

PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING FEBRUARY 22, 2007

Prepared by: Wayne Wiley, Assistant Planner

ITEM V-B:

CONDITIONAL USE PERMIT & DESIGN REVIEW PERMIT 2000 WINDING CREEK ROAD FOOTHILLS COMMERCE CENTER ANNEX LOT 7 & 9 FILE # 2005PL-135 (PROJECT # CUP-000035 & DRP-000090)

REQUEST

The applicant requests approval of a Conditional Use Permit to allow outdoor storage in a Light Industrial zone district and a Design Review Permit to construct two industrial office buildings totaling 103,397 square feet with associated site improvements including parking, lighting, and landscaping.

Project Applicant: Lane Borges, Borges Architectural Group Project Owner: Robert Ken Giannotti, Stanford Ranch Company

SUMMARY RECOMMENDATION

The Planning & Redevelopment Department recommends that the Design Committee:

- A. Adopt the three (3) Findings of Fact for the Conditional Use Permit;
- B. Approve the Conditional Use Permit with three (3) conditions of approval;
- C. Adopt the four (4) Findings of Fact for the Design Review Permit; and
- D. Approve the Design Review Permit with eighty-five (85) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is located a mile north of Blue Oaks Boulevard and approximately 750 feet east of Foothills Boulevard at 2000 Winding Creek Road within the North Industrial Planning Area (see Attachment 1). The 6.47 acre site is currently vacant and is surrounded by vacant land to the north, Union Pacific Railroad to the east, and industrial properties to the south and west.

The subject property is located within the Foothills Business Park annexation area (also commonly referred to as the Foothills Commerce Center Annex) and was annexed into the City in 2001. On March 29, 2001 the Planning Commission approved a Tentative Subdivision Map creating ten parcels. However, the property owner did not record the Final Map prior to the expiration date, and the map subsequently expired. The applicant has since received approval of a new Tentative Subdivision Map by the Planning Commission on October 26, 2006; to date, the map has not been recorded.

The current request is to construct two concrete tilt-up industrial office buildings (Buildings A & B), totaling 103,397 square feet on Lots 7 & 9 of the Foothills Commerce Center Annex. The anticipated uses will include 62,038 square feet of office space and 41,359 square feet of warehouse space. Additional site improvements will include landscaping, parking, site lighting, walkways, and utilities.

SITE INFORMATION

- A. Roseville Coalition Of Neighborhood Associations (RCONA): This parcel is located within the Industrial Area West Neighborhood Association (#29), which is comprised primarily of industrially-zoned properties.
- **B.** Total Acreage: 11.36 acres (total site) / 6.07 (Lot 7); 5.29 (Lot 9)
- C. Site Access: Access to Lot 7 is provided via two driveways located towards the northeast portion of the parcel, and access to Lot 9 is provided via two driveways located to the west of the parcel. All four driveways will allow full turning movements onto Winding Creek Road. In addition, an internal drive aisle will provide access to both parcels and all four driveways (see Exhibit A).
- **D. Grading:** The site was previously rough graded prior to being annexed into the City. According to the applicant, additional grading will be necessary to prepare the site for development of the industrial buildings and associated parking fields. The approximate grading quantities are estimated to be 10,200 cubic yards of cut and 8,700 cubic yards of fill (see Exhibit D).

ADJACENT ZONING AND LAND USE

Location	Zoning	General Plan Land Use	Actual Use Of Property
Site	Light Industrial (M1)	Light Industrial (LI)	Vacant
North	Light Industrial (M1)/Open Space (OS)	Light Industrial (L1)/Open Space (OS)	Vacant (Future Development)/ Open Space
South	Light Industrial (M1)	Light Industrial (LI)	Cemo Business Park
East	General Industrial (M2)	General Industrial (IND)	Union Pacific Railroad, Vacant, H.B. Fuller
West	Light Industrial (M1)	Light Industrial (LI)	Pasco Scientific, UPRR building, Vacant

The proposed project is consistent with the land uses contemplated by the City s General Plan and the Zoning Ordinance. With approval of the Conditional Use Permit, the proposed outdoor storage will be consistent with the Zoning Ordinance.

