying a fee to be used elsewhere in the region, staff believes that it is more efficient and less costly to the developer and the region to implement measures during construction design that will avoid the need for future retrofitting of facilities.

If the Design Committee finds the air quality mitigation measure(s) suggested by the applicant will provide equivalent or more effective mitigation of potentially significant effects on air quality, then the actions listed above may be taken with inclusion of:

- Revised mitigation measures contained in the Mitigated Negative Declaration, and
- Revised Conditions 10a and 10b to reflect the revised mitigation measures.

RECOMMENDATION

For the reasons discussed above, staff believes that the Mitigated Negative Declaration and the required findings for approval can be adopted, and the Design Review Permit Modification approved as conditioned. The Planning Department recommends that the Design Committee take the following three (3) actions (A-C):

- A. Adopt the MITIGATED NEGATIVE DECLARATION (EXHIBIT A) 9999 NIBLICK DRIVE (ALBERTSONS DISTRIBUTION CENTER EXPANSION AND CONVERSION) - FILE # DRP 04-56;
- B. Adopt the two (2) findings of fact below for the DESIGN REVIEW PERMIT MODIFICATION 9999 NIBLICK DRIVE (ALBERTSONS DISTRIBUTION CENTER EXPANSION AND CONVERSION) File # DRPMOD 04-56:
 - 1. The proposed modifications are in substantial compliance with the intent of the original approvals, and prior conditions of approval.
 - The proposed modifications do comply with all applicable standards and requirements of the Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and the applicable Specific Plans.
- C. Approve the DESIGN REVIEW PERMIT MODIFICATION 9999 NIBLICK DRIVE (ALBERTSONS DISTRIBUTION CENTER EXPANSION AND CONVERSION) File # DRPMOD 04-56 with the one hundred, three (103) conditions of approval listed below.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT MODIFICATION 04-56

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **January 20, 2007**. Prior to said expiration date,

the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **January 20, 2007**.

- 2. The project is approved as shown in Exhibits B H and as conditioned or modified below. (Planning)
- 3. 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. (Engineering, Environmental Utilities, Finance)
- 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)
- The applicant 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 the Department of Public Works (Engineering)
- 6. 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. (Engineering)

PRIOR TO BUILDING PERMITS:

- 7. Parking stalls shall meet, or exceed, the following minimum standards:
 - 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" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--8 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, signages, 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:
 - Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 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 1127B and 1129B. (Building)

- 8. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
- 9. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Design Committee including all conditions of approval.
 - a) Exposed roof-mounted equipment shall be painted to the satisfaction of the Planning Department to ensure the equipment blends with the surrounding roof color to the extent feasible.
 - b) The Landscape plan shall be revised to indicate the redwood trees to be planted adjacent to the southern property line shall be spaced twenty feet (20') on center. (Planning)
- 10. The project shall comply with all required environmental mitigation identified in the Mitigated Negative Declaration.
 - a. All proposed truck loading and unloading docks shall be equipped with one power outlet for every two dock doors. Volt power of the outlets to be determined by the size of truck potentially using the dock.
 - b. Diesel trucks shall be prohibited from idling more than five (5) minutes, and must be required by the Albertsons Distribution Center to connect to the power outlet to run any auxiliary equipment. Signage shall be provided stating this requirement at regular intervals along the expanded dock areas. (Planning)
- 11. The Landscape plan shall comply with the North Roseville Area Design Guidelines and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55.
- 12. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
- 13. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
- 14. 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)
- 15. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
- 16. A separate 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)

- 17. Building permit plans shall comply with all applicable code requirements (Uniform Building Code UBC, Uniform Mechanical Code UMC, Uniform Plumbing Code UPC, Uniform Fire Codes UFC and National Electrical Code NEC), 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 Department for applicable Code editions). (Building)
- 18. Restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
- 19. 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.
- 20. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
- 21. 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. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. 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 incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by Engineering prior to approval of the improvement plans.
 - d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
- 22. 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. (Engineering)
- 23. The existing curb ramp at the intersection of Niblick Drive and Blue Oaks Blvd. does not meet standard City requirements. It will be the responsibility of the developer to remove/replace the deficient ramp to meet City standards and to remove/replace the existing cross walk stripping with new cross walk stripping. (Engineering)
- 24. The grading of the southern property line shall either be addressed with a retaining wall or a 5:1 slope on the adjacent property located to the south. In the event the applicant chooses to

grade onto the adjacent property, a notarized right of entry from that property owner will be required prior to the issuance of the grading permit. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater then 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with facia treatment. (Engineering)

- 25. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. All existing and future storm drainage on site shall be shown on the plans. Prior to discharge from the site, the storm water shall be treated with a sand/oil separator. The existing storm water system shall be retrofitted with appropriate sand/oil separators. The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)
- 26. 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 deficit earthen material shall be borrowed. A report issued by a geotechnical engineering shall be submitted to verify that the imported materials are suitable for fill. If the borrow site is within the City of Roseville, the contractor shall show proof of all approved grading plans. Haul routes to be used shall be specified." (Engineering)

