

CITY OF ROSEVILLE PLANNING DEPARTMENT STAFF REPORT DESIGN COMMITTEE MEETING April 21, 2005

Prepared by: Derek Ogden, Assistant Planner

<u>ITEM IV-A:</u> DESIGN REVIEW PERMIT MODIFICATION – 700 BERRY STREET (HASTIE'S CAPITOL SAND & GRAVEL YARD) – FILE # DRPMOD 04-59

REQUEST

The applicant requests approval of a Design Review Permit Modification to allow the operation of a landscape and materials storage yard. Site improvements include placing a temporary sales trailer and material storage bins on the site, installing landscaping, and constructing frontage improvements.

Applicant – William Hastie, Capitol Sand and Gravel Co. Property Owner – Michael Hale, Dry Mix Product Co.

SUMMARY RECOMMENDATION

The Planning Department recommends that the Design Committee:

- A. Adopt the Negative Declaration;
- B. Adopt the two (2) findings of fact for the Design Review Permit Modification; and
- C. Approve the Design Review Permit Modification with eighty-seven (87) conditions of approval.

OUTSTANDING ISSUES

The applicant believes the intended operations of the site are temporary in nature and therefore they should not have to install frontage improvements (curb, gutter, sidewalk). This issue is addressed in more detail later in this report.

BACKGROUND

The ± 1.6 -acre project site is a parcel located within the Infill area of the City of Roseville at 700 Berry Street (see Attachment 1). The property land use designation is General Industrial (IND). Primary uses in the General Industrial land use category include intensive commercial uses, such as landscape material yards. The property is zoned General Industrial (M2). The Zoning Ordinance defines this type of use as an Equipment and Materials storage yard. As a materials storage yard land use, the proposed Hastie's facility is a permitted use within the General Industrial zone district. The subject site is bound by general industrial uses (either existing or designated).

Berry Street has been identified within the City Capital Improvement Plan to be widened and vertically realigned to a collector street within a right-of-way of 60-feet. The City has been preparing plans to reconstruct Berry Street, with construction planned for early next year. The property owner is requesting approval of the Design Review Permit Modification with the understanding that the construction date for the Berry Street improvements is uncertain. There are two possible development scenarios:

The Hastie's facility is constructed prior to installation of the Berry Street improvements and the
property owner is responsible for construction of site improvements that coordinate with Berry
Street improvement plans as much as possible, with the option to enter into a deferred
improvement agreement with the City for the future improvement of Berry Street; or

The Berry Street improvements are installed before construction of the Hastie's facility, and the
property owner will coordinate driveway location, sidewalk, grading and utility connections to match
the improvements installed by the City, and dedicate all necessary rights-of-way (ROW) for the
construction and widening of Berry Street as proposed by the City.

The property owner is in agreement with structuring the Conditions of Approval to address the two possible scenarios, and wishes to proceed with requesting approval of the proposed Design Review Permit at this time.

SITE INFORMATION

- A. Roseville Coalition Of Neighborhood Associations (RCONA): This parcel is part of the Harding Neighborhood Association (32), which is currently inactive. No comments have been received from surrounding property owners as of the date of staff report distribution.
- B. Total Acreage: 1.6 acres
- C. Site Access: Access to the site will come from a single driveway off of Berry Street.
- D. Grading: The subject site slopes down from the northwest corner of the site to the southeast. The majority of the site is relatively level at 188 feet in elevation. The site has been previously paved for operations of Dry Mix Products. Limited grading will occur onsite for the location of material bins 66-77.

ADJACENT ZONING AND LAND USE

LOCATION	ZONING	GENERAL PLAN LAND USE	CURRENT USE
Site	General Industrial (M2)	Industrial (IND)	Concrete Dry Mix Plant
North	M2	Light Industrial (LI)	Vacant (Maaco Auto body approved)
South	M2	IND	Union Pacific Railroad
East	M2	IND	Concrete Dry Mix Plant
West	M2	LI	Industrial Complex

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

ZONING REGULATIONS

DEVELOPMENT STANDARD	REQUIRED	PROPOSED
Building Setbacks	As Required by Design Review	N/A (temp.building)
	Permit Modification (DRPMOD)	
Landscape Setbacks	20' from Berry St.	20'
Building Height Limit	50'	12'
Max. Building Lot Coverage	No maximum	N/A
Parking Spaces (Total)	9 total	8
	1 per 300 for office = 2	
	1 space per 10,000 s.f. of yard area	
	= 7 spaces	
% of compact spaces	N/A	none
# of handicapped spaces	l	none
K	F00/	
% of shaded parking	50% min.	none
Bicycle Spaces	none	none

