



***Planning & Redevelopment Department Staff Report
Planning Commission Meeting July 13, 2006***

Prepared by: Joanna Cucchi, Associate Planner

ITEM VI-A: **CONDITIONAL USE PERMIT, DESIGN REVIEW PERMIT, AND LOT LINE ADJUSTMENT– TEICHERT CONSTRUCTION OFFICE/YARD - 10201 FOOTHILLS BOULEVARD (4401 DULUTH AVENUE) - FILE#: 2006PL-006, CUP-000025, DRP-000093 and LLA-000029.**

REQUEST

The applicant requests approval of a Conditional Use Permit to allow for an outdoor storage yard in a Light Industrial zone, a Design Review Permit for a 20,000 square foot office and warehouse building and a Lot Line Adjustment to alter the lot line with the property to the west.

Applicant – Lane Borges, Borges Architectural Group, Inc.,
Owner – Ken Giannotti, Stanford Ranch, LLC.

SUMMARY RECOMMENDATION

The Planning Department recommends that the Planning Commission:

- A. Adopt the seven (7) findings for the Mitigated Negative Declaration;
- B. Adopt the Mitigated Negative Declaration;
- C. Adopt the three (3) findings of fact for the Conditional Use Permit;
- D. Approve the Conditional Use Permit subject to two (2) conditions;
- E. Adopt the four (4) findings of fact for the Design Review Permit;
- F. Approve the Design Review Permit with ninety-seven (97) conditions of approval;
- G. Find the Lot Line Adjustment consistent with the required criteria; and
- H. Approve the Lot Line Adjustment subject to twelve (12) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

The applicant is in agreement with the recommended conditions of approval. There are no outstanding issues.

BACKGROUND

The project site is located north of the current termination of Foothills Boulevard and south of the Placer County boundary line in the North Industrial Plan area of the City of Roseville (see Attachment 1). Pleasant Grove Creek defines the southern edge of the property as part of an open space corridor. A vacant light industrial property borders the site to the east, open space borders the property to the south and west, and an industrial park in Placer County borders the property to the north.

The applicant is requesting a Design Review Permit to construct a 20,000-square foot construction office and warehouse. A Conditional Use Permit is requested to allow a storage yard in a light industrial zone. A Lot Line Adjustment is requested to alter the lot line with the light industrial property to the west.

The site is comprised primarily of gently rolling terrain at an elevation of approximately 160 to 180 feet above mean sea level. The study area is occupied by a non-native annual grassland vegetation community, which is dominated by; Medusahead grass (*Taeniatherum caputmedusae*), with sticky tarweed (*Holocarpha virgata*), cut-leaved geranium (*Geranium dissectum*), American vetch (*Vicia Americana*),

spring vetch (*V. sativa*), filaree (*Erodium botrys*), and clover (*Trifolium* species) also occurring frequently. There are no native oak trees or other significant natural features in the area proposed for development.

Aquatic features on-site include scattered isolated seasonal wetlands, an isolated vernal pool, and two ephemeral drainages, one isolated, and one subject to ACOE jurisdiction.

LOCATION	ZONING	GENERAL PLAN LAND USE	CURRENT USE OF PROPERTY
Site	Light Industrial (M1)	Light Industrial (LI)	Vacant
North	Placer County (industrial)	Placer County (industrial)	Light Industrial
South	Open Space (OS)	Open Space (OS)	Open Space
East	Open Space (OS)	Open Space (OS)	Open Space
West	Light Industrial (M1)	Light Industrial (LI)	Vacant

The proposed project is consistent with the land uses contemplated by the City's General Plan, and the Zoning Ordinance.

Project Design Features

- A. **Project Square Footage:** 383,115 (site)
- B. **Number of Buildings:** One 20,000-square foot office/warehouse building
- C. **Site Access:** Two driveways off of Duluth Ave.
- D. **Building Materials:** Painted textured concrete
- E. **Building Colors:** Wall – tan and gray. Parapets – dark tan and brick red.

