

**ITEM V-B:** DESIGN REVIEW PERMIT AND TENTATIVE SUBDIVISION MAP 8250 INDUSTRIAL AVENUE COASTAL/KMS COMMERCIAL CENTER FILE #2006PL-051 (SUB-000052 & DRP-000101)

### **REQUEST**

The applicant requests approval of a Design Review Permit for the construction of nine (9) light industrial buildings totaling 160,200 square feet and thirteen (13) office buildings totaling 72,900 square feet with associated parking, lighting, and landscaping. The applicant also requests approval of a Tentative Subdivision Map to subdivide two (2) parcels (27 acres and 11 acres) into twenty-three (23) parcels ranging in size from 0.46 acres to 15.19 acres.

Applicant Borges Architectural Group, Adam Lehner  
Property Owner Coastal Partners, Brett Baumgarten

### **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 subject to the one hundred two (102) conditions listed below;
- D. Adopt the three (3) findings of fact for the Tentative Subdivision Map; and
- E. Approve the Tentative Subdivision Map subject to the fifty-six (56) conditions listed below.

### **SUMMARY OF OUTSTANDING ISSUES**

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

### **BACKGROUND**

The project site is located at 8250 Industrial Boulevard, which is 0.6 miles north of the intersection of Pleasant Grove Boulevard and Washington Boulevard within the North Industrial Planning Area. The 38 acre site includes two parcels that are twenty-seven and eleven acres in size.

An existing 291,353 square foot building is located on the project site that will remain as part of the project. The existing building was originally built and operated by the Olean Tile Company beginning in 1974. The building is currently occupied by several uses which include California Bottling Company, Arena Softball and Beermann's Brewing Company among others. The building and existing uses will remain as part of the proposed project; however, 14,593 square feet of the building will be demolished to accommodate additional parking spaces associated with the proposed project.

During operation of the Olean Tile Company, a number of hazardous substances, including lead, were used during the manufacturing of ceramic tile. As part of the production process, water used to create the tiles was drained to evaporation ponds on the eastern portion of the site. In 1992, lead contamination was discovered in the former location of the evaporation ponds. The majority of the contaminated areas were remediated with the exception of 2.652 acres located toward the eastern portion of the property. These 2.652 acres are on the State Department of Toxic Substances Control

(DTSC) list of contaminated sites. A Covenant to Restrict Use of Property was recorded in October of 2000 with the Placer County Recorder. The deed restricts several uses from operating in the contaminated area, including:

- a residence, including any mobile home or factory built housing, constructed or installed for use as residential human habitation,
- a hospital for humans,
- a public or private school for persons under 21 years of age, and
- a day care center for children.

The deed requires approval of a Soil Management Plan and a Health and Safety Plan by DTSC prior to any activity within the restricted area that has the potential to disturb the soil at any depth. A map of the restricted area is provided as Attachment 2.

**SITE INFORMATION**

**Location:** 8250 Industrial Avenue, North Industrial Planning Area, approximately 0.6 miles north of the intersection of Washington Boulevard and Pleasant Grove Boulevard.

**Total Size:** 38 acres

**Topography:** The portion of the site that is undeveloped is characterized by previously disturbed gently rolling topography and annual grasses. There are no native oak trees or wetlands on the site.

Table 1: Adjacent Zoning and Land Use

	Zoning	General Plan Land Use	Actual Use Of Property
<b>Site</b>	General Industrial (M2)	General Industrial (IND)	Partially Developed
<b>North</b>	M2	IND	Various Industrial Uses
<b>South</b>	M2	IND	Surewest
<b>East</b>	Single Family Residential (R1)	Low Density Residential (LDR)	Residences
<b>West</b>	Light Industrial (M1)	Light Industrial	NEC

Table 2: Development Standards

Development Standard	Required	Proposed
Building Setbacks	35 from Industrial Av. 35 from Washington Bl.	54 from Industrial Av. (minimum) 112 from Washington Bl. (minimum)
Landscape Setbacks	35 from Industrial Av. 50 from Washington Bl.	35 from Industrial (minimum) 50 (Washington Bl.) (minimum)
Building Height Limit	50 maximum	Industrial 26 Office 22
Max. Building Lot Coverage	50% maximum	30.5%
Parking Spaces (Total)	<b>964 spaces</b> 672 (Industrial) 292 (Office)	1145
% of compact spaces	Up to 289 allowed	64
# of handicapped spaces	22	47
% of shaded parking	50%	60%
Bicycle Spaces	8	8 (conditioned)

## **EVALUATION**

### **DESIGN REVIEW PERMIT**

Zoning Ordinance Section 19.78.060.B stipulates that four (4) findings must be made in order to approve a DRP. The required findings for a DRP are listed below in *bold italics* and are followed by an evaluation.

- 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, North Roseville Area Design Guidelines, 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, North Roseville Area Design Guidelines, and the 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.*

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, the North Roseville Area Design Guidelines (NRADG), and the design standards of the City's Community Design Guidelines.

As proposed and conditioned, the project complies with the applicable guidelines. The remainder of the Design Review Permit evaluation section will focus on design guidelines that warrant additional review and consideration by the Planning Commission.

The applicant proposes to construct nine (9) industrial buildings and thirteen (13) office buildings as shown in Figure 1 below. The industrial buildings will surround the existing building which will remain on site. The office buildings are grouped together towards the east side of the property just off of Washington Boulevard.

