

PLANNING & REDEVELOPMENT STAFF REPORT DESIGN COMMITTEE MEETING February 21, 2008

Prepared by: Wayne Wiley, Assistant Planner

<u>ITEM II-B:</u> DESIGN REVIEW PERMIT & TREE PERMIT – 601 BERRY STREET (GOLDEN STATE COLLISION) – FILE # 2007PL-141 (PROJECT # DRP-000221 & TP-000108)

REQUEST

The applicant requests approval of a Design Review Permit to construct a 17,710 square-foot industrial building with associated parking, lighting, and landscaping. Also requested is a Tree Permit to remove one native Blue Oak tree measuring eight inches in diameter at breast height.

Project Applicant: Zachary Carter, ZMC Consulting, Inc. Property Owner: Dave Finkelstein, Golden State Collision

SUMMARY RECOMMENDATION

The Planning & Redevelopment Department recommends that the Design Committee:

- A. Adopt the Negative Declaration;
- B. Adopt the four (4) findings of fact for the Design Review Permit;
- C. Approve the Design Review Permit with seventy-five (75) conditions of approval;
- D. Adopt the two (2) findings of fact for the Tree Permit; and
- E. Approve the Tree Permit with eighteen (18) conditions of approval.

OUTSTANDING ISSUES

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

BACKGROUND

The subject site is located approximately 200 feet east of Galleria Boulevard at 601 Berry Street within the Infill area of the city of Roseville. The 1.74-acre parcel has a land use designation of Light Industrial (LI) and is zoned General Industrial (M2). The site is currently vacant and is surrounded by vacant industrial land to the west and developed industrial properties to the north (Capitol Drum), east (Teichert Batch Plant) and south (Hasties Sand & Gravel) (see Figure 1). To date, no entitlements have been approved for the subject site.

The applicant requests approval of a Design Review Permit (DRP) to allow the construction of a 17,710 square-foot industrial building consisting of 15,210 square feet of auto body shop, 2,800 square feet of office area, and 2,500 square feet of flex space. Additional site improvements will include a retaining wall, landscaping, parking, site lighting, walkways, and utilities. Based on the proposed site design, the applicant also requests a Tree Permit to remove one eight-inch native oak tree.

As proposed, the primary use of the site is designated for Golden State Collision (auto body repair), which currently has an existing business located approximately ¼ mile north at 841 Galleria Boulevard. Based on the need for additional space, the property owner of Golden State Collision wishes to construct a second facility at 601 Berry Street. The proposed auto body shop will include a hydraulic car lift, paint booth, and area for welding car parts. The proposed uses are classified as Equipment Repair, which is principally permitted in the General Industrial zone.

SITE INFORMATION

Location: 601 Berry Street, Infill Area, APN 015-100-057

Roseville Coalition of Neighborhood Associations (RCONA): This parcel is located within the Harding Neighborhood Association (ROCNA #32). To date, staff has not received any comments regarding the proposed project.

Total Acreage: Approximately 1.74 acres

Site Access: Access to the project site will be provided via one driveway off of Berry Street that will allow unrestricted turning movements in and out of the site.

Topography: The site is comprised of rolling terrain that gently slopes towards the northern portions of the property and is elevated approximately 175 to 195 feet above mean sea level. The site is undeveloped and is characterized by non-native annual grasses, Cottonwood trees, and one Blue Oak tree. Based on the results of a biological survey, there are no vernal pools, or seasonal wetlands onsite. A drainage swale traverses the property, but has been confirmed as non-jurisdictional.

Grading: The southeast portion of the property was previously graded and a gravel parking lot, used by the adjacent site, has been constructed. Additional grading will be necessary to prepare the site for development of the proposed building and associated improvements. The approximate grading quantities are estimated to be 5,000 cubic yards of cut and fill. A retaining wall is also proposed along eastern property line and will range from 4'4" to 5'4" in height (see Exhibit E).