EVALUATION AND FINDINGS

Conditional Use Permit

Conditional Use Permits are evaluated for consistency with the City's General Plan, conformance with the City's Zoning Ordinance, and potential for impacts to the health, safety and welfare of persons who reside or work in the area. Specifically, the Planning Commission must make the three findings of fact listed below in bold italics to approve a CUP. An analysis of the request for outdoor storage in the M1 zone follows each finding:

1. The proposed use is consistent with the City of Roseville General Plan.

The land use designation for the subject property is Light Industrial (LI). The LI land use designation is typically intended to provide for industrial uses that tend to generate very limited noise, vibration, odor, dust, smoke, light, or other pollutants, and are either integrated or compatible with surrounding uses. Primary uses include research and development (which may include manufacturing and assembly), electronics assembly, warehousing, intensive commercial uses (e.g. autobody repair, landscaping material sales, retail and wholesale lumberyards), and associated administrative offices. Since there are no uses, other than industrial uses, near the proposed project, the Teichert Construction Office/Yard can operate without conflict with the existing uses. As a conditionally permitted use, the Teichert Yard is consistent with Light Industrial land use designation.

2. The proposed use conforms with all applicable standards and requirements of the City of Roseville Zoning Ordinance.

The Zoning Ordinance contains development standards relating to parking, driveways, setbacks and height limitations. In addition, the Community Design Guidelines provide guidance on other design and

layout issues. These issues are addressed as part of the Design Review Permit for this project. Staff concludes that the project is consistent with the Zoning Ordinance and the Community Design Guidelines.

The Light Industrial zone allows for outdoor storage yards upon approval of a Conditional Use Permit. The Conditional Use Permit allows the Commission to condition the project to assure compatibility with surrounding land use. Typical concerns related to outdoor storage include; visibility of the materials or equipment and noise associated with heavy equipment required to move the material. In this case, these project impacts have been mitigated through the design and application of the Community Design Guidelines. In addition to the improvements, the proposed operations are specified in Exhibit H. These factors, in conjunction with the surrounding land use being industrial property, adequately mitigates these impacts.

3. The location, size, design and operating characteristics of the proposed use 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 proposed storage yard has light industrial uses to the north and Light Industrial Zoning to the west. It has vacant parcels, zoned Open Space to the south and east. None of the uses surrounding the site will be adversely affected by the construction or operation of the storage yard. The approximately 5-acre storage yard will be used for construction equipment and materials for Teichert Construction. The yard design includes two 20-foot wide fire truck circulation routes to allow for emergency access. Because of the use and location of the storage yard, the proposed use will not be detrimental to the health, safety, or welfare of persons residing or working in the area or be detrimental to public or private property or improvements.

Conditional Use Permit Conclusion

Based on the analysis contained in this staff report, and with the project conditions, the required findings can be made for the proposed Conditional Use Permit.

Design Review Permit

The evaluation of the Design Review Permit for the proposed project has been based on the applicable development standards within the City's Zoning Ordinance and the design standards of the City's Community Design Guidelines. This property was annexed into the City of Roseville in 2001. As part of the Development Agreement the design of any improvements were to comply with the provisions of the Community Design Guidelines and the North Roseville Area Design Guidelines. As proposed, the project is consistent with these Guidelines.

The site has two driveways accessing the property off of Duluth Ave. The parking fronts on Duluth with the building and storage yard behind. There are 67 parking spaces required for the project and 82 spaces are being provided with the current design. The property lines bordering the open space will be landscaped with native plants including: Interior Live Oaks, California Sycamore, and Western Redbud. The main access to the storage yard is through the southern driveway and a rolling gate. A secondary access is provided to the north of the yard (Exhibit B).

As proposed and conditioned, the project complies with the applicable guidelines identified in the Zoning Ordinance and the Community Design Guidelines. Specifically, the Planning Commission must make the four findings of fact listed below in bold italics to approve a Design Review Permit. An analysis of the request for the Design Review Permit follows each finding:

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

The project is being constructed on a parcel located north of Pleasant Grove Creek. There are no trees on the parcel and excessive grading is not proposed for the site. As part of the construction, 0.078 acres of wetlands will be filled. The applicant will be required to gain approval from the Army Corps of Engineers for this work. This is addressed in condition 85 of this report. The southern portion of the site is encumbered by the City's Regulatory Floodplain. This slight encroachment is shown in Attachment 2. The project improvements have been conditioned to be relocated outside of this area. Additionally, these areas will be dedicated to the City to preserve the floodplain. This has been addressed in condition 24.

