

PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING NOVEMBER 9, 2006

Prepared by: Wayne Wiley, Assistant Planner

#### ITEM V-D: DESIGN REVIEW PERMIT, TENTATIVE SUBDIVISION MAP & TREE PERMIT – 1801 PFE ROAD – MARCH ROAD INDUSTRIAL PARK – PROJECT# 2006PL-076 (FILE# SUB-000058, DRP-000121 & TP-000085)

#### **REQUEST**

The applicant requests approval of a Design Review Permit to construct four buildings totaling 26,688 square feet with associated landscaping, lighting, and parking as part of Phase 1 of the March Road Industrial Park. The applicant also requests a Tentative Subdivision Map to subdivide the 26.81-acre property into 16 parcels. Additionally, a Tree Permit is requested to remove one native oak tree and allow potential construction impacts within the protected zone of two others.

Applicant – Lane Borges, Borges Architectural Group Owner – Charles Smyth, PFE- March Industrial Partners

#### SUMMARY RECOMMENDATION

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

- A. Adopt the Mitigated Negative Declaration;
- B. Adopt the four (4) findings of fact for the Design Review Permit;
- C. Approve the Design Review Permit with ninety (90) conditions of approval;
- D. Adopt the three (3) findings of fact for the Tentative Subdivision Map;
- E. Approve the Tentative Subdivision Map with sixty-eight (68) conditions of approval;
- F. Adopt the two (2) findings of fact for the Tree Permit; and
- G. Approve the Tree Permit with twenty-one (21) 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 at 1801 PFE Road, to the south of PFE Road and the terminus of March Road within the Infill area of the City of Roseville. The project site is bordered by the Roseville Corporation Yard to the north, Placer County to the west, Sacramento County to the south, and the Union Pacific rail yard to the southeast (see Attachment 1). The subject property is currently vacant and has a zoning and land use designation of General Industrial.

In July of 2001 the Planning Commission approved a Tentative Subdivision Map (SUBD 00-08) to subdivide the subject site into 13 parcels, however the Final Map was never recorded. The Planning Commission also approved a Tree Permit (TP 00-67) to remove one native oak tree and encroach into the protected zone of several others. To date, no additional permits have been issued for the project site.

On March 28, 2003 the violations of the conditions of approval of the above referenced Tree Permit were enforced by the Planning Department. The violation included the removal of two native oak trees

(Trees #1 & #41) without authorization. Restitution for the Tree Permit violation was required through payment of in-lieu fees. During evaluation of the current project, staff has also identified an additional tree (Tree #11) that was removed without authorization. As further discussed in the Tree Permit evaluation, staff recommends that the current property owner be required to provide restitution for this tree violation, as prescribed by the Tree Preservation Ordinance.

To date, no grading of the site has occurred; however, the applicant has received the necessary permits for the proposed discharge of dredged/fill material into the aquatic features on-site and has paid all required mitigation fees.

#### SITE INFORMATION

Location: 1801 PFE Road, APN 473-100-031-000

**Roseville Coalition Of Neighborhood Associations (RCONA)**: This parcel is located within the Hilltop Circle Neighborhood Association. The neighborhood association is comprised primarily of industrial properties and is currently inactive.

#### **Total Size**: Approximately 26.81-acres

**Site Access**: Access will be provided via two collector streets (Lendell Lane and March Road) extending from PFE Road. The construction of Lendell Lane is a requirement of the project. March Road will also be extended by approximately 1,060 feet to the south (see Exhibit C). Unrestricted turning movements from both collectors will allow for direct access to the subject parcels.

**Topography**: The site ranges in elevation from approximately 124 feet near the center of the site to 153 in the southern portion of the site. The project area consists of non-native annual grassland vegetation, native oak trees, seasonal wetlands, and riparian scrub woodlands. Approximately .09-acres of wetlands will be filled as a result of the project, in accordance with previously approved wetland permits.

**Grading:** Grading of the property will be necessary to provide parking areas, drive aisles, and limited pad grading. Earthwork quantities will total 48,060 cubic yards of cut and 46,886 cubic yards of fill (see Exhibit D). Retaining walls are proposed in certain locations and will range from one foot to four feet in height.

Location	Zoning	General Plan Land Use	Actual Use Of Property
Site	General Industrial (M2)	General Industrial (IND)	Vacant
North	Public/Quasi-Public (P/QP)	Public/Quasi-Public (P/QP)	City of Roseville Corporation Yard
South	Sacramento County/ General Industrial (M2)	Sacramento County/ General Industrial (IND)	Union Pacific Railroad
East	Light Industrial (M1)	General Industrial (IND)	Union Pacific Railroad
West	Placer County/ General Industrial (M2)	Sacramento County/ General Industrial (IND)	Auto Yard