- 27. Prior to the approval of the improvement plans, it will be the project proponents responsible 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)
- 28. **Prior to the approval of the Improvement Plans**, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the preconstruction meeting. (Engineering)
- 29. 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)
- 30. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
- 31. 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' 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 reclaimed mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
- c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
- 32. Pay sewer connection fees for additional footage including the North Industrial Reimbursement to North Central. (Environmental Utilities)
- 33. The applicant/developer shall revise the Transportation Systems Management (TSM) Plan for Albertsons Distribution Center to be reviewed and approved by the Transportation Commission. (Transportation)
- 34. 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)
- 35. 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)
- 36. 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)
- 37. Fire apparatus access roads shall be provided to within 150 feet of all structures and combustible storage piles. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (Fire).
- 38. Fire apparatus roads shall be designed and maintained to support the imposed load of fire apparatus (68,000 G.V.W) throughout the entire perimeter and shall be provided with a surface so as to provide all-weather driving capabilities, in accordance with Section 902 of the Roseville Fire Code. Fire apparatus access roads shall be constructed of 3-inches asphalt concrete over a 6-inch aggregate base, and if necessary, 6-inch aggregate sub-base, prior to bringing combustible materials onto the site. (Fire)
- 39. Vertical clearances or widths shall be increased when, in the opinion of the Fire Chief, vertical clearances or widths are not adequate to provide fire apparatus access. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (32 tons) and shall be provided with a surface so as to provide all-weather driving

- capabilities. Said access shall be provided prior to any construction or storage of combustible materials on site. (Fire)
- 40. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved provision for the turning around of fire apparatus. A minimum back of curb radii of not less than 48 feet shall be provided. (Fire)
- 41. The required fire flow for the protection of the proposed project is 5,500 gallons per minute with 20 pounds residual water pressure. This flow is based on the premise that the structure will be of Type IIIN rated construction with the installation of a full coverage automatic fire sprinkler system, and is reflective of the proposed square footage amounts. A change in any of the conditions may increase the required fire flow. (Fire)
- 42. The applicant shall provide the Fire Department with a hydraulic analysis (prepared by a State licensed fire protection, civil, or mechanical engineer) that evaluates the private fire service water main serving the complex. The analysis shall demonstrate that an approved water supply is available and that it is capable of supporting the combined demands for the required fire flow 4,000 gpm and the fire sprinkler system 1,500 gpm. (Fire)
- 43. The Hazardous Materials process can be lengthy and complex. The applicant should contact the Hazardous Materials Division at (916) 774-5821 as soon as possible to initiate the process. Use or storage of hazardous materials, liquids, gases and/or chemicals will be subject to meeting the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit names and amount of any hazardous materials, if they are to be stored or used, to the Bureau of Fire Prevention for review and approval. A permit application shall also be provided at the time of submittal.
- 44. Applicant shall provide a minimum of eight (8) fire hydrants within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall not exceed 200 feet-on-center along proposed roadways. A fire hydrant shall be located within 40-feet of all fire department connections to fire sprinkler systems. The location, number and type of fire hydrants connected to the water supply shall be provided as required and approved by the Fire Department. (Fire)
- 45. Fire hydrants shall be operable and accessible to Fire Department apparatus by roads meeting the requirements of the Roseville Fire Code prior to bringing combustible materials onto the project site. The installation of bollards shall be installed to the satisfactions of the fire department to protect the location of all new and existing fire hydrants. (Fire)
- 46. A minimum clearance of 3-feet shall be provided between trees, shrubs and other landscape materials and all fire protection equipment (hydrants, fire sprinkler system connections, valves). Fire protection equipment shall not be located behind parking stalls or other obstructions to access. (Fire)
- 47. When the proposed project is to be provided with perimeter security fencing, fire apparatus access and occupant exiting shall be considered. All vehicular access gates shall comply with the Uniform Fire Code requirements and shall be equipped with approved Knox and Opticom emergency vehicle access devices. If pedestrian gates are designed as part of the overall exiting system, they shall comply with the exiting provisions of the Uniform Building Code.

Plans shall be submitted to the Fire Department for review and approval prior to installation. (Fire)

- 48. An approved access walkway shall be provided to all exterior doors and openings required by either the Uniform Fire Code or the Uniform Building Code. A concrete sidewalk or other approved hard surface will meet the intent of the access walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations, to allow for equipment maneuverability, and to safely raise ground ladders. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity. (Fire)
- 49. 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
- 50. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas shall provide a maintained minimum of one (1) foot candle of light. All exterior light fixtures shall be vandal resistant. (Planning & Police)
- 51. 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)
- 52. 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:

- 53. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors 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 preventor 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 preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)