- 2. The project site design as approved provides open spaces, access, vehicle parking, vehicle, pedestrian, and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development and which is consistent with the applicable goals, policies, and objectives set forth in the General Plan, the Community Design Guidelines and applicable Specific Plan.***

The project design includes all access, vehicular and pedestrian, as required by the Community Design Guidelines and the North Industrial Design Guidelines. The loading areas, landscaping and lighting all meet the standards set forth in these guidelines.

- 3. The building design, including material, 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.***

The project is isolated from other development in the City by Pleasant Grove Creek but the project design is consistent with the goals and objectives set forth in the Community Design Guidelines, the General Plan and the North Industrial Design Guidelines. The outdoor storage yard impacts are mitigated by screening the yard. A six-foot vinyl-coated chain link fence with vision slats and landscaping are used to enclose the outdoor storage yard. The landscaping consists of California Sycamore, Interior Live Oaks, Western Redbud and London Plane Trees. This screening is consistent with similar projects with outdoor storage areas. The Hertz Equipment Rental site on Industrial Avenue has similar screening treatment for its equipment rental yard.

- 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.***

All public services on the site are screened using construction materials, colors, and landscaping that is harmonious with the site and building design. The trash enclosure is located at the southern edge of the property and is screened from view of Duluth Avenue and any future Foothills Boulevard extension.

Design Review Permit Conclusion

Section 19.78.060(B) of the Zoning Ordinance requires that four findings be made in order to approve a Design Review Permit. Based on the analysis contained in this staff report and with the project conditions, the required findings can be made for the proposed Design Review Permit.

Lot Line Adjustment

The lot line adjustment moves the lot line between the subject property and the adjacent property to the west to the eastern edge of Duluth Avenue (Exhibit G). The Subdivision Ordinance does not list any required findings for a Lot Line Adjustment; however, a Lot Line Adjustment must comply with the following criteria in **bold text**, which is followed by a discussion.

1. Compliance with the Zoning Ordinance for the district in which it is located.

The proposed Lot Line Adjustment would be consistent with the Light Industrial (M1) zoning on the property. The adjacent property is also zoned M1. Duluth Avenue will remain a private drive and will be abandoned in the future with the extension of Foothills Boulevard.

2. Compliance with local building regulations.

The Uniform Building Code establishes building regulations based upon the type of construction, the use of a building, and a building's proximity to other buildings and property lines. The proposed project complies with the Uniform Building Code requirements.

3. Provisions for relocation of existing infrastructure or easements.

The proposed Lot Line Adjustment will not affect any utility services or any easements of record. All existing easements will be maintained. The right-of-way for a future extension of Foothills Boulevard is being maintained as part of the project. As a result, the Lot Line Adjustment will not affect any existing or proposed infrastructure or easements.

4. Compliance with the City of Roseville General Plan

The subject property has a land use designation of Light Industrial (L1). The General Plan does not identify minimum lot sizes for industrial properties. Therefore, the proposed project is consistent with the General Plan.

Lot Line Adjustment Conclusion

The proposed Lot Line Adjustment is consistent with the applicable criteria outlined by the City's Subdivision Ordinance. Approval of the lot line adjustment will reduce the size of the proposed project property and locate the property line between the two parcels at the center line of Duluth Ave. Staff has not identified any issues relative to the request and recommends its approval.

ENVIRONMENTAL DETERMINATION

An Initial Study and Mitigated Negative Declaration have been prepared for this project, in accordance with the CEQA Guidelines. The Initial Study and Mitigated Negative Declaration were posted for a 30-day public review and comment period, which closed on July 13, 2006. The review period was extended to 30 days to allow for distribution to the State Clearinghouse. This distribution was required due to a request from the Army Corps of Engineers. No comments have been received to date.