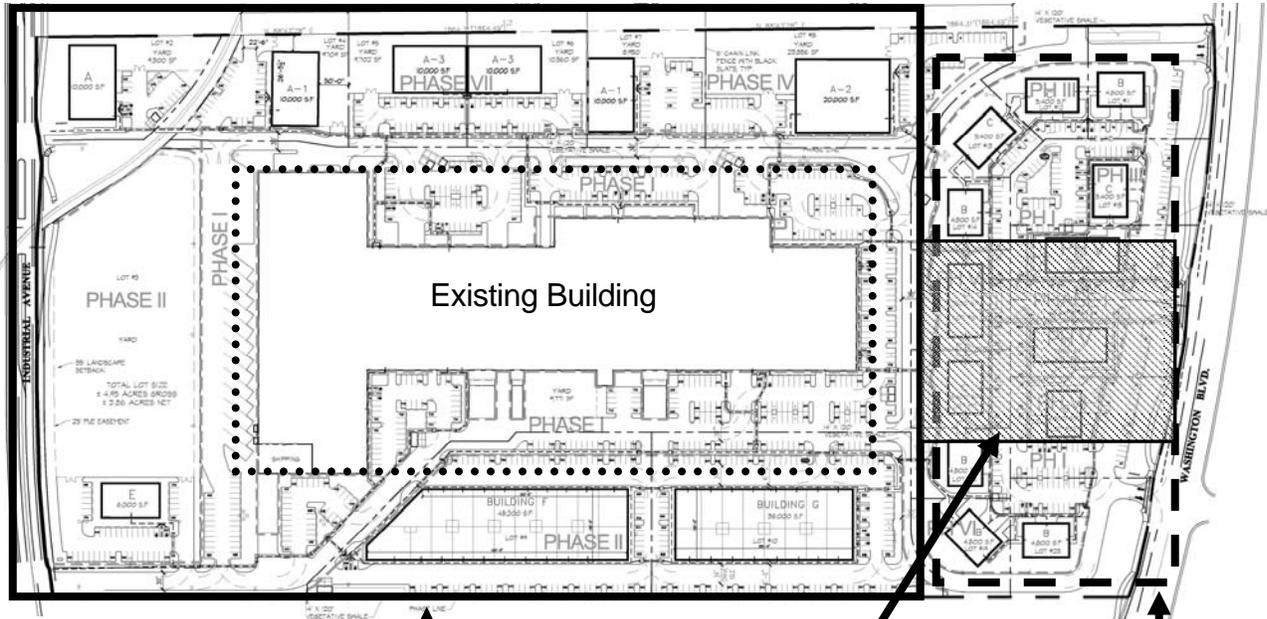


Figure 1: Site Plan



## A. SITE DESIGN

### *Site Planning & Building Sitting*

- The Community Design Guidelines (CDG) encourage the incorporation of plaza space to provide outdoor areas for sitting, eating, strolling, and gathering areas for employee benefit. The guidelines recommend incorporating a combination of accent materials, site furniture, shade features, etc. to enhance the plaza space.

As shown in Figure 1 above, no plaza areas are shown within the industrial portion of the project. Staff has recommended that the applicant include at least two plaza spaces within this section of the project. The applicant has identified two locations, one north of the existing building and one south of the existing building where plaza spaces can be accommodated. These areas will include enhanced paving, shade trees, tables, benches and trash receptacles. The office portion of the development has multiple spaces between each of the buildings available to incorporate plaza space for future employee benefit. Condition #4 has been added to ensure these improvements are constructed as part of the project.

### *Streetscape Design*

- The North Roseville Area Design Guidelines (NRADG) requires at least a 35-foot landscape setback along Industrial Avenue and at least a 50-foot landscape setback along Washington Boulevard. The proposed site plan calls for a 35-foot landscape setback off of Industrial Avenue and a 59-foot (average) landscape setback off of Washington Boulevard which are consistent with the NRADG.
- The proposed street trees differ slightly from the trees recommended by the NRADG for Industrial Avenue and Washington Boulevard. Table 2, below outlines the trees that are recommended by the NRADG.

Table 3: NRADG Recommended Street Trees

	<b>Industrial Avenue</b>	<b>Washington Boulevard</b>
Primary:	London Plane or Sweet Gum	Lombardy poplar
Secondary:	Coast Redwood	Aristocrat Pear or Deodar Cedar
Entry Drives:	London Plane (dominant) Aristocrat Pear (subordinate)	London Plane (dominant) Aristocrat Pear (subordinate)

- Currently, the landscape plan identifies a combination of London Plane, Aristocrat Pear, and Valley Oak along Industrial Avenue and Washington Avenue. Whereas, the property to the south of the project site has a variety of street trees that are inconsistent with the trees recommended in the NRADG.
- In order to provide for a uniform streetscape along Industrial Avenue and Washington Boulevard, staff recommends that the applicant revise the landscape plan to include a combination of the street trees recommended by the NRADG and the trees that currently exist along the street frontage of the property to the south (i.e. Bloodgood Sycamore and Interior Live Oak).
- Even though specific trees have been recommended by the NRADG, the intent of these guidelines is to allow for a uniform streetscape. By incorporating a combination of street trees from the list of recommend trees and from the trees used along the frontage of the Surewest property, staff believes that a uniform streetscape appearance can be achieved. As frontage improvements are implemented to the north of the project site, the recommended street trees will be used. Condition #6 requires these changes.
- Currently, the primary street tree is proposed to be spaced approximately 50 feet on center. In order further enhance the streetscape along both frontages; staff has included Condition #7, which requires the primary street tree to be space 30 feet on center.

***Vehicle Access, Circulation and Parking***

- The CDG encourage the incorporation of short term loading areas for deliveries. For the industrial portion of the project, the storage yard areas will serve as the primary area for loading and unloading.
- For the office portion of the complex, staff believes that designated short-term loading areas are warranted for delivery of mail and small parcels, and for passenger drop-off/pick-up. Staff recommends that one loading area be provided for every two buildings within the office portion of the site, resulting in seven loading areas. Condition #8 reflects this requirement.

***Fencing***

- Various storage yards are proposed as a component of the industrial portion of the project. The yard areas interior to the project site are proposed to be surrounded by a six-foot tall chain-link fence with plastic slats for increased screening measures. The NRADG require galvanized chain link fencing to be vinyl clad. The guidelines also require fencing to be of a height that is equal to that of the materials or equipment that will be stored within the yard area. Staff has included these requirements as Condition #9.
- Lot #3 will include a pad for a 6,000 square foot building (building E) and an 119,600 square foot storage yard that fronts Industrial Avenue. Staff believes that the storage yard will require enhanced

fencing along Industrial Avenue such as concrete block with decorative wrought iron fencing on top. Because a tenant for building E has not been identified, the applicant is not requesting approval of a Design Review Permit for building E as part of this project. Therefore, the screening requirements for Lot #3 will be conditioned as part of the DRP for building E.