ZONING/SPECIFIC PLAN REGULATIONS

Development Standard	Required	Proposed	
Building Setbacks	None	95' (from Berry Street)	
Landscape Setbacks	20' (along adjacent street)	27' (along Berry Street)	
Building Height Limit	50' maximum	28'	
Parking Spaces	Professional Office (2,800 sq. ft. @ 1:250) = 11 Automotive Repair (15,210 sq. ft. @ 1:400 + 1 space per bay) = 38 + 13 Flex Space (2,500 sq. ft. @ 1:250) = 10 72	108	
% of compact spaces	(up to 30% max)	0	
# of handicapped spaces	3	4	
% of shaded parking	50%	52%	
Bicycle Racks	3	3 (as conditioned)	

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

PROJECT DESIGN FEATURES

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

DESIGN REVIEW PERMIT EVALUATION

The evaluation of the Design Review Permit to construct a 17,210 square-foot industrial building at 601 Berry Street has been based on the applicable development standards within the City's Zoning Ordinance and the design standards of the City's Community Design Guidelines (CDGs). Section 19.78.060(J) of the Zoning Ordinance requires that four findings be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in the Recommendation section of this report. The following sections of evaluation focus on pertinent design issues:

Streetscape Design and Landscaping Guidelines: The CDGs encourage projects that present appealing site designs through setbacks, landscaping and building placement. The CDGs require a minimum landscape setback of 20', measured from the back of curb. The proposed building setback is 95' from the street and will include a 27' wide landscape planter along the street frontage. Additionally, there will be a seven-foot wide planter strip along the northern, eastern and western property boundaries. As proposed, the landscape planters will include Chinese Pistachia, Aristocrat Pears, Interior Live Oaks, True Green Elms and a variety of shrubs and ground cover.

As proposed, the streetscape design and landscape plan are consistent with the Community Design Guidelines and staff supports the site plan and landscape plan as shown in Exhibits B & C.

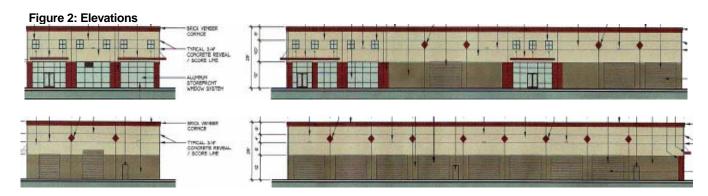
Vehicle Access, Circulation and Parking: With development of the site, a driveway will be constructed at the southeast corner of the parcel and will allow unrestricted turning movements in and out of the site. An internal drive aisle will provide full access around the building; however, two rolling gates are proposed near the rear of the site and will be closed/locked after normal business hours to provide security for stored vehicles.

As noted previously, there are three potential uses that will determine the number of required parking spaces for the site. The proposed uses are classified as Equipment Repair. The Zoning Ordinance does not specify parking standards for Equipment Repair. Based on the proposed use as an auto body repair shop, staff finds the parking requirements for Automotive Repair appropriate for the site.

Automotive Repair use types are required to provide 1 parking space per 400 square feet, plus one space per bay. Based on the square footage of the automotive repair shop (15,210 square feet) a total of 51 parking spaces are required. The project will also include 2,800 square feet of office space and 2,500 square feet of flex space, both of which are calculated at a ratio of 1 space per 250 square feet (resulting in a total of 21 required stalls). As proposed, 72 spaces are required for the site; 108 spaces are provided. The additional 36 parking spaces will provide the property owner flexibility in accommodating future tenants of the flex-space that may have a higher parking requirement than currently anticipated. Staff finds the proposed circulation pattern and parking configuration acceptable and consistent with the Zoning Ordinance.

Bicycle Parking/Circulation: Per the Zoning Ordinance, a minimum of one bicycle rack shall be provided for every twenty required parking spaces. Based on the parking required for the site (72), a minimum of three bicycle racks are required. The Site Plan does not identify the provision of bicycle parking. Condition #3 of the DRP has been added, which requires that bicycle parking be provided per Zoning Ordinance standards in convenient and visible locations around the complex.