PROJECT DESIGN FEATURES

See attached Site Plan, (Exhibit B); Landscape Plan (Exhibit C);

EVALUATION

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 (CDG). As proposed and conditioned, the project complies with the applicable Community Design Guidelines. The Design Review Permit evaluation section will focus on those Design Guidelines that warrant additional review and consideration by the Design Committee.

SITE DESIGN GUIDELINES

Street Improvements

- Hastie's is processing the proposed DRPMOD, with the understanding that the Conditions are structured to address the two possible sequence scenarios discussed above under Background. As part of both scenarios the applicant will be required to construct or bond for all necessary frontage improvements including curb, gutter, and sidewalk.
- The applicant believes that given the proposed level of improvement to the site, they should not be required to install frontage improvements.
- Recently, the Maaco Auto body project was conditioned to construct frontage improvements as part
 of the approval of their Design Review Permit.
- The project is proposing an intensification of use with permanent onsite improvements. Given these factors Staff finds the frontage improvements are warranted.
- A discretionary permit is the only opportunity for the City to require frontage improvements, therefore the improvements are a condition of approval for the project.

- Maaco Auto body and other properties fronting Berry Street that have approval of discretionary permits
 have required installation of frontage improvements as a condition of approval of their project. As
 conditioned Hastie's is commensurate with these projects.
- Therefore Staff has conditioned the project to either into a Deferred Improvement Agreement (DIA) or install the frontage improvements before operation.

Parking

- The applicant has provided eight parking spaces for their intended use. Section 19.26 of the Zoning Ordinance identifies the number of required parking spaces for an Equipment and Materials Storage yard. The sales trailer is required to provide 1 parking space for every 300 square feet of floor area. The trailer is approximately 672 square feet, and therefore the trailer would require two parking spaces. Additionally, the Ordinance also requires 1 additional space for every 10,000 square feet of yard area. The site is approximately 67,000 square feet in area, and therefore the yard would require an additional seven spaces. The total parking requirement for the site is 9 spaces.
- The applicant can easily stripe one additional space either adjacent to the office building or next to
 the stalls in front of bins 63 through 65. Staff would recommend placing the extra stall adjacent to
 the office trailer for ease of access for customers of Hastie's. Staff has added condition #3 to
 include the extra space.

LANDSCAPE GUIDELINES

- CDG state trees should provide 50% shade of paved parking areas as measured at 15-year maturity.
- The applicant has not included any shade trees within the parking area of the proposed Hastie's facility. In this case the applicant is required to provide nine spaces. The majority of the site was previously paved for the operations of Dry Mix Product Company. Staff feels the project can meet the intent of the Community Design Guidelines by adding four landscape trees and planter areas within the parking area of Hastie's. Staff has added condition #12 to require shading within the parking area of Hastie's.

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. The two findings for approval of the Design Review Permit are contained in the Recommendation section of this report.

ENVIRONMENTAL DETERMINATION

An Initial Study and Negative Declaration have been prepared for this project in accordance with the California Environmental Quality Act (CEQA) and are included as Exhibit A. The public review period will last until April 21, 2005. No comments have been received prior to distribution of this staff report.

There is one air quality issue specific to landscape and material yard operations. Because of the materials handled, there is the potential to create impacts to air quality from fugitive dust. The Placer County Air Pollution Control District (PCAPCD) regulates fugitive dust from commercial operations. Per the California Clean Air Act of 1988, the PCAPCD has primary responsibility for improving air quality in Placer County. The PCAPCD has adopted an Air Quality Attainment Plan with strategies for reducing fugitive dust, and has further adopted rules and regulations governing dust from point sources. The PCAPCD requires a Fugitive Dust Plan for operations that have the potential to generate excessive dust. **Condition 15** is included

requiring the project to comply with Placer County Air Pollution Control District Fugitive Dust Plan. The Fugitive Dust Plan will require measures including the installation of a sprinkler system to control dust on site.