## B. ARCHITECTURAL GUIDELINES

While the design of the industrial and office buildings will differ because of their intended uses, the buildings will be coordinated in appearance through the same use of colors and materials. All buildings, industrial and office, are single story.

The industrial buildings will have an overall height of twenty-six feet to the top of the parapet. Five different buildings designs are proposed for the industrial buildings, all of which are similar in design. The industrial buildings are proposed as concrete tilt up buildings.

The office buildings have an overall height of twenty-two feet to the top of the roof ridge. The office building design incorporates a hipped roof and the buildings will have a stucco exterior finish. Aside from these two components, the office buildings utilize the same design features, color palette, and materials. Three different designs are proposed for the office buildings. Office buildings B, C, D differ only in color combinations and building D has a larger entry element than buildings B and C. Building elevations are provided as Exhibits D-K.



Figure 2: Front Elevation Building A



Figure 3: Front Elevation Building B

### *General Design Considerations*

- Consistent with the CDG, the buildings have been oriented so that service and roll up doors are located within the yard areas which will be screened from view by fencing and landscaping.

### *Massing and Form*

- The CDG call for main building entries to be emphasized through building articulation and form so the entry is prominent and can be easily identified. The CDG also encourages incorporating design elements that create a pedestrian scale by including awnings, trellises, arcades, etc. The entries of the industrial buildings are emphasized by the incorporation of a canopy over the entryways. The massing of the canopy is proportional to the overall size of the building. The canopy treatment also creates a pedestrian scale for the building, as it presents a lower roof element to the pedestrian (fifteen feet to the top of the canopy). The use and placement of wall sconces, color blocking, and patterned vertical and horizontal reveal lines also adds to the pedestrian scale of the buildings.

- Also related to massing, the parapet and canopy components include an eighteen inch thick cornice treatment. Staff believes that a larger cornice element may be appropriate for the industrial buildings and will be more proportional to the massing and height of the buildings. Condition #10 requires the cornice to be increased in height to between twenty-eight and thirty inches.

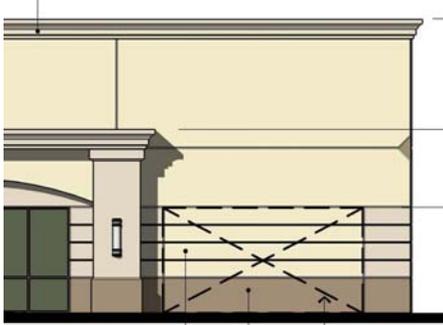


Figure 4: 18 Cornice Treatment



Figure 5: 28 - 30 Cornice Treatment

- The entries of the office buildings are defined with a projecting cover, which also provides cover from wind and rain. The design of the office buildings also incorporates wall sconces, color blocking, and wainscot to enhance the pedestrian scale of the building.

#### **Materials and Finishes**

- The buildings will be painted varying combinations of three field colors ( Apple Peel (cream), Rosevale (light beige/rosy undertones), Tomorrow s Taupe (Beige/Taupe)). All windows and entryways will have a light green glazing (Evergreen Eclipse Advantage) which will contrast with the proposed paint colors. The proposed window mullions are aluminum and will be a deep bronze color to complement the paint colors. The color of the roof tiles that will be used on the office buildings are blended in color and vary between a light grayish brown to a deep bronze. The roof color is complementary to the colors and materials of all the buildings. (Exhibit N Color & Material Board)
- Staff informed the applicant that the Planning Commission has indicated in the past that beige color schemes are not preferred. The applicant is in favor of the proposed color scheme; however, staff has recommended that an alternate color scheme be prepared in the event that the Planning Commission is not satisfied with the proposed paint colors. The applicant is preparing an alternate color scheme for the Planning Commission s consideration. The alternative color scheme was not available prior to distribution of the staff reports; however, the alternate color scheme will be presented at the hearing.

### TENTATIVE SUBDIVISION MAP

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 ***bold 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 subdivision 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, whichever is more restrictive, and the design standards of this Title.***

Parcel size, design, configuration, location, orientation and character: As indicated in the project description and as shown in Exhibit M, the applicant is proposing to subdivide the 38-acre parcel

resulting in twenty-three (23) parcels ranging from 0.46 acres to 15.19 acres. The subdivision will create a parcel for each building pad with associated parking areas and drive aisles. The proposed parcels are consistent with the improvements proposed by the Design Review Permit. The resulting parcels are as follows:

**Parcel 1** 15.19 acres; **Parcel 2** 1.01 acres; **Parcel 3** 4.7 acres; **Parcel 4** 0.96 acres; **Parcel 5** 0.87 acres; **Parcel 6** 0.89 acres; **Parcel 7** 0.89 acres; **Parcel 8** 2.01 acres; **Parcel 9** 2.88 acres; **Parcel 10** 2.82 acres; **Parcel 11** 0.92 acres; **Parcel 12** 0.57 acres; **Parcel 13** 0.51 acres; **Parcel 14** 0.46 acres; **Parcel 15** 1.05 acres; **Parcel 16** 0.64 acres; **Parcel 17** 0.50 acres; **Parcel 18** 0.46 acres; **Parcel 19** 0.56 acres; **Parcel 20** 0.88 acres; **Parcel 21** 0.86 acres; **Parcel 22** 1.01 acres; and **Parcel 23** 1.02 acres.

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. The project site plan as shown in Exhibit C identifies how the proposed development of the center corresponds with the proposed parcel sizes. Staff concludes that the proposed parcels are of adequate shape and size to support the development proposed with the Design Review Permit.