## ADJACENT ZONING AND LAND USE

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

## ZONING/SPECIFIC PLAN REGULATIONS

Development Standard	Required	Proposed
Building Setbacks	20' (from adjacent roads)	Building A: March Rd-20' Lendell Ln- 90' Building B1/B2: 90'/100' Building C: 70'
Landscape Setbacks	20' (from adjacent roads)	Building A: March Rd-25' Lendell Ln- 40' Building B1 & B2: 40' Building C: 25'
Building Height Limit	50' maximum	Building A: 27' Building B1 & B2: 27' Building C: 27'
Parking Spaces	Building A: 31 Building B1/B2: 20/20 Building C: 12 Total: 84	Building A: 32 Building B1/B2: 23/24 Building C: 13 Total: 92
Compact Stalls (30% max.)	Up to 25	0
Accessible Stalls (ADA)	Building A: 1 Building B1/B2: 1/1 Building C: 1 Total: 4	Building A: 1 Building B1/B2: 1/1 Building C: 1 Total: 4
Bicycle Racks	4	4

#### **EVALUATION**

#### DESIGN REVIEW PERMIT

The evaluation of the Design Review Permit to construct Phase 1 of the March Road Industrial Park 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.

As proposed and conditioned, the project complies with the applicable guidelines identified in the Community Design Guidelines (CDG). The following evaluation focuses on pertinent design issues that warrant further discussion.

#### Site Planning & Building Siting

- The CDGs state that site designs shall preserve, enhance and incorporate the natural features of a site as an element within the overall design.
- The project site is populated with approximately 46 native oak trees, the majority of which are concentrated toward the western portion of the property. Preservation of the trees was a primary concern for staff and the applicant; therefore, the project was designed to avoid all but one tree.

#### Streetscape Design and Landscaping Guidelines

• The CDGs encourage project designs that are sensitive to the streetscape presence and presents an appealing theme along the sidewalk and street through setbacks and landscaping.

- The CDGs requires a minimum landscape setback of 20 feet, measured from the back of curb. The landscaping proposed for all four buildings exceeds this requirement.
- As proposed, the landscape planters will include Crape Myrtles, London Planes, Bradford Pears, Valley Oaks, Redwoods, and a variety of shrubs and ground cover.
- In addition, the CDG recommends streetscape designs include primary trees, secondary trees, and accent trees throughout a project.
- In order to maintain consistency with the natural feel of the site, the applicant proposed Valley Oaks along both street corridors as the primary tree for the site.
- Due to the difficulty of maintaining Valley Oaks as landscape trees, staff recommends Interior Live Oaks in place of the proposed Valley Oaks (see Condition #3).
- The applicant is in agreement with this condition.

## Vehicle Access, Circulation, and Parking

- The CDG state that the site shall provide parking spaces, stall dimensions, striping and drive aisles in accordance with the Zoning Ordinance. Handicap accessible parking spaces shall comply with ADA and Title 24.
- Section 19.26.030 of the Zoning Ordinance specifies parking requirements for various uses. General Industrial use types have a parking requirement of one (1) parking space per 1,000 square feet of building area and equipment and material storage yards have a parking requirement of one (1) parking space per 10,000 square feet of yard area. Using this parking standard, a total of 84 on-site parking spaces are required for Phase 1 of the project.
- The Zoning Ordinance also requires that the parking requirement reflect the combined total for each use within the building when more than 10% of the gross floor area is used for something other than a general industrial use (i.e. office space). It is anticipated that three of the four proposed buildings within Phase 1 will utilize more than 50% of the building space for office use. This has been taken into consideration in calculating the required parking for the site (see parking breakdown in Exhibit C).
- The proposed project is designed to serve light industrial, small manufacturing, and office businesses. However, the project is speculative in nature; the developer has not identified tenants for any of the buildings. The applicant has proposed 93 parking spaces as shown in Exhibit C. The nine additional parking spaces in excess of the parking requirement have been provided in order to allow the property owner flexibility in accommodating tenants with a higher parking demand.

## Storage/Loading and Service

- The CDGs state that outdoor storage shall be screened from public view through a combination of building design, landscaping and berming, and/or location.
- The four lots proposed for Phase 1 will incorporate yard areas into their site design. The total yard area proposed for Phase 1 is 49,664 square feet.
- The storage yards for Lots B1, B2, and C will be located to the rear of the buildings, with the largest section of the yard areas screened from the main street by the buildings. Additionally, the applicant proposes to screen the side and rear portions of the storage yards from surrounding properties through the use of an eight-foot tall chain link fence with slats. For the parcels that abut developed lots, landscaping will also be used to soften as well as screen the storage yards from public view.
- Because the storage yard of Lot A fronts onto Lendell Lane, a combination of both an eight foot chain link fence with slats and prominent landscaping will be used to screen the storage yard. The applicant has proposed a twenty-foot (20') wide planting area along Lendell lane. Valley Oaks and a variety of shrubs and ground cover are proposed within this planting area to further buffer the storage yard from the street. In addition, adjacent to the south property line, several Redwood trees and Silverberry shrubs will be planted alongside the fence.