- 54. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. A 12.5 foot wide public utilities easement along all road frontages.
 - b. Water, sewer, and reclaimed water easements.
 - c. Water and sewer easements (Electric, Engineering, Environmental Utilities)
- 55. 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. (Engineering, Environmental Utilities, Electric)
- 56. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 57. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
 - a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor 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)
- 58. The following note shall be added to the 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 to minimize dust.
- b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
- c. Sweep the adjacent street 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 opinion of city staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
- 59. This project falls within the commercial land use category of the Pleasant Grove Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)
- 60. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. (Engineering)
- 61. 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)
- 62. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 63. 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)
- 64. The applicant/developer shall revise the Transportation Systems Management (TSM) Agreement for Albertsons Distribution Center to be reviewed and approved by the City Manager. (Transportation)
- 65. 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)
- 66. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 67. Restaurants or other food services. The developer shall install exterior grease interceptor if the proposed business could potentially discharge any grease type product. (Environmental Utilities)
- 68. An approved automatic fire extinguishing system shall be provided for all buildings where the total fire area is 3,600 square feet or greater, as required by Roseville Fire Code Section 1003.2.2. Fire extinguishing systems installed shall conform to the minimum design standards of the Roseville Fire Code Standard 10-3. Plans and specifications shall be submitted to the Fire Department prior to system installation. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
- 69. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall have control valves and activation switches electrically supervised and monitored by an approved central alarm monitoring company. Digital alarm communicator system panels shall be installed and maintained in accordance with National Fire Protection Association Standard

- # 72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
- 70. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall be provided with an approved audible and visual alarm notification signal within the interior of the building to alert building occupants. Said alarm notification signal shall be provided throughout the building and shall be installed and maintained in accordance with National Fire Protection Association Standard #72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
- 71. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address, as approved by the City of Roseville. Such signs shall be clearly visible and legible from the street fronting the project. (Fire)
- 72. Dumpsters and trash containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet] or more shall not be stored in buildings or placed within 5-feet of combustible walls, openings or combustible roof eave lines unless said areas are protected by an approved automatic fire sprinkler system in accordance with the Roseville Fire Code. (Fire)
- 73. All shrubbery, trees and signs located within center medians adjacent to site access points shall be seven feet (7') in height or lower to allow access to the site by fire apparatus. (Fire)
- 74. The approved address numbers shall be placed on each building by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address numbers shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be contrasting in color with their background and shall be illuminated. (Fire)
- 75. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
- 76. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices. (Fire)
- 77. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
- 78. A Knox Company Model # 4400 key box shall be located adjacent to the door opening into the fire control room for each structure to provide access to fire protection system equipment. Said box shall be mounted at 6-feet above finished grade adjacent to the door opening. Contact the Fire Prevention Division for an approved Knox Company order form.

- 79. A digitized copy of the approved of the approved drawings for the project shall be submitted to the Fire Department for pre-fire purposes. Said copy shall be submitted in an approved format. (Fire)
- 80. Adequate radio coverage shall be provided within buildings for public safety agencies, as required by Roseville Municipal Code Section 16.16.210. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials. Adequate radio coverage shall include all of the following:
 - a. A minimum signal strength of 95 dBM available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.
 - b. A minimum signal strength of 95 dBM received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
 - c. The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
 - d. A 100 % reliability factor. (Fire, Police)
- 81. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 82. 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)
- 83. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 84. 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)
- 85. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
- 86. 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.

- 87. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
- 88. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)
- 89. Albertson's Dist. Center is a 12 kV service. The developer will be required to pay for extension or upgrading of any circuits required to serve the proposed expansion. (Electric)

OTHER CONDITIONS OF APPROVAL:

- 90. The applicant shall pay City's actual cost for providing plan check, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities)
- 91. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
- 92. A Sign Permit is required for all project signs. (Planning)
- 93. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
- 94. 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)
- 95. 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)
- 96. 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)
- 97. 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)
- 98. 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 of not and if site remediation is required. (Fire)
- 99. 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)
- 100. 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, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
- 101. 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 Department Field Inspector at the time of or prior to the foundation inspection. (Building)
- 102. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO 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 Occupancy. (Building)
- 103. 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 Department and shall include 10 copies of the following:
 - a. A description of measures that will be undertaken to minimize conflict between residents/ building occupants and construction traffic (e.g. fencing, etc.);
 - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

ATTACHMENTS

- 1. Vicinity Map
- 2. Line of Sight Plan and Elevations (Sheet A302-1)
- Letter from Placer County Air Pollution Control District, dated December 15, 2004
- 4. Letter from Doug Fullick, of A. Epstein and Sons, the applicant, dated January 13, 2005

EXHIBITS

- A. Mitigated Negative Declaration
- B. Overall Site and Erosion Control Plan (Sheet C-200)
- C. Paving and Grading Plan (Sheet C-500)
- D. Paving and Grading Plan (Sheet C-501)
- E. Exterior Elevations Produce (Sheet A-300.1)
- F. Exterior Elevations Freezer (Sheet A-301.1)
- G. Expansion Roof Plan & Mezzanine Floor Plan (Sheet A-104.1)
- H. Landscape Plan (Sheet L1.1)

Note to Applicant and/or Developer: Please contact the Planning Department staff at (916) 774-5276 prior to the Design Committee meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Committee 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 Director at, or prior to, the public hearing.