Improvements: Consistent with City Standards and the Traffic Impact Analysis that was completed for this project in December 2005, various frontage improvements are required. The frontage of both Washington Boulevard and Industrial Avenue shall be improved to include curb, gutter, and an eight-foot meandering sidewalk. Washington Boulevard will be widened to accommodate a four-lane arterial roadway and the site will be accessed via three new driveways. Industrial Avenue will be widened to accommodate two travel lanes with a twelve-foot striped median, two standard bike lanes and will be accessed via two existing driveways. These requirements are included as Conditions #41 and 42 (DRP) and #21 and 22 (SUB).

A Union Pacific railway spur is located towards the northwestern portion of the site. As part of this project, the property owner will be required to relocate the railroad crossing and signal arms to the satisfaction of the Union Pacific Railroad Company.

Access & Circulation: As noted above, access to the project will be provided through five access driveways, including two existing driveways on Industrial Avenue and three new driveways on Washington Boulevard. The individual buildings will be accessed via shared drive aisles that are at least 24-feet wide, which is consistent with City standards.

The two driveways providing access to the site along Industrial Avenue will allow full turn movements. The northern and southern driveways along Washington Boulevard are also designed to allow full turn movements. The center driveway along Washington Boulevard will be limited to right turn movements only. A median along Washington will be constructed that will provide for left turn movements into the site at the northern and southern driveways only.

Grading: The project engineer indicates that site grading will amount to 48,400 cubic yards (cy) of cut, 45,000 cy of fill, and 3,400 cy of excess dirt for export. The proposed grading is consistent with the City's Grading Ordinance and Improvement Standards.

As previously noted, a portion of the site (2.652 acres) has lead contaminated soil and is identified on the Department of Toxic Substance Control's (DTSC) list of contaminated sites. Due to this restriction, DTSC will require preparation and approval of a Soil Management Plan and Health and Safety Plan for this site prior to any grading or construction activities within the restricted area. Conditions #3 (DRP) and #5 (SUB) have been included to ensure that the applicant satisfies the permitting requirements of the DTSC prior to any work occurring within the contaminated area.

**Drainage:** The drainage improvements proposed by Tentative Subdivision Map include curbs, drain inlets, and underground drain pipes. Engineering staff has reviewed the drainage plans, and with the recommended conditions of approval, the drainage design conforms to the City's drainage improvement standards.

**Utilities:** Water, sewer, and electric facilities will be provided to the parcels from existing infrastructure via connection on Industrial Avenue. On-site water service and sewer to each building will be provided from stubs in the drive aisles. Environmental Utilities and Roseville Electric have reviewed the plans and found them consistent with applicable improvement standards. Roseville Electric recommends Conditions #59 (DRP) and #32 (SUB) which require a common area Public Utilities Easement across all parcels except where existing or future structures are located.

**Phasing:** The project is proposed to be completed in seven separate phases. Each phase has been designed to operate independently from subsequent phases. As noted above, various street improvements are required along Industrial Avenue and Washington Boulevard which include widening the streets to accommodate turn lanes into and out of the site. In order to complete these improvements at the northern driveway on Industrial Avenue, the property owner will need to obtain approval from Union Pacific to relocate the railroad crossing located within that area. In order to ensure that these improvements are completed prior to the development of Phase VII, staff has included Condition #43 which requires these improvements to be complete before any building permits will be issued for buildings located within Phase VII.

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 supported by the Design Review Permit evaluation, the size, configuration and design of all of the lots within the subdivision are consistent with the City's policies and standards and are of adequate size and shape for development. There are no outstanding issues that would deem the lots impractical for improvements or limit the development of the lots as permitted within the General Industrial Zone.

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 wastewater treatment plant have adequate conveyance and capacity to accommodate the industrial and commercial development on the parcels proposed by the Tentative Subdivision Map.

## **ENVIRONMENTAL DETERMINATION**

The Roseville Planning & Redevelopment Department prepared an Initial Study and Mitigated Negative Declaration for this project, which was circulated for a thirty day review period that began on January 10, 2007. The Initial Study and Mitigated Negative Declaration is available for review at the Permit Center and City Clerk's Office, located at 311 Vernon Street, Roseville, CA 95678. The public review period lasts until February 8, 2007. To date, no comments on the document have been received.

## **RECOMMENDATION**

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

- A. Adopt the Mitigated Negative Declaration;
- B. Adopt the four findings of fact as stated in the staff report for the **DESIGN REVIEW PERMIT 8250 INDUSTRIAL AV., COASTAL/KMS COMMERCIAL CENTER FILE #2006PL-051, DRP-000110**;
- C. Approve the **DESIGN REVIEW PERMIT 8250 INDUSTRIAL AV., COASTAL/KMS COMMERCIAL CENTER FILE #2006PL-051, DRP-000110** subject to the one hundred two (102) conditions listed below.
- D. Adopt the three findings of fact as stated in the staff report for the **TENTATIVE SUBDIVISION MAP 8250 INDUSTRIAL AV., COASTAL/KMS COMMERCIAL CENTER FILE #2006PL-051, SUB-000052**; and
- E. Approve the **TENTATIVE SUBDIVISION MAP 8250 INDUSTRIAL AV., COASTAL/KMS COMMERCIAL CENTER FILE #2006PL-051, SUB-000052** subject to the fifty-six (56) conditions listed below.

