

PLANNING DEPARTMENT STAFF REPORT DESIGN COMMITTEE MEETING

February 21, 2013

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ITEM III-C: D

DESIGN REVIEW PERMIT AND LOT LINE ADJUSTMENT – 8501 FOOTHILLS BL. – NIPA PARCEL 50 FEDEX DISTRIBUTION FACILITY – FILE# 2012PL-101 (DRP-000467 & LLA-000074).

REQUEST

The applicant requests approval of a Design Review Permit to construct a 198,744 square foot warehouse and office project on the site. The project will also include parking areas, landscaping and lighting. A Lot Line Adjustment is also requested which will adjust the property boundary between two light industrial properties.

Applicant – Greg Bardini, Morton + Pitalo, Inc. Property Owner – Daisy Stires, Sterling Savings Bank

SUMMARY RECOMMENDATION

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

- A. Adopt the Negative Declaration;
- B. Adopt the four (4) findings of fact for the Design Review Permit;
- C. Approve the Design Review Permit subject to eighty-eight (88) conditions of approval; and
- D. Approve the Lot Line Adjustment subject to ten (10) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The project site is located at 8501 Foothills Bl. and the property has a zoning designation of Light Industrial (M1) and a General Plan land use designation of Light Industrial (LI) (Figure 1). The parcel is approximately 31 acres in size and is currently vacant. The site includes seasonal wetlands and drainage areas. These features were approved to be filled through a Major Grading Plan that was approved by the Planning Commission on October 11, 2012. In addition, a public utility corridor exists along the southern property line where existing overhead electric lines are located.

PROJECT DESCRIPTION

The current request is to develop a 198,744 square foot warehouse and office project on the site. The project will also add parking areas, landscaping and lighting. The site will be accessed from a newly constructed signalized driveway entrance from Foothills Bl. The applicant has indicated that FedEx Corporation will utilize the building for a local small package ground shipping and delivery operation facility. This would involve approximately 50 to 100 semi-tractor truck deliveries and 50 to 100 departures each day. In addition the applicant is requesting to adjust the property line between two Industrial parcels to facilitate development of the proposed project.

SITE INFORMATION

Location: The project site is located at 8501 Foothills Bl. The site is physically located on the eastern side of Foothills Bl. in between Foothills Bl. and Industrial Av.

Total Acreage: 31.15 acres

Figure 1: Surrounding Zoning



Roseville Coalition of Neighborhood Associations (RCONA): The project is located in the Industrial Area East (RCONA #38) which does not have an active neighborhood association. The City has not received any inquiries or comments regarding the project from any interested persons.

ZONING/SPECIFIC PLAN REGULATIONS

The North Industrial planning area consists of 2,045 gross acres west of Washington Boulevard and north of the Northwest Roseville Specific Plan area. The North Industrial planning area is not subject to a specific plan but is subject to adopted design guidelines (1992) that influence the general character of development within the planning area.

The applicable development standards for this project are outlined in the following table.

Development Standard	Required	Proposed
Building Setbacks	90' minimum	490'
Landscape Setbacks	50' minimum	50'
Building Height Limit	50' for buildings 75' for mechanical equipment and antennas	36'
Lot Coverage	50% maximum	14%
Parking Spaces	225 spaces (Warehouse 1:1000 & Office – 1:250)	445 spaces
% compact	30% maximum	none
% of shaded parking	50% of employee parking; truck parking areas excluded	50%

Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with the pertinent requirements and guidelines. The following discussion is provided as clarification on the proposed project.

DESIGN REVIEW PERMIT EVALUATION

BUILDING LOCATION

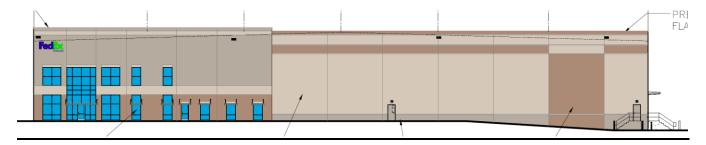
The single-story 198,774 square foot warehouse and office building is located primarily in the center of the site and is surrounded by employee parking and truck parking and loading areas. Consistent with the NIPA Design Guidelines, the building has a large front setback and exceeds the minimum setbacks on all sides of the building as shown in Exhibit B. The large front setback will help to reduce the visibility of truck loading and parking areas from Foothills BI.