Architecture: The proposed industrial building will be constructed with concrete tilt up panels painted "Manilla" Tan, "Reindeer" Brown and "Classic Liberty Red". The building design will also include brick veneer, brick cornices, wall pack lighting, metal canopies, exterior glazed dual-pane glass panels with bronze anodized storefronts, and a flat concrete roof.



In addition, 13 bay doors will be incorporated into the project's design. The service bays and loading docks will be flush with the building and will be located towards the side and rear of the building, limiting views from Berry Street. As proposed, the colors, materials, and design of the building meets the intent of the Community Design Guidelines by promoting quality building designs that consist of durable and maintainable materials. Staff does not recommend any changes.

Design Review Permit Conclusion

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

TREE PERMIT

The Tree Preservation Chapter of the Zoning Ordinance requires the City to consider the appropriateness of, and alternatives to, proposed tree removals and encroachments. In addition, when a tree removal is requested, the City is required to review the proposed mitigation plan. The information supplied by the arborist is provided as Attachment 2.

<u>Removal</u>: The project site is populated with several Cottonwoods and one native oak tree (Tree #70). Based on the proposed site design and circulation pattern, several non-native trees will be removed in addition to Tree #70. Tree #70 is an eight-inch Blue Oak listed in fair condition and is located near the northeast corner of the property. If retained, the tree would be located in the center of the internal drive aisle and would not allow the circulation pattern proposed. Staff has explored alternatives that would leave the tree in its current location including reconfiguring the site and reducing the building size. However, leaving the tree in place would require the size of the building to be reduced significantly to allow circulation around the building to the point of making the project cost prohibitive.

Encroachments: No native oak trees will incur encroachment as a result of development of the project site.

<u>Mitigation</u>: With the removal of Tree #70, the applicant will be required to mitigate for a total of eight inches through onsite plantings. As noted previously, the proposed plantings consist of native and non-native species. Non-native species include Chinese Pistachia, Aristocrat Pears, and True Green Elms. Native plantings will include 16, 15-gallon, Interior Live Oaks. Based on the preliminary landscape plan, the required mitigation will be fulfilled through the proposed on-site native and non-native plantings.

Tree Permit Conclusion

Staff has determined that the removal of Tree #70 is unavoidable under the proposed building and parking lot configuration. However, staff believes that through onsite plantings of interior Live Oak trees the loss of one oak tree will be sufficiently mitigated. As such, staff supports the proposed design and requested Tree Permit.

ENVIRONMENTAL DETERMINATION

The Planning & Redevelopment Director has determined that the above project will not have a significant effect on the environment and proposes that a Negative Declaration be adopted. This determination is based on an Initial Study, which has concluded that the project will avoid potentially significant environmental impacts. The Initial Study and Negative Declaration were posted for a 20-day review, which began February 2, 2008 and ends on February 21, 2008. To date, no comments have been received.

RECOMMENDATION

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

- Adopt the Negative Declaration;
- B. Adopt the four (4) findings of fact as listed below for the DESIGN REVIEW PERMIT 601 BERRY STREET (GOLDEN STATE COLLISION) FILE # DRP-000221;
 - 1. The project does preserve and accentuate the natural features of the property, such as open space, topography, trees, wetlands and watercourses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.

- 2. The project site design does provide open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan and Community Design Guidelines.
- 3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan and Community Design Guidelines.
- 4. The design of the public services, as approved, including, but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.
- C. Approve the **DESIGN REVIEW PERMIT 601 BERRY STREET (GOLDEN STATE COLLISION) – FILE # DRP-000221** subject to seventy-five (75) conditions of approval;
- D. Adopt the two (2) findings of fact as stated below for approval of the TREE PERMIT 601 BERRY STREET (GOLDEN STATE COLLISION) FILE # TP-000108 as stated below; and
 - 1. Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66 of the Roseville Zoning Ordinance.
 - 2. Measures have been incorporated in the project or permit to mitigate impacts to remaining trees and to provide replacement for trees removed.
- G. Approve the TREE PERMIT 601 BERRY STREET (GOLDEN STATE COLLISION) FILE #TP-000108 with the 18 conditions of approval listed below.