## **CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT (DRP-000110)**

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 **February 8, 2009**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **February 8, 2009**. (Planning)
2. The project is approved as shown in Exhibits A - N and as conditioned or modified below. (Planning)
3. Prior to the issuance of a grading Permit, the applicant shall submit to the Planning and Engineering Departments the appropriate Department of Toxic Substance Control permit or clearance for grading or construction within the contaminated 2.652 acre deed restricted area. (Planning, Engineering)
4. At least four plaza areas shall be incorporated into the site plan design that shall include enhanced paving, shade trees, tables, benches and trash receptacles. At least two areas shall be provided for the industrial portion of the project and two for the office portion of the project. The plazas shall be located in central locations to the satisfaction of the Planning Department. (Planning)
5. Landscape Easements along the project frontage shall be provided as follows:
  - a. 35 foot landscape easement along for Industrial Avenue, and
  - b. 50 foot landscape easement for Washington Boulevard
6. A combination of street trees shall be used along Industrial Avenue and Washington Boulevard that include trees recommended in the North Roseville Area Design Guidelines and the existing trees located along the Surewest property frontages to allow for a more uniform streetscape appearance. The proposed tree species shall be to the satisfaction of the Planning Department. (Planning)
7. The primary street trees along Industrial Avenue and Washington Boulevard shall be spaced at least 30 feet on center. (Planning)

8. Seven short term loading areas shall be provided within the office portion of the project. One loading area for every two buildings shall be provided. A sign shall be posted at each of these locations that indicate that it is for short term loading and unloading only. Short term areas shall be located as close to each building as possible. (Planning)
9. All chain link fencing used within the storage yard areas shall be of vinyl clad material and the height of the fencing shall be of a height that is equal to that of the materials or equipment that will be stored within the yards. (Planning)
10. The cornice treatment as shown in Exhibits D-K shall be increased in height to a minimum of twenty-eight inches. (Planning)
11. Parking lot light fixtures shall not exceed twenty-five feet in height for the office component of the project. Parking lot fixtures within the industrial component of the project shall not exceed thirty-five feet in height. (Planning)
12. 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)
13. 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)
14. 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)
15. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

**PRIOR TO BUILDING PERMITS:**

16. Parking stalls shall meet, or exceed, the following minimum standards:
  - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall have a 6" raised curb or concrete bumper. (Planning)
  - b. Standard -- 9 feet x 18 feet; Compact--8 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
  - c. An exterior routes of travel site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signages, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
    - i) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.

- ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
  - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
17. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
  18. 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)
  19. The Landscape plan shall comply with the North Roseville Area Design Guidelines and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
  20. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
  21. 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)
  22. 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)
  23. 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)
  24. 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)
  25. **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)
  26. 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)
  27. **Restaurants or other food services.** The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
  28. 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)

29. 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)
30. 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)
31. 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)
32. **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)
33. 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)
34. 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)
35. 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). All devices shall be properly sized to handle the design flow storm intensity of 0.2 inches/hr for a duration of 6 hours. The storm drain system shall be a private system and shall be maintained

by the property owner. (Engineering)

36. 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)
37. 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)
38. 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)
39. 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)
40. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
41. Washington Boulevard shall be improved along the entire frontage of the property by widening to the west to accommodate a 4-lane minor arterial roadway with a width of 76-feet. The site shall be accessed with three driveways. The northern and southern driveways shall be road type driveways each 35-feet in width, with 30-foot curb radii, that shall permit full turn movements. The southern driveway shall align with the centerline of Camelot Drive. The center driveway shall be a road type driveway with 18-foot ingress and egress lanes and a 10-foot wide landscaped median with 30-foot curb radii. The center driveway shall be limited to right turn movements only. Drain inlets shall be placed upstream of the driveways to accommodate the drainage off of Washington Blvd. Right turn access to the driveways shall be accommodated with standard right turn curb flares. Within the center turn lane a raised median shall be constructed that will provide left turns into Camelot Drive, the northern driveway and the southern driveways. Within the landscape corridor a meandering 8-foot wide pedestrian path shall be constructed. (Engineering)
42. Industrial Ave shall be improved along the entire frontage of the property. Improvements shall include widening the street to accommodate two travel lanes with a 12-foot striped median, two standard bike lanes, curb, gutter and sidewalk on the east side of the road and a 4-foot AB shoulder on the west side of the road. The roadway shall be widened on the easterly side of the existing section within a right-of-way width of 47-feet from the westerly edge of pavement. The driveways on Industrial Ave. shall be developed as Standards Type A-7 driveways with curb return radii of 30-feet. Both driveways shall be accessed with right turn lanes. Standard left turn lanes shall be installed for the left turn access in the driveways. In the areas of the turn lanes, the base ROW shall be increased to 55-feet in width. All necessary transitions shall be installed as part of the improvements. Within the landscape corridor a meandering 8-foot wide pedestrian path shall be constructed. The railroad crossing and signal arms shall be reconfigured to accommodate the road widening on Industrial Ave. to the satisfaction of the Union Pacific Rail Road Company. Until such time as the railroad crossing is reconfigured and all turn lanes have been constructed, the northern driveway shall be blocked off with either an AC dyke or K-rail. (Engineering)

43. Phasing of this project may occur as follows:
- Phase 1 All Phase 1 improvements shall be complete and accepted by the City prior to the Certificate of Occupancy being issued for any building. Phase 1 shall include all the improvements required for Washington Blvd. and Industrial Ave. as stated in the conditions above. If the developer is not able to complete the railroad improvements in conjunction with the Phase 1 improvements, these improvements may be deferred to Phase VII.
  - Phase 2,3,4,5 & 6 Upon the completion and acceptance of the Phase 1 improvements, Phases 2-6 may develop in any order and independent from each other.
  - Phase 7 No building permits shall be issued for Phase 7 until such time as all frontage improvements in the Phase 1 improvements, including the modification to the Union Pacific railroad crossing, are complete and accepted by the City. (Engineering)
44. 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)
45. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
46. 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)
47. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
48. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Coastal / KMS Commercial Center to be reviewed and approved by the Transportation Commission. (Transportation)
49. Bike parking shall be provided per the Zoning Ordinance. The project shall include a minimum of eight (8) bike lockers or another acceptable form of long term bicycle parking as determined by the Transportation Division and Planning Department. (Planning, Transportation)

50. 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)
51. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet and 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)
52. 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)
53. 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. All amendments, standards and policies can be found on the City's web site [www.roseville.ca.us](http://www.roseville.ca.us). (Fire)
54. 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)
55. 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)
56. 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)
57. 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:**

58. 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)

59. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. A 35 foot wide public utilities easement along all road frontages (Washington Boulevard and Industrial Avenue).
  - b. Water, sewer, and reclaimed water easements.
  - c. A common area Public Utilities Easement will be required across all parcels/lots except where existing or futures structures are located. (Electric, Engineering, Environmental Utilities)
60. Easement widths shall comply with the City s Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
61. 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)
62. 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)
63. The following note shall be added to the improvement plans:
- To minimize dust/ grading impacts during construction the applicant shall:
- a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.
  - b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
  - c. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
  - d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.