RECOMMENDATION

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

- A. Adopt the seven (7) findings of fact for the Mitigated Negative Declaration – 10201 Foothills Boulevard – Teichert Construction Office/Yard
1. *The project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals or eliminate important examples of the major periods of California history or prehistory.*
 2. *The project will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.*
 3. *The project will not have impacts which are individually limited, but cumulatively considerable.*
 4. *The project will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.*
 5. *No substantial evidence exists that the project will have a negative or adverse effect on the environment.*
 6. *The project incorporates all applicable mitigation measures identified in the attached initial study.*
 7. *This mitigated negative declaration reflects the independent judgment of the lead agency.*
- B. Adopt the Mitigated Negative Declaration
- C. Adopt the three (3) findings of fact stated in the staff report for the CONDITIONAL USE PERMIT – 10201 Foothills Boulevard – Teichert Construction Office/Yard - FILE # CUP-000025;
- D. Approve the CONDITIONAL USE PERMIT – 10201 Foothills Boulevard – Teichert Construction Office/Yard - FILE # CUP-000025, subject to two (2) conditions of approval.
- E. Adopt the four (4) findings of fact as stated below for the DESIGN REVIEW PERMIT --10201 Foothills Boulevard – Teichert Construction Office/Yard - FILE # DRP-000093;
1. *The project as approved preserves and accentuates the natural features of the property, such as open space, topography, tress, wetlands and water courses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.*
 2. *The project site design as approved provides open spaces, access, vehicle parking, vehicle, pedestrian, and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development and which is consistent with the applicable goals, policies, and objectives set forth in the General Plan, the Community Design Guidelines and applicable Specific Plan.*
 3. *The building design, including material, 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.*
 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.*

- F. Approve the DESIGN REVIEW PERMIT – 10201 Foothills Boulevard – Teichert Construction Office/Yard - FILE # DRP-000093 subject to ninety-seven (97) conditions of approval.
- G. Find the LOT LINE ADJUSTMENT – 10201 Foothills Boulevard – Teichert Construction Office/Yard - FILE # DRP-000093 consistent with the criteria listed in the staff report; and
- H. Approve the LOT LINE ADJUSTMENT – 10201 Foothills Boulevard – Teichert Construction Office/Yard - FILE # LLA-000029 subject to twelve (12) conditions of approval.

CONDITIONS OF APPROVAL FOR CUP-000025:

- 1. The CUP will be effectuated upon the effectuation of the DRP-000093, and shall expire concurrent with DRP-000093.
- 2. The storage yard will operate in a manner consistent with the site plan and operational plan as contained in Exhibits B and H.

CONDITIONS OF APPROVAL FOR DRP-000093:

- 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 **July 13, 2008**. 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 **July 13, 2008**.
- 2. The project is approved as shown in Exhibits A - 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)
- 5. 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. Bike parking shall be provided per the Zoning Ordinance. The project shall include a minimum of two (2) bike lockers for each building or another acceptable form of long term bicycle parking as determined by the Transportation Division and Planning Department. (Planning, Transportation)
- 8. 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 have 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 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:
 - i) 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)
9. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
 10. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
 11. The Landscape plan shall comply with the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
 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)

Prior to the issuance of Building Permits:

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. 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.
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 Engineering prior to approval of any plans. (Engineering)
20. 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. Access to the floodplain as required by Engineering and the Streets Department.
 - e. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
21. 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)
22. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
23. 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 pre-construction meeting. (Engineering)
24. This property extends into the City's Regulatory Floodplain, the floodplain shall be dedicated to the City in fee or as a Flood Water Conservation Easement as determined by the Engineering Division. The building construction plans for the project shall remove all improvements from the City's Regulatory Floodplain. (Engineering)
25. Duluth Avenue shall be extended southerly from the City/County boundary and terminate in a cul-de-sac. Duluth Avenue shall be constructed to a minimum pavement width of 24 ft. and include 4 ft. shoulders. The cul-de-sac shall have a minimum paved radius of 50 ft. The structural section shall

be designed as an arterial roadway. Asphalt driveways shall be used to access the site. (Engineering)

26. An Irrevocable Offer of Dedication (I.O.D.) for 110 ft. of right of way through the project site shall be granted to the City for the future extension of Foothills Blvd. The extension of Duluth Avenue from the City/County line shall remain a private drive until such time as the City decides to extend Foothills Blvd. (Engineering)
27. The Developer and City shall enter into a Deferred Improvement Agreement (DIA) for future frontage improvements that will be constructed when Foothills Blvd. is extended. The DIA shall include curb, gutter, sidewalk, 2 – A-7 driveways and eighteen feet of pavement for the entire frontage of the project site. (Engineering)
28. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with a sand/oil separator. The storm drain system shall be a private system and shall be maintained by the property owner. (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/developer shall prepare a Transportation Systems Management (TSM) Plan for Teichert Construction to be reviewed and approved by the Transportation Commission. (Transportation)
31. 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)
32. 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)
33. 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)
34. 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)
35. 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)

36. 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)
37. The required fire flow for the protection of the proposed project is 2,000 gallons per minute with 20 pounds residual water pressure. This flow is based on the premise that the structure will be of Type VN 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)
38. Applicant shall provide a minimum of four (new or existing) fire hydrants within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall not exceed 350 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)
39. 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. (Fire)
40. 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)
41. 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)
42. 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)
43. 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
44. 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)

45. 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)

46. 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:

47. 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)

48. 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
- d. Other easements (Electric, Engineering, Environmental Utilities)

49. 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)

50. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)

51. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:

- a. 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.