ZONING/SPECIFIC PLAN REGULATIONS

Development Standard	Required	Proposed
Puilding Sathagka	Building A: 50 (from Winding Creek)*	Building A: 75
Building Setbacks	Building B: 65 (from Winding Creek)	Building B: 65
Landscape Setbacks	20 (from Winding Creek)	Building A: 25
Landscape Selbacks		Building B: 20
Building Height Limit	50 maximum	Building A: 32 6
Building Height Limit	50 maximum	Building B: 32 6
Parking Spaces	Building A: 133	Building A:147
Faiking Spaces	Building B: 156	Building B: 170
Compact Stalls (30% max.)	Up to 59	0

Development Standard	Required	Proposed
Accessible Stalls (ADA)	8	8
Bicycle Racks	8	8

^{*} Per the North Roseville Area Design Guidelines, minimum setback requirements are established based on building square footage.

PROJECT DESIGN FEATURES

See attached Site Plan (Exhibit A), Landscape Plan (Exhibit B), Elevations (Exhibit C & Attachment 2), and Grading & Drainage Plan (Exhibit D).

CONDITIONAL USE PERMIT

Outdoor storage yards are a common use associated with Light Industrial zones; however, the Zoning Ordinance requires approval of a Conditional Use Permit (CUP) so that operational characteristics of storage yards can be analyzed and restricted accordingly in order to minimize impacts to adjacent property owners. With the development of the Foothills Commerce Center and Foothills Commerce Center Annex, several requests for outdoor storage yards (similar in nature) have been submitted to the City. The current request is similar to a recently approved CUP allowing an outdoor storage yard in the Foothills Commerce Center Phase II, which was approved by the Planning Commission on January 11, 2006.

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 generate very limited noise, vibration, odor, dust, smoke, light, or other pollutants, and are either integrated or compatible with surrounding properties. Primary uses include research and development (which may include manufacturing and assembly), electronics assembly, warehousing, intensive commercial uses (e.g. auto body repair, landscaping material sales, retail and wholesale lumberyards), and associated administrative offices. As a use conditionally permitted by the Zoning Ordinance, the yard is consistent with the 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 in the Design Review Permit portion of this report.

The Light Industrial zone allows for outdoor storage yards upon approval of a CUP. The CUP allows the Commission to condition the project to assure compatibility with surrounding land uses. Typical concerns related to outdoor storage include visibility of the materials or equipment and noise associated with the heavy equipment required to move the material.

The proposed yard will be visible from Winding Creek Road and surrounding businesses. However, as discussed in the Design Review Permit evaluated below, the contents of the yard will be adequately screened by a five-foot CMU wall topped with a three-foot tall wrought iron fence. The yard will be further screened by a 20 wide landscape planter along Winding Creek, a ten-foot planter adjacent to the

neighboring industrial property, and a five-foot planter along the interior side of the yard. Further detail of the proposed landscaping is also discussed in the Design Review Permit evaluation. The site is surrounded by other light industrial uses (none are sensitive receptors) and noise impacts from heavy equipment moving material within the yard are not expected to result in significant impacts. Staff concludes that the project is consistent with the Zoning Ordinance, Community Design Guidelines, and similar storage yards recently approved within the Foothills Business Park.

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 approximately 38,000 square-foot storage yard will be used to store outdoor materials and equipment associated with tenants in Building A and/or Building B, and will be accessed through a gate on the north side of the yard. The yard is not immediately adjacent to either building; however, the proposed location was determined to be the most appropriate to minimize disruption of the site circulation. Uses surrounding the site are predominantly light industrial in nature and are not expected to be adversely affected by the construction or operation of the storage yard. Because the specific uses that will occupy the buildings have not been identified, the specific materials that will be stored in this area are unknown. However, the subject CUP does not allow storage of hazardous materials; a separate CUP would be required should future tenants need to store hazardous materials. In addition, staff recommends Condition #3 of the CUP to restrict the height of stored materials to ten feet in order to ensure that the proposed fence and landscaping provide adequate screening.