Access: The warehouse building will be accessible by one commercial driveway from Foothills Bl. This driveway will be located directly across from an existing entrance to the Hewlett Packard facility. This is a signalized intersection and the project will modify the existing signals to accommodate the new driveway location. Access to the building will be controlled by two locked entrances. One gate will control access to the employee parking lot, and a second gate will control access to the building and truck loading areas. The applicant has indicated that there is not a need for the public to access the site and there will be no public counter at the facility. A secondary Fire Department and emergency access road will be provided to the facility from the sewer access road that is connected to Niblick Rd. to the north of the site.

ARCHITECTURE

The building's architecture reflects a functional design that will facilitate the operations of FedEx. The building will be a concrete tilt-up design and will be painted three different colors (see Figure 2 and Exhibit C). The proposed elevations will also include color banding to break up the large concrete facades. The main office area at the front of the building will have an anodized window storefront system and feature metal awnings to further emphasize the front of the building. The truck unloading docks will be placed on the south side of the building and the applicant has added additional landscape areas at the request of staff to help screen this area over time.

Figure 2: Front Elevation



Given the utilitarian nature of the building, Staff finds that the design of the building and proposed materials are consistent and complementary to the other developments in the area and the design is in conformance with the NIPA Design Guidelines.

LANDSCAPING

The NIPA Design Guidelines require that the project be consistent with the Landscape Design Guidelines. The landscape guidelines require a 50 foot landscape easement along Foothills BI. and include design standards for landscaping within this area. The project has been designed to include

the required 50 foot landscape easement. It has also been designed to include the required Lombardy Poplar and Deodar Cedar street trees and the Aristocrat flowering pear tree as an accent tree at the drive entry consistent with the landscape guidelines. The majority of the proposed trees, shrubs and ground covers have been selected from the tree and plant lists provided by the landscape guidelines. The landscape plan will comply with the NIPA Design Guidelines and CDG.

LOT LINE ADJUSTMENT EVALUATION

The Subdivision Ordinance does not list any required findings for a Lot Line Adjustment, however, a Lot Line Adjustment must comply with the following criteria in **bold italics**. Each criterion is followed by a discussion/evaluation.

1. Compliance with the City of Roseville General Plan.

The property is designated Light Industrial (LI) in the General Plan. The proposed Lot Line Adjustment will modify two existing undeveloped parcels to new boundary configurations. The resulting parcel configurations will accommodate future development that is consistent with the General Plan. Therefore, the Lot Line Adjustment does not affect the parcels' compliance with the General Plan.

2. Compliance with the Zoning Ordinance for the district in which it is located.

The property is within the Light Industrial zoning district (M1), which does not have minimum lot size standards. The proposed Lot Line Adjustment will reconfigure two existing undeveloped parcels into two parcels of 31.15 acres and 28.64 acres. The proposed site plan demonstrates that the parcels are adequately sized and shaped to accommodate the structures, parking lots, landscaping, and other site improvements needed to comply with the development and design standards and to accommodate the type of uses permitted in the M1 District. Therefore, the proposed Lot Line Adjustment is in compliance with the Zoning Ordinance.

3. Compliance with the local building regulations.

The property is currently undeveloped. The proposed Lot Line Adjustment will result in parcels adequately configured for future development. That development will be required to comply with the Building Code, Zoning Ordinance, and the Community Design Guidelines. Accordingly, the proposed lot lines would not present any conflicts with the local building regulations.

4. Provisions for relocation of existing infrastructure or easements.

The Planning Department has forwarded this proposal to various City departments and utilities for review and comment. The property does include an easement for a future extension of Roseville Parkway. The Engineering Department has requested the property line between the two parcels be adjusted to align with the center of the future roadway. This will ensure that the City is able to construct the necessary improvements for the future roadway extension as well as the burden for land dedication is shared by the property owners. The applicant has revised the Lot Line exhibit to reflect the Engineering Department's requirements.

CONCLUSION

Staff finds the project to be substantially consistent with the requirements of the NIPA Design Guidelines and the Community Design Guidelines as shown in the attached exhibits and as conditioned below.