- e. The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (Engineering)

64. The project shall be addressed as follows:

**Lot 1:** 8250 8292 Industrial Av.; **Lot 2:** 8300 Industrial Av.; **Lot 3:** 8200 Industrial Av.; **Lot 4:** 8308 Industrial Av.; **Lot 5:** 8316 Industrial Av.; **Lot 6:** 8324 Industrial Av.; **Lot 7:** 8332 Industrial Av.; **Lot 8:** 8340 Industrial Av.; **Lot 9:** 8210 Industrial Av.; **Lot 10:** 8220 Industrial Av.; **Lot 11:** 8477 Washington Bl.; **Lot 12:** 8471 Washington Bl.; **Lot 13:** 8465 Washington Bl.; **Lot 14:** 8453 Washington Bl.; **Lot 15:** 8459 Washington Bl.; **Lot 16:** 8441 Washington Bl.; **Lot 17:** 8429 Washington Bl.; **Lot 18:** 8417 Washington Bl.; **Lot 19:** 8411 Washington Bl.; **Lot 20:** 8459 Washington Bl.; **Lot 21:** 8435 Washington Bl.; **Lot 22:** 8423 Washington Bl.; **Lot 23:** 8405 Washington Bl. (Engineering)

- 65. This project falls within the Commercial/Industrial category of the Pleasant Grove Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)
- 66. 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)
- 67. 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)
- 68. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 69. 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)
- 70. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Coastal / KMS Commercial Center to be reviewed and approved by the City Manager. (Transportation)
- 71. 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)
- 72. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 73. Restaurants **or other food services**. The developer shall install exterior grease interceptor if the proposed business could potentially discharge any grease type product. (Environmental Utilities)
- 74. 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)
- 75. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five

(35) square feet in size and shall be openable from the exterior via an approved door opening.  
(Fire)

76. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
77. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the City of Roseville Specifications for Commercial Construction. (Electric)
78. 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)
79. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer s expense. (Electric).
80. The existing overhead line from the Industrial Blvd. to the transformer of the existing building requires upgrading to an underground line to eliminate the clearance problem between the buildings and the 12 KV conductors. Offsite facilities are required to be installed to provide a reliable power supply for the Commercial Center. These include but not limited to installation of pad-mounted switches and extension of underground line from a conduit stub out, located south of this Commercial Center. (Electric)
81. Offsite extension of one mainline circuit may be required to adequately meet the required electrical capacity for this project. All labor and materials incurred by any offsite work will be at the developer s expense. (Electric)
82. 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)
83. 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)
84. 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.
85. One " conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
86. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

**OTHER CONDITIONS OF APPROVAL:**

87. 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)
88. 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)
89. The project shall comply with all required environmental mitigation identified in the Coastal/KMS Commercial Center Mitigated Negative Declaration.
- a) Mitigation Measure 1 The applicant shall submit to the District a Construction Emission / Dust Control Plan within thirty (30) days prior to groundbreaking. If the District does not respond within twenty (20) days, the plan shall be considered approved. The plan must address the minimum requirements found in section 300 and 400 of District Rule 228, Fugitive Dust ([www.placer.ca.gov/airpollution/airpolut.htm](http://www.placer.ca.gov/airpollution/airpolut.htm)). The applicant shall keep a hard or electronic copy of Rule 228, Fugitive Dust on-site for reference.
  - b) Mitigation Measure 2 -The Construction Emission/Dust Control Plan shall include a comprehensive inventory (i.e. make, model, year, emission rating) of all heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. The project representative shall provide the District with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. The plan shall demonstrate that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. The District should be contacted for average fleet emission data. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. Contractors can access the Sacramento Metropolitan Air Quality Management District s web site to determine if their off-road fleet meets the requirements listed in this measure.  
[http://www.airquality.org/ceqa/Construction\\_Mitigation\\_Calculator.xls](http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls)
  - c) Mitigation Measure 3 - Clean earth moving construction equipment with water, or sweep clean, once per day, or as necessary (e.g., when moving onsite), consistent with NPDES BMP s, local ordinances and municipal codes. Water shall be applied to control dust as needed to prevent dust impacts offsite. Operational water truck(s), shall be onsite, as required, to control fugitive dust. Construction vehicles leaving the site shall be cleaned, as needed, to prevent dust, silt, mud, and dirt from being released or tracked off-site.
  - d) Mitigation Measure 4 - Spread soil binders on unpaved roads and employee/equipment parking areas. Soil binders shall be non-toxic in accordance with state and local regulations. Apply approved chemical soil stabilizers, or vegetated mats, etc. according to manufacturers specifications, to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).
  - e) Mitigation Measure 5 - Minimize diesel idling time to a maximum of 10 minutes.
  - f) Mitigation Measure 6 - Use California Air Resources Board (CARB) low-sulfur diesel fuel.