Conditional Use Permit Conclusion

Staff finds that 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. 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 EVALUATION

The evaluation of the Design Review Permit to construct two industrial office buildings at 2000 Winding Creek Road, Lots 7 and 9 has been based on the applicable development standards within the City s Zoning Ordinance, the design standards of the City s Community Design Guidelines (CDGs), and the North Roseville Area Design Guidelines. Section 19.78.060(J) of the Zoning Ordinance requires that four findings be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in the recommendation section of this report.

As proposed and conditioned, the project complies with the applicable guidelines identified in the Community Design Guidelines (CDGs) and North Roseville Area Design Guidelines. The following sections of evaluation focus on pertinent design issues.

Site Planning & Building Siting: Lots 7 and 9 will be separated by an internal drive aisle. The two parcels will be developed concurrently and all necessary grading and utility improvements will be completed for both sites prior to any construction. Building A will be located to the east of the internal drive aisle on Lot 7, and Building B will be located to the west of the drive aisle on Lot 9 (see Exhibit A). Noted below are the proposed building square footages and anticipated uses for the subject properties:

Building	Building Area	Warehouse Area	Office Area
Building A	28,567 sq. ft.	19,045 sq. ft.	28,567 sq. ft.
Building B	33,471 sq. ft.	22,314 sq. ft.	33,471 sq. ft.

Vehicle Access, Circulation, and Parking: As noted previously, each parcel is accessed via two driveways off of Winding Creek Road and one internal drive aisle providing access to both parcels. The internal drive aisle will provide access between the two separate parcels and will allow the circulation pattern proposed with the current DRP. As such, reciprocal access is necessary for Lots 7 and 9 of the Foothills Commerce Center Annex. Staff has included Condition #3 of the DRP to ensure recordation of a reciprocal access agreement prior to issuance of building permits. Additionally, the project proponents have proposed shared parking for the subject parcels; therefore, Condition #3 also requires provisions for a reciprocal parking agreement.

A total of 293 parking spaces are required for the project based on the anticipated tenant mix of 60% office and 40% warehouse. The project provides for 317 spaces. The additional 24 parking spaces provides the property owner flexibility in accommodating tenants with a higher parking demand (i.e. more office).

Landscaping: The CDGs require a minimum landscape setback of 20 feet, measured from the back of curb. The proposed building setbacks are 65 to 70 from the street and will include a 20 landscape planter along the street frontage. The landscape planter will include London Plane, Flowering Plums, Purple Leaf Plums and a variety of shrubs and ground cover. In addition, the landscaping internal to the site will include Chinese Pistache Trees, Aristocrat Pears, African Sumacs, Eastern Redbuds, Crape Myrtles, Photinias, and associated shrubs and groundcover. The landscape plan is consistent with the CDGs and North Roseville Area Design Guidelines. No changes are recommended.

Storage/Loading and Service: As discussed above, an outdoor storage yard totaling 35,000 square feet is proposed for the site. Given the storage yard s immediate adjacency to Winding Creek Road, staff recommends Condition #5, which requires a five-foot tall CMU wall with a three-foot tall wrought iron fence attached to the top. The CMU will better screen the storage yard from view from the adjacent street and surrounding properties. The wrought iron element will also help provide additional security beyond that of a typical chain link fence. The contents of the yard will be adequately screened by the recommended CMU wall and wrought iron fence. A 20 landscape planter adjacent to Winding Creek consisting of London Plane Trees and African Sumacs will provide additional screening on the north and east perimeter of the storage yard. In addition, a ten-foot landscape planter that runs the length of the southern property line consisting of African Sumacs will screen the southern portion of the yard. The internal view of the storage yard will be screened by a five-foot landscape planter consisting of Crape Myrtles and associated groundcover. With the inclusion of Condition #5, staff is confident that the combination of fencing and landscaping will adequately screen the storage yard. The proposed landscape plan is consistent with the Community Design Guidelines and staff supports the landscaping as shown in Exhibit B.