## <u>Phasing</u>

• The applicant anticipates three building phases for the March Road Industrial Park totaling 96,088 square feet of building area and 163,293 square feet of yard area. The following table provides a breakdown of the development proposed in each phase:

Phase	Building Area	Yard Area	Parking Requirement (Required/Proposed)
Phase 1	26,688 sq. ft.	49,664 sq. ft.	84/93
Phase 2	32,400 sq. ft.	52,219 sq. ft.	74/78
Phase 3	37,000 sq. ft.	61,510 sq. ft.	102/109

- The CDGs state that projects proposed in phases shall be designed to function independently without reliance on improvements included in subsequent phases.
- The project will require construction of Lendell Lane and the extension of March Road by approximately 320 feet, which will provide access to the lots located in Phase 1 (see Exhibit C). With the construction of Phase 2 (Lots D1 through F), March Road will be extended another 740 feet, which will provide access to the lots in Phases 2 and 3.
- Although the current request is to allow the construction of Phase 1, staff has analyzed the conceptual layout of future phases for potential circulation conflicts and building layout. While not proposed for development at this time, the conceptual layout shown for future phases is consistent with the development pattern established with Phase 1. The applicant will be required to apply for a Design Review Permit prior to the development of each subsequent phase.
- Staff has evaluated the proposed phasing plan and found that it is consistent with the CDG.

## <u>Architecture</u>

- The intent of the CDG is to promote high quality building designs that consist of durable and maintainable materials, which provide an aesthetically pleasing appearance to the public.
- The building designs incorporate concrete tilt up panels painted Grey Pearl, "Deerfield" Tan, and "Wedgewood" Blue, exterior glazed dual-pane glass panels with aluminum storefront systems, metal awnings and flat concrete roofs (see Exhibit C & Attachment 4).
- The colors, materials and design of the proposed project are consistent with the intent of the CDG. Staff supports the architectural design as proposed and conditioned below.

#### **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 four findings for approval of the Design Review Permit are contained in the Recommendation section of this report.

#### TENTATIVE SUBDIVISION MAP EVALUATION

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

1. The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable Specific Plan for the area, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.

<u>Parcel size, design, configuration, location, orientation and character:</u> As indicated in the project description and as shown in Exhibit B, the applicant is proposing to subdivide the 22.75-acre property into 13 parcels. Each parcel will contain a building and parking area. The resulting parcels are as follows: Lot A – 1.33 acres; Lot B1 – .70 acres; Lot B2 – 1.25 acres; Lot C – 0.81 acres; Lot D1 – 0.73 acres; Lot D2 – 0.72 acres; Lot E1 – 0.70 acres; Lot E2 – 0.69; Lot F – 0.74 acres; Lot G – 5.03; Lot H – 1.79 acres; Lot J1 – 1.12 acres; Lot J2 – 3.18 acres Lot. The Planning and Engineering Departments have reviewed the map and have no concerns with the proposed parcel configuration.

The General Plan and Zoning Ordinance do not establish minimum lot sizes for parcels within the General Industrial zone. Instead, the City reviews tentative maps on a case-by-case basis to ensure that the parcels are of adequate size for development. Absent a development plan, staff would have particular concern over the size of parcels and their suitability for commercial/industrial development. However in this case, a Design Review Permit is being processed concurrently with the map. As a result, staff can adequately evaluate whether or not the proposed parcels can accommodate the proposed project.

As demonstrated on the site plan and the proposed Tentative Map, the parcel boundaries are consistent with the anticipated development. Each site is adequately sized for the buildings proposed for development. Based on the overall building square footage for Phase 1 (26,688 square feet), 84 parking spaces are required. Currently there are 93 parking spaces proposed for Phase 1, with the necessary parking needed to serve each building located on each respective parcel. A reciprocal access and parking agreement for buildings that are located directly adjacent to the same property line will be recorded prior to approval of the final map (Tentative Map **Condition 50**).

<u>Grading:</u> Grading of the property will be necessary to provide parking areas, drive aisles, and limited pad grading. Earthwork quantities will total 48,060 cubic yards of cut and 46,886 cubic yards of fill. The grading is consistent with that proposed for the DRP, which has been found to be appropriate for the development of the site.

<u>Access & Circulation:</u> Access and circulation are discussed above with the Design Review Permit. Each parcel will be provided access from March Road or Lendell Lane and will allow access to the circulation pattern proposed with the DRP. In addition, provisions for reciprocal access and parking have been included for lots that share one driveway. (Tentative Map Condition 50).

<u>Improvements:</u> The project will also include utility infrastructure, sewer, electric, fire hydrants and other utility mains. The requirements for access and service improvements have been included in the conditions of approval for both the Design Review Permit as well as this Tentative Map.

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

As analyzed previously in the Design Review Permit discussion, staff has determined that the design, layout, configuration, and size of the proposed lots are sized to accommodate proposed and future development in accordance with City standards. The topography of the site/parcels includes minor grade changes, slopes, and retaining walls. The site is capable of development with building layouts shown with the proposed development plans.

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

The water quality impacts associated with the project and the expected discharge of waste for this project are consistent with what has been anticipated by the General Plan EIR. In addition, the design of the sewer lines in the project area and treatment capacity at the City's sewage treatment plant have adequate conveyance and capacity to accommodate the existing and future development on the parcels proposed by the tentative map.