- g) Mitigation Measure 7 - Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators, if feasible.
  - h) Mitigation Measure 8 - Measures Specific to Twenty (20+)-acre Project Sites
    - A pre-construction meeting shall be held to review the construction emission/dust control plan for projects requiring grading of 20+ acres. The District shall be notified and may attend.
    - The applicant shall comply with APCD Fugitive Dust Rule 228; including suspending grading operations when conditions exceed designated wind speeds, and executing proper control of lime or other drying agents.
    - An applicant representative, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement for projects grading more than 20 acres in size regardless in how many acres are to be disturbed daily.
    - Construction equipment exhaust emissions shall not exceed the APCD Visible Emissions Rule 202. Fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified and the equipment must be repaired within 72 hours.
  - i) Mitigation Measure 9 - As required by the State Department of Toxic Substance Control (DTSC), prior to any grading or construction activities within the restricted area, as shown in Attachment 2, the applicant/property owner shall prepare a Soil Management Plan and Health and Safety Plan to the satisfaction of DTSC. The applicant shall submit evidence to the City that the appropriate DTSC clearances have been obtained. No construction activity shall be permitted within the restricted zone (including grading) until said evidence is provided to the City.
  - j) Mitigation Measure 10 - Exceed California Title 24 energy requirements. Areas of Title 24 to be exceeded are to be determined by applicant and the City.
  - k) Mitigation Measure 11 - Equip HVAC units with an ozone destruction catalyst system if available and economically feasible at the time building permits are issued. The catalysts convert ground level ozone that passes over the condenser coils into oxygen. Ozone destruction catalyst systems are considered feasible if the additional cost is less than 10 percent of the base HVAC system.
  - l) Mitigation Measure 12 - All truck loading and unloading docks shall be equipped with one 110/208-volt power outlet for every two-dock door. Diesel trucks shall be prohibited from idling more than five minutes and must be required to connect to the 110/208-volt power to run any auxiliary equipment. Signage shall be provided.
  - m) Mitigation Measure 13 - Install solar electric generation systems. Recommend participation in Roseville Electric incentive programs for energy-efficient development. (Planning, Engineering, Building)
90. Pursuant to the Zoning Ordinance, subsequent Design Review Permits consistent with this approval may be reviewed and approved with an Administrative Permit. If it is determined by the Planning Director that the subsequent Design Review Permit is not clearly consistent with the original approval or if other issues arise, the Planning Director may refer the item for a public hearing at the Design Committee or Planning Commission. (Planning)

91. 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)
92. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
93. 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)
94. 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)
95. 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)
96. 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)
97. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
98. 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)
99. 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)
100. 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)
101. 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)

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

**CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP (SUB-000049)**

1. 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)
2. 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)
3. 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)
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)

**PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS**

5. The applicant shall submit to the Planning and Engineering Departments the appropriate Department of Toxic Substance Control permit or clearance for grading or construction within the 2.652 acre deed restricted area. (Planning, Engineering)
6. The primary street trees along Washington Boulevard and Industrial Avenue shall be spaced at least 30 feet on center. (Planning)
7. 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) Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
8. 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)
9. 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)
10. 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)
11. All drainage facilities shall conform with natural drainage sheds. (Engineering)
12. 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)*
13. 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)*
14. 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 coarse. (Engineering)
15. 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). All devices shall be properly sized to handle the design flow storm intensity of 0.2 inches/hr for a

duration of 6 hours. The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)

16. **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)
17. 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)
18. 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)
19. 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)
20. 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)
21. Washington Boulevard shall be improved along the entire frontage of the property by widening to the west to accommodate a 4-lane minor arterial roadway with a width of 76-feet. The site shall be accessed with three driveways. The northern and southern driveways shall be road type driveways each 35-feet in width, with 30-foot curb radii, that shall permit full turn movements. The southern driveway shall align with the centerline of Camelot Drive. The center driveway shall be a road type driveway with 18-foot ingress and egress lanes and a 10-foot wide landscaped median with 30-foot curb radii. The center driveway shall be limited to right turn movements only. Drain inlets shall be placed upstream of the driveways to accommodate the drainage off of Washington Blvd. Right turn access to the driveways shall be accommodated with standard right turn curb flares. Within the center turn lane a raised median shall be constructed that will provide left turns into Camelot Drive, the northern driveway and the southern driveways. Within the landscape corridor a meandering 8-foot wide pedestrian path shall be constructed. (Engineering)
22. Industrial Ave shall be improved along the entire frontage of the property. Improvements shall include widening the street to accommodate two travel lanes with a 12-foot striped median, two standard bike lanes, curb, gutter and sidewalk on the east side of the road and a 4-foot AB shoulder on the west side of the road. The roadway shall be widened on the easterly side of the existing section within a right-of-way width of 47-feet from the westerly edge of pavement. The driveways on Industrial Ave. shall be developed as Standards Type A-7 driveways with curb return radii of 30-feet. Both driveways shall be accessed with right turn lanes. Standard left turn lanes shall be installed for the left turn access in the driveways. In the areas of the turn lanes, the base ROW shall be increased to 55-feet in width. All necessary transitions shall be installed as part of the improvements. Within the landscape corridor a meandering 8-foot wide pedestrian path shall be constructed. The railroad crossing and signal arms shall be reconfigured to accommodate the road widening on Industrial Ave. to the satisfaction of the Union Pacific Rail Road Company. Until such time as the railroad crossing is reconfigured and all turn lanes have

been constructed, the northern driveway shall be blocked off with either an AC dyke or K-rail.  
(Engineering)

23. 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)
24. 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)
25. Minimum fire flow is 2,000 gallons per minute with 20 lbs. psi residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
26. 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)
27. 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)
28. 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)
29. 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 (Electric)
30. 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)

31. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

**PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP**

32. 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 35 foot wide public utilities easement along all road frontages (Washington Boulevard and Industrial Avenue);
  - b) Water, sewer, and reclaimed water easements; and,
  - c) A common area Public Utilities Easement will be required across all parcels/lots except where existing or future structures are located. (Electric, Environmental Utilities, Engineering)
33. Easement widths shall comply with the City s Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
34. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
35. 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)
36. 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) Creation of a Business Owners Association. (Attorney)
  - b) Business Owners Association shall be responsible for maintenance of all common areas including landscaping, parking areas, and drive aisles. (Attorney)
  - c) The common areas provide reciprocal access, parking and utilities (including drainage) for the mutual benefit of all buildings. (Attorney, Engineering, Fire, Environmental Utilities, Planning)
  - d) Provisions for title to common areas to be held by the Business Owners Association for and on behalf of all owners of each building. (Attorney, Engineering, Fire, Environmental Utilities, Planning)
  - e) 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. (Attorney)
  - f) A clause shall be included within the CC&R s that prohibits changes to any of the items required by the City unless approved by the City. (Attorney)
37. 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 in phase 1 (including all frontage 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)