Architecture: The building designs incorporate concrete tilt up panels painted Red Clay, Dapper Tan, Amish Linen Beige, and Tobacco Road Brown, exterior glazed dual-pane glass panels with aluminum storefront systems, metal awnings and flat concrete roofs (see Exhibit C). Warehouse loading areas are also proposed for each building. The service bays and loading docks will be flush with the buildings and will be located to the rear of the site, limiting the view from Winding Creek Road. The proposed buildings are identical in design and color to the buildings approved for Lot 6 of the Foothills Commerce Center Annex.

Design Review Permit Conclusion

Zoning Ordinance Section 19.78.060(B) requires four findings of fact 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 for approval can be made for the proposed Design Review Permit. The four findings for approval of the Design Review Permit are contained in the Recommendation section of this report.

ENVIRONMENTAL DETERMINATION

The City of Roseville certified an Environmental Impact Report (EIR) for the Foothills Business Park (SCH #2000022007) on September 13, 2000. The proposed project is consistent with the project description contained in the certified EIR; no additional significant environmental effects will result from this proposal, no additional significant off-site or cumulative environmental effects will result from this proposal, and no new additional mitigation measures or alternatives are required. As a project in conformance with a Master Plan for which an EIR was certified, this project is exempt from further review pursuant to CEQA Guidelines Section 15183 and City of Roseville CEQA Implementing Procedures Section 303.

RECOMMENDATION

The Planning & Redevelopment Department recommends that the Planning Commission take the following actions:

- A. Adopt the three findings of fact as stated in the staff report for approval of the CONDITIONAL USE PERMIT 2000 WINDING CREEK ROAD FOOTHILLS COMMERCE CENTER ANNEX LOTS 7 & 9 PROJECT# 2005PL-135 (FILE # CUP-000038);
- B. Approve the CONDITIONAL USE PERMIT 2000 WINDING CREEK ROAD FOOTHILLS COMMERCE CENTER ANNEX LOTS 7 & 9 PROJECT# 2005PL-135 (FILE # CUP-000038) with the three (3) conditions listed below;
- C. Adopt the four (4) findings of fact as listed below for the DESIGN REVIEW PERMIT 2000 WINDING CREEK ROAD FOOTHILLS COMMERCE CENTER ANNEX LOTS 7 & 9 PROJECT # 2005PL-135 (FILE # DRP-000090);
 - 1. The project does preserve and accentuate the natural features of the property, such as open space, topography, trees, wetlands and watercourses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.
 - 2. The project site design does provide open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, Community Design Guidelines, and North Roseville Area Design Guidelines.
 - 3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site 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, Community Design Guidelines, and North Roseville Area Design Guidelines.
 - 4. The design of the public services, as approved, including, but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.
- D. Approve the DESIGN REVIEW PERMIT 2000 WINDING CREEK ROAD FOOTHILLS COMMERCE CENTER ANNEX LOTS 7 & 9 PROJECT # 2005PL-135 (FILE # DRP-000090) subject to eighty-five (85) conditions of approval;

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (CUP-000034)

- 1. The CUP will be effectuated upon the effectuation of DRP-000090, and shall expire concurrent with DRP-000090. (Planning & Redevelopment)
- 2. The storage yard shall be limited to 35,000 square feet, as shown in Exhibit A. (Planning & Redevelopment)

3. Materials stored within the yard shall not exceed ten (10) feet in height. Furthermore, the storage of hazardous materials is not approved with this request, and will require approval of a subsequent CUP. (Planning & Redevelopment)

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT (DRP-000090)