## TREE PERMIT

The Tree Preservation Chapter of the Zoning Ordinance requires the City to consider the appropriateness of, and alternatives to, proposed tree removals and encroachments. In addition, when a tree removal is requested, the City is required to review the proposed mitigation plan. The information supplied by the arborist is provided as Attachment 3.

<u>*Removals:*</u> Staff has worked with the applicant to save a number of trees located onsite. This was accomplished through reconfiguring the access drives and building locations. Staff and the applicant were successful in saving all but Tree #34. Tree #34 is in direct conflict with two building drive aisles and must be removed in order to provide access to and from the rear yard of Buildings C and D1.

Tree #34 is an 18.5-inch Valley Oak listed in fare condition and is located between Buildings C and Building D1 toward the rear of the properties. The tree is locate along the centerline of the drive aisle that provides access to the outdoor yard area of Buildings C and D1. Staff has explored alternatives that would leave the tree in its current location. However, doing so would require the use of retaining walls within the Protected Zone Radius (PZR) and would elevate the surrounding grade, leaving the tree in a depression. In this scenario, the tree would incur moderate encroachment within the protected zone radius that, according to the arborist, could result in significant damage to the root system. The arborist is not confident that the tree would survive. Staff concurs with the arborists' assessment and recommends that the tree be removed.

With the removal of Tree #34, the applicant will be required to mitigate for 18.5 inches. However, staff has identified an additional tree (Tree #11) that was removed without authorization. According to the original arborist report dated July 19, 1999, this tree was a 6-inch diameter Interior Live Oak. Tree #11 was stipulated in the report as being in poor condition and was recommended for removal by the arborist due to its condition. However, previous tree permits issued for the site did not authorize removal of this tree. Staff is unclear as to when the tree was removed. The property is under new ownership, and the current owner is also unclear. Since the tree was removed without authorization, it is a violation of the Tree Preservation Ordinance and it is the current property owner's responsibility to provided restitution in accordance with the Ordinance. As such, staff recommends that the property owner be required to provide restitution through payment of in-lieu fees (triple mitigation - 18 inches) for this violation. Mitigation requirements are discussed in the Mitigation Plan section below.

<u>Encroachments</u>: Two trees (Trees #32 and #33) will incur encroachment as a result of the construction of a four-foot keystone retaining wall. The wall will encroach slightly within the drip line of the trees (less than 5%), which the arborist has determined will have no significant impact on the health of the trees. In addition, a sidewalk is proposed to the northwest of Tree# 33, which will also slightly encroach into the tree drip line. According to the arborist, this activity is not expected to have a detrimental effect on the tree's health or longevity.

<u>Mitigation</u>: With the removal of Tree #34 and restitution for Tree #11, the applicant will be required to mitigate for a total of 36.5" through a combination of onsite planting and payment of in-lieu fees. The proposed plantings consist of native and non-native species. Non-native species include Pink Crepe Myrtle, London Plane, Bradford Pear, and Redwoods. Native plantings will include Interior Live Oaks. Based on the preliminary landscape plan, 18" of the required mitigation will be credited toward on-site non-native plantings, and 9" toward on-site native plantings. The remaining 9.5" will be mitigated through payment of in lieu fees established at \$118 per inch (totaling \$1,121).

#### Tree Permit Conclusion

Staff has determined that the removal of Tree #34 is unavoidable under the proposed building and parking lot layouts. However, staff believes the project minimizes tree removal to the extent possible and focuses on preserving the oak woodland. As such, staff supports the proposed design.

#### ENVIRONMENTAL DETERMINATION

The Roseville Planning and Redevelopment Department prepared an Initial Study and Mitigated Negative Declaration for this project, which was posted with the City Clerk's office on October 20, 2006. The document is available for review at the Planning and Redevelopment Department office, located at 311 Vernon Street, Roseville CA 95678. The public review period lasts until November 9, 2006. To date, no comments on the document have been received.

#### RECOMMENDATION

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

- A. Adopt the Mitigated Negative Declaration;
- B. Adopt the four findings of fact as stated below for approval of the DESIGN REVIEW PERMIT 1801 PFE ROAD (MARCH ROAD INDUSTRIAL PARK) FILE #DRP-000121:
  - 1. The project, as approved, preserves and accentuates 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, as approved, provides open spaces, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the Community Design Guidelines.
  - 3. The building design, including the material, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved, is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan and Community 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.
- C. Approve the DESIGN REVIEW PERMIT 1801 PFE ROAD (MARCH ROAD INDUSTRIAL PARK) FILE #DRP-000121 with the 90 conditions listed below;
- D. Adopt the three (3) findings of fact as stated below for approval of the TENTATIVE SUBDIVISION MAP – 1801 PFE ROAD (MARCH ROAD INDUSTRIAL PARK) – FILE #SUB-000069:
  - 1. The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable Specific

Plan for the area, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.