- b. 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. 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)

53. The project shall be addressed as 4401 Duluth Ave. If Foothills Boulevard is extended through the property the address will revert back to 10201 Foothills Boulevard. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Engineering Division for building/suite addressing. (Engineering)

54. 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)

55. 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)

56. 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)

57. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)

58. 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)

59. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Teichert Construction to be reviewed and approved by the City Manager. (Transportation)

60. **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)

61. 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)
62. 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)
63. 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)
64. 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)
65. 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)
66. 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)
67. 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)
68. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
69. 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)
70. 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)

71. 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. The applicant shall pay a \$25 fee associated with the inspection of the key box prior to acceptance by the Fire Department at the time of receiving the Knox Company Order Form. (Fire)
72. 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)
73. 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)
74. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
75. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
76. 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)
77. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
78. 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)
79. 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)

80. 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.
81. One ¾" 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)
82. 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)

OTHER CONDITIONS OF APPROVAL:

83. 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)
84. 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)
85. The project shall comply with all required environmental mitigation identified in the Mitigated Negative Declaration. The mitigation measure required by the Mitigated Negative Declaration is “The developer must comply with the Army Corps of Engineers processes on grading and fill of any jurisdictional waters. Prior to issuance of a grading or building permit the developer shall obtain approval of the appropriate permit(s) from the ACOE.” (Planning)
86. 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)
87. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
88. 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)
89. 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)
90. 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)

91. 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)
92. 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)
93. 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)
94. 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)
95. 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)
96. 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)
97. 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
 - c. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONS OF APPROVAL FOR LLA-000029:

1. The Lot Line Adjustment shall be approved as shown in Exhibit G, subject to the following conditions. (Planning, Engineering)

2. Prior to the recordation of the Lot Line Adjustment, all dedications for right-of-way and Public Utility Easements for DRP-000093 shall have been made and accepted by the City. (Engineering)
3. The following shall be submitted to Engineering prior to recordation of the lot line adjustment:
 - a. Two copies of property boundary description with exhibit map (8.5" x 11" sheet), and one copy of boundary closure calculations for resulting lots. These items shall be stamped and signed by a California Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying.
 - b. One copy of the Conditions of Approval.
 - c. A completed Property Owner Consent Form.
 - d. Deed to convey interest in the property.
 - e. Preliminary title report no older than six months for all properties involved. (Engineering)
4. If surveying monuments are placed as a result of this Property Line Adjustment, it will be the responsibility of the Surveyor to record a Record of Survey with the County Recorders Office. (Engineering)
5. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
6. The applicant shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the recorded lot line adjustment per the "Digital Submittal of Cadastral Surveys". (Environmental Utilities)

OTHER CONDITIONS IF NEEDED TO RELOCATE FACILITIES AND EASEMENTS

7. The following easement(s) shall be provided by separate instrument:
 - a. A 12.5 foot wide public utilities easement along all road frontages (or specify other location);

Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Engineering, Environmental Utilities, Electric)
8. 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)
9. Any relocation, rearrangement, or change to existing City facilities due to this Lot Line Adjustment shall be paid for by the applicant. (Engineering, Environmental Utilities, Electric)
10. All existing buildings shall conform to Table 5A of the Uniform Building Code (UBC) with regard to the minimum distance to the property line. (Building)
11. Any structures crossing the adjusted Lot/Parcel lines shall be removed prior to recordation of the Lot Line Adjustment documents. (Engineering)

12. 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)

ATTACHMENTS

1. Vicinity Map
2. City Regulatory Floodplain map

EXHIBITS

- A. Initial Study and Mitigated Negative Declaration
- B. Site Plan
- C. Floor Plan
- D. Roof Plan
- E. Building Elevations
- F. Landscape Plan
- G. Lot Line Adjustment
- H. Operational Plan for storage yard

Note to Applicant and/or Developer: Please contact the Planning Department 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 Director at, or prior to, the public hearing.