ENVIRONMENTAL DETERMINATION

An Initial Study was prepared for the project to evaluate the project's potential environmental effects per CEQA. The Design Committee must consider this Initial Study and proposed Negative Declaration before taking action on the proposed project. The public review period for the proposed Negative Declaration will close on February 21, 2013.

RECOMMENDATION

The Planning Department recommends the Design Committee take the following actions:

- A. Adopt the Negative Declaration as shown in Exhibit A;
- B. Adopt the four (4) findings of fact as listed below for the DESIGN REVIEW PERMIT 8501 FOOTHILLS BL. NIPA PARCEL 50 FEDEX DISTRIBUTION FACILITY FILE# 2012PL-101 (DRP-000467);
 - 1. The project, as approved, preserves and accentuates the natural features of the property, such as open space, topography, trees, 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 for pedestrians, vehicle access, vehicle parking, vehicle and pedestrian 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 which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the North Roseville Industrial Area Design Guidelines.
- 3. The building designs, including the material, colors, height, size, and relief, and the arrangement of structures on the site, as approved, is harmonious with the existing open space and topography of the area which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the North Roseville Industrial Area Design Guidelines.
- 4. The design of the public services, as approved, including but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors, and landscaping that are harmonious with the site and the building designs.
- C. Approve the **DESIGN REVIEW PERMIT 8501 FOOTHILLS BL. NIPA PARCEL 50 FEDEX DISTRIBUTION FACILITY FILE# 2012PL-101 (DRP-000467)** subject to eighty-eight (88) conditions of approval; and
- D. Approve the LOT LINE ADJUSTMENT 8501 FOOTHILLS BL. NIPA PARCEL 50 FEDEX DISTRIBUTION FACILITY FILE# 2012PL-101 (DRP-000467) subject to ten (10) conditions of approval.

CONDITIONS OF APPROVAL FOR DRP-000467

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 21**, **2015**. 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**, **2015**. (Planning)

- 2. The project is approved as shown in Exhibits A I and as conditioned or modified below. (Planning)
- 3. 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. (Public Works, Environmental Utilities, Electric, Finance)
- 4. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Public Works)
- The applicant shall not commence with any on-site improvements or improvements within the rightof-way 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. (Public Works)
- 6. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Public Works)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

- 7. 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--9 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 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, 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)
- 8. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
- The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Committee including all conditions of approval. (Planning)

- 10. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. 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)
 - d. The landscape plan shall comply with the North Roseville Industrial Area Design Guidelines and the City of Roseville Water Efficient Landscape Ordinance (Ordinance #4786).
 - 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)
- 11. 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)
- 12. 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)
- 13. 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)
- 14. Building permit plans shall comply with all applicable code requirements (California Building Code CBC based on the International Building Code, California Mechanical Code CMC based on the Uniform Mechanical Code, California Plumbing Code CPC based on the Uniform Plumbing Code, California Fire Code CFC based on the International Fire Code with City of Roseville Amendments RFC, California Electrical Code CEC based on the National Electrical Code, and California Energy Standards CEC T-24 Part 6), 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)
- 15. 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)
- 16. 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 Public Works prior to approval of any plans. (Public Works)

- 17. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Public Works, Fire, Environmental Utilities, Electric)
- 18. Foothills BI. shall be widened to its ultimate width as a 4 lane minor arterial roadway. This would include 4 travel lanes, center turn lane/median, bike lanes, curb, gutter and sidewalk. The frontage improvements will also need to accommodate the necessary road tapers that will accommodate future dual left turning movements at the Roseville Parkway intersection. (Public Works)
- 19. The site shall be accessed by a standard right turn lane for north bound traffic and a standard left turn pocket for south bound traffic. (Public Works)
- 20. The driveway entrance shall be a 45 ft. wide standard roadway entrance. Curb returns shall have a minimum back of curb radius of 30 ft. (Public Works)
- 21. The frontage shall be improved with a standard 8 ft. wide meandering detached pedestrian path. (Public Works)
- 22. The existing signal at the proposed entrance to the site will need to be modified to accommodate the proposed fourth leg of the intersection. The entire cost of the signal modification shall be the responsibility of the developer. (Public Works)
- 23. The City shall work with Developer to place any export from project site at location of future bridge abutment for the Roseville Parkway roadway extension. If an agreement can be reached to place the export as engineered fill, the City will reimburse Developer via TMF credits for agreed upon price of placing the engineered fill. (Engineering)
- 24. The total number of bike parking spaces provided on site shall meet the requirements of the California Green Building Standards Code and the Roseville Municipal Code. (Alternative Transportation, Planning, Building, Engineering)
- 25. 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." (Public Works)
- 26. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Public Works)
- 27. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Public Works)