- 2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.
- 3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.
- E. Approve the TENTATIVE SUBDIVISION MAP 1801 PFE ROAD (MARCH ROAD INDUSTRIAL PARK) FILE #SUB-000069 with 68 conditions of approval;
- F. Adopt the two (2) findings of fact as stated below for approval of the TREE PERMIT –1801 PFE ROAD (MARCH ROAD INDUSTRIAL PARK) FILE #TP-000085 as stated below:
  - 1. Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66 of the Roseville Zoning Ordinance.
  - 2. Measures have been incorporated in the project or permit to mitigate impacts to remaining trees and to provide replacement for trees removed.
- G. Approve the TREE PERMIT 1801 PFE ROAD (MARCH ROAD INDUSTRIAL PARK) FILE #TP-000085 with the 21 conditions of approval listed below.

# CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FILE# DRP-000121 (PROJECT# 2006PL-140)

- 1. This Design Review Permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **November 9**, 2008. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **November 9**, 2008.
- 2. The project is approved as shown in Exhibits A F and as conditioned or modified below. (Planning)
- 3. All Valley Oak Trees proposed on the landscape plan shall be replaced with Interior Live Oak Trees. (Planning)
- 4. 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)
- 5. 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)
- 6. 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)

- 7. 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)
- 8. Parking stalls shall meet, or exceed, the following minimum standards:
  - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall 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, signages, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
    - Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
    - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
    - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
- 9. Signs and/or striping shall be provided on-site as required by the Planning Department to control onsite traffic movements. (Planning)
- 10. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
- 11. The Landscape plan shall comply with the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
- 12. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
- 13. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
- 14. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
- 14. 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)
- 15. 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)

- 16. *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)
- 17. Building permit plans shall comply with all applicable code requirements (Uniform Building Code UBC, Uniform Mechanical Code UMC, Uniform Plumbing Code UPC, Uniform Fire Codes UFC and National Electrical Code NEC), California Title 24 and the American with Disabilities Act ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)
- 18. Maintenance of copy of building plans. Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
- 19. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
- 20. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
  - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed city streets, as required by Engineering.
  - b. Grading shall comply with the City Grading Ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
  - c. A rough grading permit may be approved by Engineering prior to approval of the improvement plans.
  - d. Access to the floodplain as required by Engineering and the Streets Department.
  - e. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
- 21. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
- 22. A note shall be added to the grading plans that states:

"Prior to the commencement of grading operations, the contractor shall identify the site where the excess/borrow earthen material shall be imported/deposited. If the borrow/deposit site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified." (Engineering)

23. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage course. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)

- 24. The drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. All drainage facilities on site shall be privately owned and maintained (by the Business Owners Association). The City has no responsibility in the maintenance of the drainage facilities and will not assume any responsibilities for maintenance in the future. (Engineering)
- 25. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 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. (Engineering)
- 26. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
- 27. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
- 28. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design standards. (Engineering)
- 29. 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)
- 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. Phase I shall be constructed first, and shall include the construction of Lendell Lane from PFE Road through the intersection of March Road. The Existing cul-de-sac bulb at the end of March Road shall be removed, and March Road shall be extended through the intersection of Lendell Lane, to the southern extent of Phase I. (Engineering)
- 32. Phase II shall construct the private street from the limits of Phase I to the end of the cul-de-sac, with the cul-de-sac bulb having a back of curb radius of 50-feet. (Engineering)
- 33. PFE Road shall be improved with a City standard 150-foot right turn curb flare and a 5-foot wide sidewalk shall be constructed adjacent to the existing curb along the entire frontage. (Engineering)
- 34. Lendell Lane and the March Road extension shall be designed as Industrial roadways per the City's standard ST-6, with a 58-foot right-of-way measured from back of walk. The private street shall be a modified Industrial roadway with a 53-foot right of way, allowing for 42-feet of pavement, standard curb and gutter, and a 5-foot wide sidewalk on one side of the roadway. (Engineering)
- 35. All driveways shall be 35 feet wide. At-grade driveways shall be placed where drain inlets are located at the curb return upstream of the driveway entrance. All other driveways shall be City standard type A-7. (Engineering)

- 36. Prior to the approval of any improvement plans, the project proponent shall enter into a Deferred Improvement Agreement (DIA) with the City. The DIA shall contemplate the future widening of Atkinson Road. The improvements shall include up to 18 feet of pavement, curb, gutter, streetlights, storm drainage as necessary, landscaping, and any necessary turn lanes and striping to accommodate the site. Exhibits to be included within the DIA shall include a preliminary design for the future improvements and a full cost estimate. (Engineering)
- 37. An overland release shall be designed with the construction of roadway improvements in Phase 1. (Engineering)
- 38. The existing Drain Inlet (DI) on PFE Road shall be removed and replaced with additional DI's as necessary to intercept storm water run off. (Engineering)
- 39. Prior to the approval of Phase II plans, the project proponent shall provide an access easement to the City for the use of the private drive. (Engineering)
- 40. "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)"
- 41. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
- 42. 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)
- 43. Each lot shall have separate water and sewer services. (Environmental Utilities)
- 44. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for March Road Industrial Park to be reviewed and approved by the Transportation Commission. (Transportation)
- 45. 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)