CONDITIONS OF APPROVAL FOR DRP-000221:

- 1. This Design Review Permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire **February 21, 2010**. 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 21, 2010**. (Planning & Redevelopment)
- 2. The project is approved as shown in Exhibits A E and as conditioned or modified below. (Planning & Redevelopment)
- A minimum of three (3) bicycle racks shall be provided onsite, within close proximity to the building's primary entrance. The quantity and type of racks shall be indicated on the site plan. (Planning & Redevelopment)
- 4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
- 5. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)

- 6. The applicant shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works (Engineering)
- 7. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

PRIOR TO BUILDING PERMITS:

- 8. Parking stalls shall meet, or exceed, the following minimum standards:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--8 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
 - c. An 'exterior route of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Handicapped parking stalls shall be dispersed and located closest to accessible entrances.
 The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
- 9. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
- 10. The Landscape plan shall comply with the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
- 11. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
- 12. 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)
- 13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
- 14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building.

The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)

- 15. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
- 16. Building permit plans shall comply with all applicable code requirements (Uniform Building Code UBC, Uniform Mechanical Code UMC, Uniform Plumbing Code UPC, Uniform Fire Codes UFC and National Electrical Code NEC), California Title 24 and the American with Disabilities Act ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)
- 17. Maintenance of copy of building plans. Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address.
- 18. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. If a right of entry cannot be obtained from the adjacent property owners to the north and west for the proposed cut and full slopes then retaining walls shall be constructed on the project side of the property. (Engineering)
- 19. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by Engineering prior to approval of the improvement plans.
 - d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
- 20. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
- 21. A note shall be added to the grading plans that states:

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

- 22. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater then 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. Walls shall be anti-graffiti coated per City standards. (Engineering)
- 23. 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) selected from the City's Approved Stormwater Quality Proprietary Device Options List. The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)
- 24. A storm drain shall be provided to drain the tributary area on the adjacent site to the east. The end of the stub shall be fitted with a headwall structure or a Type F field inlet and the existing low area shall be graded to drain towards the stub. (Engineering)
- 25. 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)
- 26. 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)
- 27. 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)
- 28. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
- 29. 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.
 - 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)

- 30. Wastewater entering floor drains within the vehicle maintenance areas of the building shall be treated and plumbed through an oil-sand separator prior to disposal into the public sewer system. (Environmental Utilities)
- 31. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Golden State Collision to be reviewed and approved by the Transportation Commission. (Transportation)
- 32. 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)
- 33. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
- 34. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
- 35. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
- 36. 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
 - electrical panel one-line drawings
- 37. 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)
- 38. 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)
- 39. 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:**
- 40. 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)
- 41. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. A 25-foot wide public utilities easement along all road frontages.
 - b. Water, sewer, and reclaimed water easements.
- 42. 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)
- 43. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 44. 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)
- 45. 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)
- 46. 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)
- 47. The project shall be addressed as 601 Berry Street. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Engineering Division for building/suite addressing (Engineering)
- 48. This project falls within the Commercial category of the Dry Creek Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)
- 49. 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)
- 50. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 51. 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)
- 52. 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)
- 53. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 54. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
- 55. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting (Fire)
- 56. Adequate radio coverage shall be provided within buildings for public safety agencies, as required by Roseville Municipal Code Section 16.16.210. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials. Adequate radio coverage shall include all of the following:
 - a. A minimum signal strength of 95 dBM available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.

- b. A minimum signal strength of 95 dBM received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
- c. The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
- d. A 100 % reliability factor. (Fire, Police)
- 57. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 58. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 59. 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)
- 60. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 61. 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)
- 62. 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)
- 63. 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. (Electric)
- 64. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
- 65. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

- 66. 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)
- 67. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning & Redevelopment)
- 68. 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 & Redevelopment)
- 69. 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)
- 70. 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)
- 71. 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)
- 72. 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)
- 73. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable of not and if site remediation is required. (Fire)
- 74. 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)
- 75. 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 TP-000108:

TREE PERMIT CONDITIONS AND COMPLIANCE VERIFICATION/INSPECTION CHECKLIST

CONDITION		COMPLIANCE VERIFIED/	COMMENTS			
DE	INSPECTED INSPECTED					
	All recommendations contained in the Arborist Report (see Attachment 2) shall be incorporated as part of these conditions except as modified	<u> [</u>				
2.	herein. (Planning) Tree #70 is approved for removal with this tree permit. The tree to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the tree shall be performed by or under the supervision of a certified arborist. (Planning)					
3.	The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches required for mitigation is 8. Mitigation shall be achieved through 8" of on-site plantings. Mitigation must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. (Planning)					
4.	No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. (Planning)					
5.	A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)					
7.	The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. The fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DEPARTMENT". (Planning)					
, · ·	appointment with the Planning Department to inspect and approve the temporary fencing before beginning any construction. (Planning)					

8.	The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct		
	supervision of a Certified Arborist, in conformance with International		
	Society of Arboriculturalists (I.S.A.) standards. Any watering and deep		
	root fertilization which the arborist deems necessary to protect the		
	health of the trees as noted in the arborist report or as otherwise		
	required by the arborist shall be completed by the applicant. (Planning)		
9.	A utility trenching pathway plan shall be submitted depicting all of the		
	following systems: storm drains, sewers, water mains, and		
	underground utilities. The trenching pathway plan shall show the		
40	proposed locations of all lateral lines. (Planning)		
10.	A Site Planning Meeting shall be held with the applicant, the applicant's		
	primary contractor, the Planning Department and the Engineering		
	Department to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site.		
	The Developer shall call the Planning Department and Engineering		
	Division two weeks prior to the start of grading work to schedule the		
	meeting and fencing inspection. (Planning)		
DU	RING CONSTRUCTION	<u> </u>	
_	The following information must be located on-site during construction		
	activities: Arborist Report; Approved site plan/improvement plans		
	including fencing plan; and, Conditions of approval for the Tree Permit.		
	All construction must follow the approved plans for this tree permit		
	without exception. (Planning)		
12.	All preservation devices (aeration systems, oak tree wells, drains,		
	special paving, etc.) shall be designed and installed as required by		
	these conditions and the arborist's recommendations, and shall be		
	shown on the improvement plans or grading plans. (Planning)		
13.	If any native ground surface fabric within the Protected Zone must be		
	removed for any reason, it shall be replaced within forty-eight (48)		
	hours. (Planning)		
14.	Storage or parking of materials, equipment and vehicles is not		
	permitted within the protected zone of any oak tree. Vehicles and other		
	heavy equipment shall not be operated within the Protected Zone of		
	any oak tree. (Planning)		
15.	The temporary fencing shall remain in place throughout the entire		
	construction period and shall not be removed without obtaining written		
	authorization from the Planning Department. In no event shall the fencing be removed before the written authorization is received from		
	the Planning Department. (Planning)		
DR	IOR TO ISSUANCE OF AN OCCUPANCY PERMIT		
	Within 5 days of the completion of construction, a Certification Letter		
.0.	from a certified arborist shall be submitted to and approved by the		
	Planning Department. The certification letter shall attest to all of the		
	work (regulated activity) that was conducted in the protected zone of		
	the tree, either being in conformance with this permit or of the required		
	mitigation still needing to be performed. (Planning)		
17.			
	Verification/Inspection form shall be submitted to the Planning		
	Department. (Planning)		
18.	The approval of this Tree Permit shall expire on the same date as the		
	Golden State Collision Design Review Permit (DRP-000221)		

ATTACHMENTS:

- 1. Project Description
- 2. Arborist Report

EXHIBITS:

- A. Initial Study and Negative Declaration
- B. Site Plan
- C. Landscape Plan
- D. Building Elevations
- E. Grading and Drainage Plan

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