- 38. 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)
- 39. In the event that the developer is not able to perform the necessary railroad crossing modifications on Industrial Blvd. with the Phase 1 improvements, building permits for Phase VII shall not be released until these improvements have been completed and accepted by the City. (Engineering)
- 40. 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)
- 41. 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)
- 42. 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)
- 43. 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)
- 44. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 45. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the City of Roseville Specifications for Commercial Construction. (Electric)
- 46. 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)
- 47. 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)
- 48. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

**OTHER CONDITIONS OF APPROVAL**

49. 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)
50. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer s expense. (Electric)
51. Offsite extension of one mainline circuit may be required to adequately meet the required electrical capacity for this project. All labor and materials incurred by any offsite work will be at the developer s expense. (Electric)
52. 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)
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. 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)
55. 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)
56. The project shall comply with all applicable environmental mitigation measures identified in the Coastal/KMS Commercial Center Mitigated Negative Declaration.
  - a) Mitigation Measure 1 The applicant shall submit to the District a Construction Emission / Dust Control Plan within thirty (30) days prior to groundbreaking. If the District does not respond within twenty (20) days, the plan shall be considered approved. The plan must address the minimum requirements found in section 300 and 400 of District Rule 228, Fugitive Dust ([www.placer.ca.gov/airpollution/airpolut.htm](http://www.placer.ca.gov/airpollution/airpolut.htm)). The applicant shall keep a hard or electronic copy of Rule 228, Fugitive Dust on-site for reference.
  - b) Mitigation Measure 2 -The Construction Emission/Dust Control Plan shall include a comprehensive inventory (i.e. make, model, year, emission rating) of all heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. The project representative shall provide the District with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. The plan shall demonstrate that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. The District should be contacted for average fleet emission data. Acceptable options for reducing emissions may include use of late model

engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. Contractors can access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure.

[http://www.airquality.org/ceqa/Construction\\_Mitigation\\_Calculator.xls](http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls)

- c) Mitigation Measure 3 - Clean earth moving construction equipment with water, or sweep clean, once per day, or as necessary (e.g., when moving onsite), consistent with NPDES BMP's, local ordinances and municipal codes. Water shall be applied to control dust as needed to prevent dust impacts offsite. Operational water truck(s), shall be onsite, as required, to control fugitive dust. Construction vehicles leaving the site shall be cleaned, as needed, to prevent dust, silt, mud, and dirt from being released or tracked off-site.
- d) Mitigation Measure 4 - Spread soil binders on unpaved roads and employee/equipment parking areas. Soil binders shall be non-toxic in accordance with state and local regulations. Apply approved chemical soil stabilizers, or vegetated mats, etc. according to manufacturers specifications, to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).
- e) Mitigation Measure 5 - Minimize diesel idling time to a maximum of 10 minutes.
- f) Mitigation Measure 6 - Use California Air Resources Board (CARB) low-sulfur diesel fuel.
- g) Mitigation Measure 7 - Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators, if feasible.
- h) Mitigation Measure 8 - Measures Specific to Twenty (20+)-acre Project Sites
  - A pre-construction meeting shall be held to review the construction emission/dust control plan for projects requiring grading of 20+ acres. The District shall be notified and may attend.
  - The applicant shall comply with APCD Fugitive Dust Rule 228; including suspending grading operations when conditions exceed designated wind speeds, and executing proper control of lime or other drying agents.
  - An applicant representative, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement for projects grading more than 20 acres in size regardless in how many acres are to be disturbed daily.
  - Construction equipment exhaust emissions shall not exceed the APCD Visible Emissions Rule 202. Fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified and the equipment must be repaired within 72 hours.
- i) Mitigation Measure 9 - As required by the State Department of Toxic Substance Control (DTSC), prior to any grading or construction activities within the restricted area, as shown in Attachment 2, the applicant/property owner shall prepare a Soil Management Plan and Health and Safety Plan to the satisfaction of DTSC. The applicant shall submit evidence to the City that the appropriate DTSC clearances have been obtained. No construction activity shall be permitted within the restricted zone (including grading) until said evidence is provided to the City.

- j) Mitigation Measure 10 - Exceed California Title 24 energy requirements. Areas of Title 24 to be exceeded are to be determined by applicant and the City.
- k) Mitigation Measure 11 - Equip HVAC units with an ozone destruction catalyst system if available and economically feasible at the time building permits are issued. The catalysts convert ground level ozone that passes over the condenser coils into oxygen. Ozone destruction catalyst systems are considered feasible if the additional cost is less than 10 percent of the base HVAC system.
- l) Mitigation Measure 12 - All truck loading and unloading docks shall be equipped with one 110/208-volt power outlet for every two-dock door. Diesel trucks shall be prohibited from idling more than five minutes and must be required to connect to the 110/208-volt power to run any auxiliary equipment. Signage shall be provided.
- m) Mitigation Measure 13 - Install solar electric generation systems. Recommend participation in Roseville Electric incentive programs for energy-efficient development. (Planning, Engineering, Building)

## **ATTACHMENTS**

- 1. Vicinity Map
- 2. DTSC Map Restricted Area

## **EXHIBITS**

- A. Mitigated Negative Declaration
- B. Cover Sheet (SA-0.1)
- C. Site Plan (SA-1.1)
- D. Elevations: Building A-1 (SA-3.1)
- E. Elevations: Building A-2 (SA 3.2)
- F. Elevations: Building A-3 (SA-3.3)
- G. Elevations: Building B (SA-3.4)
- H. Elevations: Building C (SA-3.5)
- I. Elevations: Building D (SA-3.6)
- J. Elevations: Building F (SA-3.7)
- K. Elevations: Building G (SA-3.8)
- L. Landscape Plan (LA-1.0)
- M. Tentative Map (Sheets 1-4)
- N. Color and Material Board

**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 & Redevelopment Director at, or prior to, the public hearing.