- 46. 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)
- 47. 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)
- 48. 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 (Electric)
- 49. 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)
- 50. 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)
- 51. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)
- 52. 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. (Environmental Utilities)
- 53. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
  - a. A 12.5-foot wide public utilities easement along all road frontages.
  - b. Water, sewer, and reclaimed water easements.
- 54. 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)
- 55. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)

- 56. 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)
- 57. 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)
- 58. The project shall be addressed as follows:
  - Lot 1 2141 March Road Lot 2 – 2151 March Road Lot 3 - 2161 March Road Lot 4 - 2171 March Road Lot 5 - 2181 March Road Lot 6 - 2191 March Road Lot 7 - 2201 March Road Lot 8 - 2211 March Road Lot 9 - 2210 March Road Lot 10 - 2200 March Road Lot 11 - 2180 March Road Lot 12 - 2160 March Road Lot 13 - 2031 Lendell Lane Lot 14 - 2021 Lendell Lane Lot 15 - 2011 Lendell Lane Lot 16 - 2001 Lendell Lane
- 59. This project falls within the commercial land use category of the Dry 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)
- 60. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. (Engineering)
- 61. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)

- 62. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 63. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
- 64. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for March Rd. Industrial Park to be reviewed and approved by the City Manager. (Transportation)
- 65. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
- 66. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 67. 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 <sup>3</sup>/<sub>4</sub>" 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 ensure 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 and reclaimed water 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 Mitigated Negative Declaration for the March Road Industrial Project. (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. (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)
- 88. 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)

- 89. 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)
- 90. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Department and shall include 10 copies of the following:
  - a. A description of measures that will be undertaken to minimize conflict between residents/ building occupants and construction traffic (e.g. fencing, etc.);
  - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
  - c. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

#### <u>CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP FILE# SUBD-000069</u> (PROJECT# 2006PL-140)

- 1. The project is approved as shown in Exhibits B & C and as conditioned or modified below. (Planning & Redevelopment)
- 2. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
- 3. 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)
- 4. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
- 5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
- 6. Grading around the native oak trees or other natural features (list features) on Lots/Parcels shall be as shown on the tentative map or as approved in these conditions (Planning)
- 7. The applicant shall submit to the Planning and Engineering Departments the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)

- 8. 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 the Engineering Department prior to approval of the improvement plans.
  - d) Access to the floodplain as required by Engineering and the Streets Department.
  - e) Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
- 9. 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)
- 10. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way and/or City easements. (Engineering)
- 11. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
- 12. All drainage facilities shall conform with natural drainage sheds. (Engineering)
- 13. The following note shall be added to the Grading and/or Improvement Plans:

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

- a) Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.
- b) Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.
- c) Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
- d) Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.

- e) The City shall have the authority to stop all grading operations if, in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
- 14. All cud-de-sacs with lengths in excess of 200 feet, as measured from the center of the bulb to the center line of the intersecting street, shall be constructed with increased bulb radii of 50 feet to the back of the curb. (Engineering, Fire)
- 15. A note shall be added to the grading plans that state: "Prior to the commencement of grading operations, the contractor shall identify the site where the excess/borrow earthen material shall be imported/deposited. If the borrow/deposit site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified." (Engineering)
- 16. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage course. (Engineering)
- 17. 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 appropriate storm water pollution treatment device(s). The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)
- 18. The drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. All drainage facilities on site shall be privately owned and maintained (by the Business Owners Association). The City has no responsibility in the maintenance of the private drainage facilities and will not assume any responsibilities for maintenance in the future. (Engineering)
- 19. 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. (Engineering)
- 20. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
- 21. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
- 22. 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)
- 23. Prior to the approval of the Improvement Plans, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder.

Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)