Staff further notes that the materials storage yard and any associated dust will be a minimum of 1,000 feet from the nearest residential property line, which will diminish impacts to sensitive receptors. Considering the distance to sensitive receptors and the requirement for a Fugitive Dust Plan, air quality impacts are considered less than significant.

RECOMMENDATION

The Planning Department recommends that the Design Committee take the following actions (A - C):

- A. Adopt the NEGATIVE DECLARATION (EXHIBIT A) 700 BERRY STREET (HASTIE'S CAPITOL SAND AND GRAVEL YARD) FILE # DRPMOD 04-59;
- B. Adopt the two findings of fact as stated below for approval of the DESIGN REVIEW PERMIT MODIFICATION – 700 BERRY STREET (HASTIE'S CAPITOL SAND AND GRAVEL YARD) -FILE # DRPMOD 04-59;
 - The proposed modification is substantially consistent with the intent of the original approval;
 - 2. The proposed modification complies with all applicable standards and requirements of the City of Roseville Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, and the Community Design Guidelines.
- C. Approve the DESIGN REVIEW PERMIT MODIFICATION 700 BERRY STREET (HASTIE'S CAPITOL SAND AND GRAVEL YARD) - FILE # DRPMOD 04-59 with the eighty-seven (87) conditions listed below.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT 03-01:

- 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 April 21, 2007. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from April 21, 2007.
- 2. The project is approved as shown in Exhibits A C and as conditioned or modified below. (Planning)
- 3. The applicant shall add one required parking space to be located adjacent to the sales trailer. (Planning)
- 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)
- 7. 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. A deposit in the amount of two and one half percent (2-1/2%) of the value of the public improvements shall be provided at the time plans are submitted to the City for review and an additional deposit in the amount of two and one half percent (2-1/2%) of the value of the public improvements shall be provided at the time that the plans are approved and an encroachment permit is issued. (Engineering, Environmental Utilities, Finance)

PRIOR TO BUILDING PERMITS:

- 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 handicapped stalls shall abut a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--8 feet x 16 feet; Handicapped 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 handicapped van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signages, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - Handicapped parking stalls shall be dispersed and located closest to accessible entrances.
 The total number of accessible parking spaces shall be established by Table 11B-7 of the UBC.
 - ii) Handicapped spaces and crosswalks shall be signed, marked and maintained as required by Title 24 amendments of the UBC.
 - iii) Handicapped accessible parking and exterior route of travel shall comply with UBC, 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.
- 11. The Landscape plan shall comply with the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
- 12. The applicant shall provide a minimum of four (4) landscape trees and planting areas directly adjacent to the required parking areas for the Hastie's Sand and Gravel Yard. The trees shall provide 50% shading of the parking area with landscape trees at 15 years of maturity. (Planning)

- 13. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
- 14. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
- 15. The project shall comply with any applicable requirements of the Placer County Air Pollution Control District. (PCAPCD, Planning)
- 16. 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)
- 17. 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.
- 18. 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)
- 19. 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)
- 20. 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)
- 21. Access to the site shall come from Berry Street, and shall be aligned with the future Reserve Drive intersection. Berry Street has been identified within the City Capital Improvement Plan to be widened and vertically realigned to a "Collector" street within a right-of-way width of 60-feet. The City has been preparing plans to reconstruct Berry Street, with construction planned for spring of 2006. This entitlement approval offers two scenarios, Scenario 1 development of the site prior to the City reconstruction of Berry Street, and Scenario 2 development of this site after the City re-construction of Berry Street. (Engineering)

• Scenario 1 – development of this site prior to the City re-construction of Berry Street.

The project proponent shall coordinate the site plans, with coordination emphasis on the frontage and grading plans, with those plans completed to date for the re-construction of Berry Street. The grading concept and driveway configuration shall match the future grades as much as is possible. It is the project proponent's responsibility to construct all the frontage improvements but will be given the opportunity to enter into a Deferred Improvement Agreement (DIA) with the City of Roseville until the future construction of Berry Street along the frontage of the site occurs. The DIA shall have been completed to the satisfaction of the City Attorney, and recorded at the County Recorders Office **PRIOR TO** the approval of the improvement plans for the site. The future construction shall include 18-feet of pavement, curb, gutter, and 5-foot wide sidewalk, necessary drainage facilities, underground utilities, relocation of utility poles, a commercial driveway apron, the connecting driveway pavement, and all necessary grading to complete the frontage improvements. Upon approval of any improvement plans for the site, the project proponent will be responsible to:

- 1. Work with the City engineering department to coordinate the site development plans with the future construction of Berry Street.
- Construct a temporary asphalt concrete driveway. The driveway shall be 35-feet in width and shall be aligned with the driveway across the street (as shown on the site plan). AC dykes shall be built on both sides. Any necessary culverts to transfer water under the driveway shall be installed.
- 3. The site shall be graded to accommodate the future construction of the ultimate section of Berry Street, including a 5-foot wide sidewalk and a 2-foot wide bench behind the future sidewalk.
- 4. Dedicate to the City that necessary right-of-way for frontage improvements of Berry Street as required of the DIA (Engineering)
- Scenario 2 development of this site after the City re-construction of Berry Street.
 - 1. Upon the City soliciting bids and the approval of a contract for construction, the project applicant can begin construction followed by business operations.
 - 2. The project proponent shall coordinate the installation of the access driveway, the construction of a 5-foot wide sidewalk along the frontage of the site, grading and utility connections to match those improvements completed by the City for the Berry Street re-construction.
 - A 5-foot wide sidewalk shall be installed adjacent to the newly constructed curb. The
 project applicant shall enter into a Deferred Improvement agreement with the City for
 the cost associated with the sidewalk. Upon completion of City work on Berry Street,
 the sidewalk shall be installed. (Engineering)
- 22. 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)
- 23. 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)
- 24. **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)
- 25. 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)
- 26. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' 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 and sewer 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)
- 27. The applicant shall install an oil/sand separator on the sewer system per current City Specifications if a wash area is associated with the project. (Planning)
- 28. The applicant shall provide 1 trash enclosure. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
- 29. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
- 30. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
- 31. 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)
- 32. Provide a sign on the north and south sides of the drive through stating, "NOT FOR FIRE ACCESS". (Fire)
- 33. 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 (34 tons) and shall

be provided with a surface so as to provide all-weather (AC pavement surface) driving capabilities. Said access shall be provided prior to any construction or storage of combustible materials on site. (Fire)

- 34. 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)
- 35. The required fire flow for the protection of the proposed project is 1,500 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)
- 36. The applicant shall provide the Fire Department with a hydraulic analysis (prepared by a State licensed fire protection, civil, or mechanical engineer) that evaluates the private fire service water main serving the complex. The analysis shall demonstrate that an approved water supply is available and that it is capable of supporting the combined demands for the required fire flow 1,500 GPM. (Fire)
- 37. Applicant shall provide a minimum of one fire hydrant within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall not exceed 500 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)
- 38. 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)
- 39. 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)
- 40. 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)
- 41. 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)
- 42. 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
- 43. 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)
- 44. 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)
- 45. 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:

- 46. 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)
- 47. 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-foot wide public utilities easement along all future road frontages.
 - b. Water, sewer easements. (Electric, Engineering, Environmental Utilities)
- 48. 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)
- 49. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 50. 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)
- 51. The following note shall be added to the improvement plans:
 - 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)
- 52. 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)
- 53. 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)
- 54. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 55. 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)
- 56. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
- 57. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 58. 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)
- 59. 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 (minimum 6-inch numbering), as approved by the City of Roseville. Such signs shall be clearly visible and legible from the street fronting the project. (Fire)
- 60. 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)
- 61. 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)
- 62. 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)
- 63. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
- 64. 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. Provide bollards for the fire hydrants, the fire department connection, and the post indicator valve. (Fire)
- 65. 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)
- 66. 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)

The above note shall be placed on the Civil and Building plans.

- 67. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 68. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 69. 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)
- 70. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 71. 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)
- 72. 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)
- 73. 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.
- 74. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
- 75. 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)
- 76. 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)
- 77. All existing public utility, electric, water, sewer easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
- 78. The project shall comply with all required environmental mitigation identified in the Hastie's Sand and Gravel Mitigated Negative Declaration. (Planning)
- 79. 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)
- 80. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)

- 81. 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)
- 82. 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)
- 83. 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)
- 84. 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)
- 85. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable of not and if site remediation is required. (Fire)
- 86. 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)
- 87. 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)

ATTACHMENTS:

1. Vicinity Map

EXHIBITS:

- A. Negative Declaration
- B. Site Plan
- C. Landscape Plan

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