- 28. Prior to the issuance of any permits, the property owner 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 property owner during the pre-construction meeting. (Public Works)
- 29. 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. (Public Works)
- 30. 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. (Public Works)
- 31. 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. (Public Works)
- 32. 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, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Public Works)
- 33. 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. (Public Works)
- 34. The project shall be addressed as 8501 Foothills BI. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Public Works Department (Engineering Land Development Division) for building/suite addressing. (Public Works)
- 35. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Powers Authority (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Public Works)
- 36. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for FedEx Distribution Center to be reviewed and approved by the Transportation Commission. (Public Works)
- 37. 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)
- 38. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
- 39. 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 recycled 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)
- 40. 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)
- 41. Trees shall not be allowed to be planted over the 24" water main. (Environmental Utilities)
- 42. The applicant shall install a 12" public water main from the existing stub to north property line. (Environmental Utilities)
- 43. 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)
- 44. 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)
- 45. 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)
- 46. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
- 47. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
- 48. The fire flow required, at a 50% reduction due to the buildings being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detail plans are submitted to the City of Roseville for review. The maximum fire flow will not exceed 4,000 gpm based on the Appendix III-AA of the California Fire Code. (Fire)
- 49. 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)
- 50. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot candle, and 0.5 foot candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)
- 51. 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)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

- 52. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)
- 53. 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)
- 54. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. A 12.5 foot wide public utilities easement along all road frontages. (Public Works, Environmental Utilities, Electric)
 - b. A 25' Public Utility Easement along the entire eastern right-of-way line of Foothills Bl. shall be granted to cover existing and future high voltage electric facilities. (Electric)
 - c. A 15' Public Utility Easement extending east approximately 450 feet from the Foothills Bl. right of way, approximate Station 126+60 to 126+75, to back of curb of internal drive align shall be granted to cover future high voltage underground electrical facilities. (Electric)
 - d. A 20' wide Public Utility Easement shall be granted from Foothills BI. to cover the required 20' utility access road. (Electric)
 - e. SureWest Telephone requires a 12.5 PUE adjacent to all public streets; ingress and egress to each parcel and building; and 2-4" conduits to each building. (Surewest)
 - f. Water, sewer, and reclaimed water easements. (Environmental Utilities)

- g. An Irrevocable Offer of Dedication (I.O.D.) shall be dedicated to the City for half of the future Roseville Parkway roadway. The roadway dedication shall occur where the proposed parcel 5 is adjacent to the future alignment of Roseville Parkway. (Engineering)
- 55. Easement widths shall comply with the City's Improvement Standards and Construction Standards. 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. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)
- 56. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
 - a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
- 57. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Public Works)
- 58. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for FedEx Distribution Center to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)
- 59. 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)
- 60. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 61. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 62. 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)
- 63. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)

- 64. 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)
- 65. 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)
- 66. 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)
- 67. 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:

- 68. Developer shall be responsible to maintain minimum coverage over all existing 60KV and 12KV high voltage underground electric facilities to meet or exceed the minimum required levels by Roseville Electric during all phases of construction. If coverage over existing high voltage electric cannot be maintained per Roseville Electric standards it is the developer's responsibility to relocate those facilities to proper depth. All existing electrical 60KV and 12KV facilities shall be potholed to verify depth prior to any grading. (Electric)
- 69. Existing street lighting along Foothills Blvd shall remain operational at all times and throughout all stages of construction. (Electric)
- 70. No grading shall be allowed within 35' of any existing high voltage 60KV power pole without written approval from Roseville Electric. (Electric)
- 71. No grading shall be allowed within 10' of any underground 60kV transmission line without written approval from Roseville Electric. A qualified member of Roseville Electric shall standby on site during any allowed grading that falls within the 10' clearance. All labor cost for Roseville Electric standby staffing shall be the responsibility of the developer. (Electric)
- 72. The existing high voltage pull box located within the proposed driveway on the south west corner of the proposed parcel 5 shall be relocated outside of the driveway per an approved electric site utility design. All labor and materials required to relocate this pull box shall be the responsibility of the developer. (Electric)
- 73. The existing 12.5 foot Public Utilities Easement along the east side of Foothills Blvd shall be widened to a 25 foot wide Public Utilities Easement, from right of way, for the entire length of Parcel 5 and Parcel 6, to cover existing and future electric utility infrastructure. (Electric)
- 74. A 20' wide access road shall be provided by developer able to accommodate a 65,000lb line truck from the proposed parking lot or driveway to access the existing overhead electric facilities which run along south property line. The access road shall be no more than 10' from the existing overhead electric facilities. (Electric)

- 75. A 20' wide Public Utility Easement shall be granted from Foothills Blvd. to cover the required 20' utility access road. The required 20 feet may include the existing 6.25' easement located on the property to the south; however the access road must be a minimum of 20' wide rated at 65,000lb capacity. This may require some offsite work if developer chooses to use the existing easement on the south property. (Electric)
- 76. All landscaping under existing electric overhead facilities shall not exceed the maximum 15' height allowance per Roseville Electric's approved specifications. (Electric)
- 77. All existing 60kV and 12KV electric manholes shall be relocated to final grade as needed by developer. (Electric)
- 78. 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)
- 79. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
- 80. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Public Works)
- 81. 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)
- 82. 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)
- 83. 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)
- 84. 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)
- 85. 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)
- 86. 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)
- 87. 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)
- 88. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Department and shall include 10 copies of the following:
 - a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
 - A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c. Estimated time frame for each phase and a specific date for the first phase. (Building, Planning)

CONDITIONS OF APPROVAL FOR LLA-000074

- 1. The Lot Line Adjustment is approved as shown in Exhibit E. (Planning, Engineering)
- 2. The following shall be submitted to Engineering prior to recordation of the lot line adjustment:
 - a. Two copies of property boundary description with exhibit map (8.5" x 11" sheet), and one copy of boundary closure calculations for resulting lots. These items shall be stamped and signed by a California Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying.
 - b. One copy of the Conditions of Approval.
 - c. A completed Property Owner Consent Form.
 - d. Deed to convey interest in the property.
 - e. Preliminary title report no older than six months for all properties involved. (Engineering)
- 3. If surveying monuments are placed as a result of this Property Line Adjustment, it will be the responsibility of the Surveyor to record a Record of Survey with the County Recorder's Office. (Engineering)
- 4. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
- The applicant shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the recorded Voluntary Merger per the "Digital Submittal of Cadastral Surveys". (Environmental Utilities)

OTHER CONDITIONS IF NEEDED TO RELOCATE FACILITIES AND EASEMENTS

- 6. The following easement(s) shall be provided by separate instrument:
 - a. A 15' Public Utility Easement extending east approximately 450 feet from the Foothills Blvd right of way, approximate Station 126+60 to 126+75, to back of curb of internal drive align shall be granted to cover future high voltage underground electrical facilities. (Electric)
 - b. A 20' wide Public Utility Easement shall be granted from Foothills Blvd. to cover the required 20' utility access road. (Electric)
- 7. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Engineering, Environmental Utilities, Electric)
- 8. An Irrevocable Offer of Dedication (I.O.D.) shall be dedicated to the City for half of the future Roseville Parkway roadway. The roadway dedication shall occur where the proposed parcel 5 is adjacent to the future alignment of Roseville Parkway. (Engineering)
- 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)
- 10. Any relocation, rearrangement, or change to existing City facilities due to this Lot Line Adjustment shall be paid for by the applicant. (Engineering, Environmental Utilities, Electric)

EXHIBITS

- A. Initial Study/MND
- B. Site Plan
- C. Elevations
- D. Grading & Drainage Plan
- E. Lot Line Adjustment
- F. Landscape Plan
- G. Utility Plan
- H. Photometric Plan
- I. Sight Line Study

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.