- 24. Phase I shall be constructed first, and shall include the construction of Lendell Lane from PFE Road through the intersection of March Road. The Existing cul-de-sac bulb at the end of March Road shall be removed, and March Road shall be extended through the intersection of Lendell Lane, to the southern extent of Phase I. (Engineering)
- 25. Phase II shall construct the private street from the limits of Phase I to the end of the cul-de-sac, with the cul-de-sac bulb having a back of curb radius of 50-feet. (Engineering)
- 26. PFE Road shall be improved with a City standard 150-foot right turn curb flare and a 5-foot wide sidewalk shall be constructed adjacent to the existing curb along the entire frontage. (Engineering)
- 27. Lendell Lane and the March Road extension shall be designed as Industrial roadways per the City's standard ST-6, with a 58-foot right of way at back of walk. The private street shall be a modified Industrial roadway with a 53-foot right of way, allowing for 42-feet of pavement, standard cur and gutter, and a 5-foot wide walk on one side of the roadway. (Engineering)
- 28. All driveways shall be 35-foot wide. At grade driveways shall be placed where drain inlets are located at the curb return upstream of the driveway entrance. All other driveways shall be City standard type A-7. (Engineering)
- 29. Prior to the approval of any improvement plans, the project proponent shall enter into a Deferred improvement Agreement (DIA) with the City. The DIA shall contemplate the future widening of Atkinson Road. The improvements shall include up to 18-feet of pavement, curb, gutter, street lights, storm drainage as necessary, landscaping, and any necessary turn lanes and striping to accommodate the site. Exhibits to be included within the DIA shall include a preliminary design for the future improvements and a full cost estimate. (Engineering)
- 30. An overland release shall be designed with the construction of roadway improvements in Phase 1. (Engineering)
- 31. The existing Drain Inlet (DI) on PFE Road shall be removed and replaced with additional DI's as necessary to intercept storm water run off. (Engineering)
- 32. Prior to the approval of Improvement Plans, the applicant shall submit to the Engineering Division of Public Works, a paper copy and an electronic copy of the final set of Improvement Plans per the Division's "Digital Submission of Utility Composites" standards. Additionally, the applicant shall submit approved/proposed street names for the approved subdivision map. Final street names for the subdivision shall be approved by the Engineering Division prior to the approval of the Improvement Plans. The approved street names shall be included on the final set of Improvement Plans. (Engineering)
- 33. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
  - a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
  - b) 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.)

- c) Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions.
- d) All sewer manholes shall have all weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
- 34. Each lot shall have separate water and sewer services. (Environmental Utilities)
- 35. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1000 feet on center. (Fire)
- 36. Minimum fire flow is 3,000 gallons per minute with 20 lbs. psi residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
- 37. 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)
- 38. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
- 39. All landscaping in areas containing electrical service equipment shall conform with the "Electric Department Landscape Design Requirements" as outlined in Section 10.00 of the Electric Department's "Specifications for Commercial Construction." (Electric)
- 40. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
  - One (1) set of improvement plans
  - Load calculations
  - Electrical panel one-line drawings
- 41. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
- 42. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)
- 43. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
  - a) A 20 foot wide landscape and public utilities easement along all road frontages;
  - b) Water, sewer, and reclaimed water easements; and,
  - c) Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 44. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

- 45. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed Land Surveyor (Environmental Utilities, Electric, Engineering)
- 46. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following item(s):
  - A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville. (Engineering)
  - b) Maintenance of the private roadway and on-site drainage system
- 47. Lot 12 will not be accepted by the City, either in fee or as an easement, until after the subdivider has fulfilled the terms of the Permit from the Department of Fish and Game or Army Corps of Engineers. Upon completion of the monitoring period, the owner shall notify the City of Roseville Planning Department. (Planning)
- 48. The City shall not approve the Final Map for recordation until either:
  - a) A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

OR

- b) The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)
- 49. The street names shall be approved by the City of Roseville. (Engineering)
- 50. Buildings that are located directly adjacent to the same property line 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 b in a form acceptable to the City Attorney and referenced on the face of the recorded map.
- 51. In the event that the Final (Parcel) Map will record prior to the completion of on-site construction, all utility and access easements shall be placed on the face of the Map to the satisfaction of the City Engineer. If all on-site improvements are complete prior to the recordation of the map, then a separate agreement allowing all parcels/lots the rights of reciprocal access, rights to construct, and parking shall be submitted to the City as a part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)
- 52. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. (Engineering)
- 53. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
- 54. The Final/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after

the Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)

- 55. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
- 56. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 57. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 58. 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)
- 59. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
- 60. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
- 61. A declaration of restrictions shall be recorded, either in conjunction with the CC&R's or separately, which states that the sewer service to each lot may be conditioned upon the installation of a backwater valve to comply with City of Roseville Improvement Standards. In the event a backwater valve is called out on City approved plan, it shall be the responsibility of the owner of the residence to maintain the valve and prevent damage from occurring to any such residence, or its contents, due to the failure of the valve for any reason what-so-ever (Environmental Utilities)
- 62. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)
- 63. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 64. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
- 65. 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)
- 66. 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. (Engineering)
- 67. 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 shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a

determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

68. The project shall comply with all applicable environmental mitigation measures identified in the Mitigated Negative Declaration (Planning)