- 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 **February 22**, **2009**. 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 **February 22**, **2009**. (Planning & Redevelopment)
- 2. The project is approved as shown in Exhibits A D and as conditioned or modified below. (Planning & Redevelopment)
- 3. Buildings A and B shall have rights of reciprocal access and parking. A separate agreement to this effect shall be submitted to the City as a part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)
- 4. Prior to issuance of any building permits, the Final Map for the Foothills Commerce Center Annex shall be recorded and the appropriate documentation submitted to the Engineering Department. (Engineering, Planning & Redevelopment)
- 5. The proposed eight-foot tall chain link fence shown on Exhibit B shall be replaced with a five-foot tall CMU wall with a three-foot tall wrought iron fence attached atop, to the satisfaction of the Planning and Redevelopment Department. (Planning & Redevelopment)
- 6. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
- 7. 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)
- 8. 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)
- 9. 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)
- 10. A 20 wide access road will be required on the south property line of lot 7, to allow access for Roseville Electric s future substation. (Electric)

PRIOR TO BUILDING PERMITS:

- 11. 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 route of travel site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - 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)
- 12. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
- 13. The Landscape plan shall comply with the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
- 14. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
- 15. 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)
- 16. 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)
- 17. 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)
- 18. 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)
- 19. Multiple Building Complexes. As part of the required Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
- 20. 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)
- 21. 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.
- 22. 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)
- 23. 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)
- 24. 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)
- 25. This site shall be accessed from Winding Creek Road by 35-foot wide type A-7 driveways. Each driveway shall have a minimum 25-foot throat depth. A 5-foot walk shall be placed along the frontage of Winding Creek Road. (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 (excess/import) earthen material shall be (deposited/borrowed). If the (deposit/borrow) site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the (exported/imported) materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified. (Engineering)
- 27. 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 fascia treatment. Walls shall be anti-graffiti coated per City standards. (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. Drain inlets at loading docks shall use a charcoal filter cartridge. The owner is responsible for the maintenance of the filter cartridge and shall provide a maintenance schedule to the City. (Engineering)

- 30. 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)
- 31. 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)
- 32. 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)
- 33. Each building shall have separate water and sewer services. The onsite sewer main shall be public and shall be maintained by the City. (Environmental Utilities)
- 34. The applicant shall dedicate public easements over all public water and sewer lines; and private easements over water and sewer services crossing property lines. (Environmental Utilities)
- 35. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Foothills Commerce Center Annex to be reviewed and approved by the Transportation Commission. (Transportation)
- 36. 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)
- 37. 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)
- 38. 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)
- 39. 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)

- 40. 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)
- 41. The required fire flow for the protection of the proposed project is 3,250 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)
- 42. Applicant shall provide a minimum of six fire hydrants within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall not exceed 250 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)
- 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 15 foot wide public utilities easement along all road frontages.
 - b. Water, sewer, and reclaimed water easements.
- 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 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)
- 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 shown below:

Lot 7 1101 Winding Creek Road Lot 9 1601 Winding Creek Road

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 Creek 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. Per the Development Agreement by and between the City and Stanford Ranch I, LLC, Section 3.15 requires the formation of a Services District for maintenance purposes prior to issuance of building permits. (Engineering)
- 60. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Foothills Commerce Center Annex to be reviewed and approved by the City Manager. (Transportation)
- 61. 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)
- 62. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 63. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
- 64. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting (Fire)
- 65. 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)
- 66. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 67. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the City of Roseville Specifications for Commercial Construction. (Electric)
- 68. 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)
- 69. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer s expense. (Electric)
- 70. 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)
- 71. 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)
- 72. 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.
- 73. One "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)
- 74. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

- 75. 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)
- 76. The project shall comply with all required environmental mitigation identified in the Foothills Business Park EIR. (Planning)
- 77. 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)
- 78. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
- 79. 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)
- 80. 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)
- 81. 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)
- 82. 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)
- 83. 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)
- 84. 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)
- 85. 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.);
 - 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)

ATTACHMENT:

- 1. Vicinity Map
- 2. Color Elevations

EXHIBITS:

- A. Site Plan
- B. Landscape Plan
- C. Building Elevations
- D. Grading and Drainage Plan

Note to Applicant and/or Developer: Please contact the Planning & Redevelopment Department staff at (916) 774-5276 prior to the 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 & Redevelopment Director at, or prior to, the public hearing.