#### CONDITIONS OF APPROVAL FOR TREE PERMIT TP-000085 (PROJECT# 2006PL-140)

#### TREE PERMIT CONDITIONS AND COMPLIANCE VERIFICATION/INSPECTION CHECKLIST

CONDITION		COMPLIANCE	COMMENTS
		VERIFIED/	
		INSPECTED	
PR	IOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SI	TE	
1.	All recommendations contained in the Arborist Report (see Attachment		
	3) shall be incorporated as part of these conditions except as modified		
	herein. (Planning)		
2.	Tree #34 is approved for removal with this tree permit. All other native		
	oak trees shall remain in place. The tree to be removed shall be clearly		
	marked in the field and inspected by Planning Staff prior to removal.		
	Removal of the tree shall be performed by or under the supervision of		
	a certified arborist. (Planning)		
3.	The developer shall be responsible for the replacement of the total		
	number of inches proposed for removal prior to any tree removal. The		
	total number of inches required for mitigation is 36.5. Mitigation shall		
	be achieved through 27.5" of on-site plantings with the remaining 9"		
	mitigated for in the form of in-lieu fee payment (\$118 per inch).		
	Mitigation must be provided prior to tree removal unless otherwise		
	approved in the tree replacement plan or in these conditions.		
	(Planning)		
4.	No activity shall be permitted within the protected zone of any native		
	oak tree beyond those identified by this report. (Planning)		
5.	A \$10,000 cash deposit or bond (or other means of security provided		
	to the satisfaction of the Planning Department) shall be posted to		
	ensure the preservation of all remaining trees during construction. The		
	cash deposit or bond shall be posted in a form approved by the City		
	Attorney. Each occurrence of a violation on any condition regarding		
	tree preservation shall result in forfeiture of all or a portion of the cash		
-	deposit or bond. (Planning)		
6.	A violation of any of the conditions of this Tree Permit is a violation of		
	the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74)		
	and the Tree Preservation Ordinance (Chapter 19.66). Penalties for		
	violation of any of the conditions of approval may include forfeiture of		
	the bond, suspension or revocation of the permit, payment of		
7	restitution, and criminal penalties. (Planning)		
1.	A rending plan shall be shown on the approved site plan and/or		
	improvement plans demonstrating the Protected Zone for the affected		
	trees. A maximum of three feet beyond the edge of the walls,		
	unveway, or walkways will be allowed for construction activity and shall		
	be shown on the lencing plan. The lencing plan shall be reviewed and		
	approved by the Planning Department prior to the placement of the		
	protective tencing. (Planning)		

8.	The applicant shall install a minimum of a five-foot high chain link fence	
	(or acceptable alternative) at the outermost edge of the Protected Zone	
	of the oak tree. The fencing for encroachments shall be installed at the	
	limit of construction activity. The applicant shall install signs at two	
	equidistant locations on the temporary fence that are clearly visible	
	from the front of the lot and where construction activity will occur. The	
	size of each sign shall be a minimum of two feet (2') by two feet (2')	
	and must contain the following language: "WARNING THIS FENCE	
	SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN	
	AUTHORIZATION FROM THE PLANNING DEPARTMENT".	
	(Planning)	
9.	Once the fencing is installed, the applicant shall schedule an	
	appointment with the Planning Department to inspect and approve the	
	temporary fencing before beginning any construction. (Planning)	
10.	The applicant shall arrange with the arborist to perform, and certify in	
	writing, the completion of deadwooding, fertilization, and all other work	
	recommended for completion prior to the approval of improvement	
	plans. Pruning shall be done by an Arborist or under the direct	
	supervision of a Certified Arborist, in conformance with International	
	Society of Arboriculturalists (ISA) standards. Any watering and deep	
	root fertilization which the arborist deems necessary to protect the	
	health of the trees as noted in the arborist report or as otherwise	
	required by the arborist shall be completed by the applicant	
	(Planning)	
11.	A utility trenching pathway plan shall be submitted depicting all of the	
	following systems: storm drains, sewers, water mains, and	
	underground utilities The trenching pathway plan shall show the	
	proposed locations of all lateral lines (Planning)	
12	A Site Planning Meeting shall be held with the applicant the applicant's	
	primary contractor the Planning Department and the Engineering	
	Department to review this permit the approved grading or	
	improvement plans and the tree fencing prior to any grading on-	
	The Developer shall call the Planning Department and Engineering	
	Division two weeks prior to the start of grading work to schedule the	
	meeting and fencing inspection (Planning)	
חם	RING CONSTRUCTION	
13	The following information must be located on-site during	
10.	construction activities: Arborist Report: Approved site	
	plan/improvement plans including fencing plan; and Conditions of	
	approval for the Tree Permit All construction must follow the	
	approved plans for this tree permit without exception (Planning)	
14	All preservation devices (aeration systems oak tree wells drains	
17.	special paving etc.) shall be designed and installed as required by	
	these conditions and the arborist's recommendations and shall be	
	shown on the improvement plans or grading plans. (Planning)	
15.	If any native ground surface fabric within the Protected Zone must be	
	removed for any reason, it shall be replaced within forty-eight (48)	
L	hours. (Planning)	
16.	Storage or parking of materials, equipment and vehicles is not	
	permitted within the protected zone of any oak tree. Vehicles and	
	other heavy equipment shall not be operated within the Protected Zone	
	of any oak tree. (Planning)	

## **ATTACHMENTS**

- 1. Vicinity Map
- 2. Arborist Report
- 3. Color Elevations

## <u>EXHIBIT</u>

- A. Mitigated Negative Declaration
- B. Tentative Subdivision Map
- C. Site Plan
- D. Preliminary Grading & Drainage
- E. Building Elevations
- F. Landscape Plan

**Note to Applicant and/or Developer:** Please contact the Planning & Redevelopment Department staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing.