

**MAJOR PROJECT PERMIT MODIFICATION STAFF REPORT**

Prepared by:

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Approved by:

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Date: November 18, 2021

PROJECT DESCRIPTION**Applicant:** Sheetal Bhatt, Kimley-Horn**Property Owner:** Roseville 80 Land LLC**Date Filed:** July 21, 2021**File Number:** PL21-0227**Project Name, Address:** NIPA PCL 50 – Roseville 80 Buildings 5 & 7 Modifications; 7901 Foothills Boulevard

Request: The applicant requests a Modification to the Roseville 80 Major Project Permit (File #PL19-0363) to remove Buildings 4 and 6, revise the building sizes for Buildings 5 and 7, and relocate the stormwater management basin.

Environmental Determination: An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for the original Major Project Permit for Roseville 80 (SCH # 2020080354, file #PL19-0363), which was adopted by the Planning Commission on October 8, 2020. The Planning Manager has determined that the proposed project is within the scope of the previously approved project and will not result in any new environmental impacts. All applicable mitigation measures from the IS/MND will be implemented during the design and construction of the project. Therefore, no further environmental review is required.

BACKGROUND

The approximately 25-acre project site is located at 7901 Foothills Boulevard within the City's North Industrial Planning Area (NIPA) (see Figure 1). The NIPA is not subject to a specific plan, but is a recognized planning subarea of the City approved in 1995 and intended primarily for industrial uses and employment centers. The project site is located adjacent to Foothills Boulevard to the west, the Southern Pacific Railroad to the east, and light industrial uses to the north and south. The project site has Light Industrial General Plan land use (LI) and zoning (M1) designations.

On October 8, 2020, the Planning Commission approved a Major Project Permit (MPP) Stage 1 and



Stage 2 (file #PL19-0363) for the 80-acre Roseville 80 master planned area, which includes the subject parcel. The project approved the site design of all of the existing and proposed buildings on the project site (MPP Stage 1, Buildings 1-7) and architectural and landscape review of the proposed buildings (MPP Stage 2, Buildings 4-7). The total square footage approved was 1,080,454 square feet. Buildings 1-3 are presently constructed and consist of industrial/office uses. The MPP approval allowed three stages for development of the unconstructed portion of the MPP area (Buildings 4-7). The first stage included partial construction of a parking lot in place of Building 7, with complete avoidance of the onsite wetland features. The second stage included completion of the 163-space parking lot once all regulatory permits for impacts to the wetland features have been acquired. The third and final stage included full buildout of the plan area with construction of a 196,900 square-foot industrial building replacing the parking lot, a 97,500-square-foot expansion of Building 1, and an expansion of Building 5 from 107,867 square feet in stage one to 172,348 square feet in stages two and three. Subsequently on January 6, 2021, a Tentative Parcel Map (file #PL20-0107) was approved consistent with the Roseville 80 Stage 1 site plan, which divided the northern undeveloped portion of the Roseville 80 project site into four new parcels.

Buildings 4-7 have not yet been constructed. However, the parking lot has been completed and all regulatory permits for impacts to the wetland features have been acquired. The current request is to modify the MPP to remove Buildings 4 and 6, revise the building square footages for Buildings 5 and 7, and to relocate the stormwater management basin. Figure 2 shows the current approved ultimate site plan and Figure 3 includes the proposed site plan. The total square footage for ultimate buildout of the site will be reduced by approximately 27,000 square feet (from 1,080,454 square feet to 1,053,230 square feet). Exhibit A includes the proposed project plans, which include revised elevations, preliminary grading and utility plans, and a landscape plan for Building 5. Updated elevation and landscape plans for Building 7 were not provided as it is still being utilized as a parking lot; therefore, a condition of approval has been added requiring approval of a separate MPP Modification prior to issuance of building permits (Condition #6).

Figure 1: Ultimate Site Plan from Original MPP

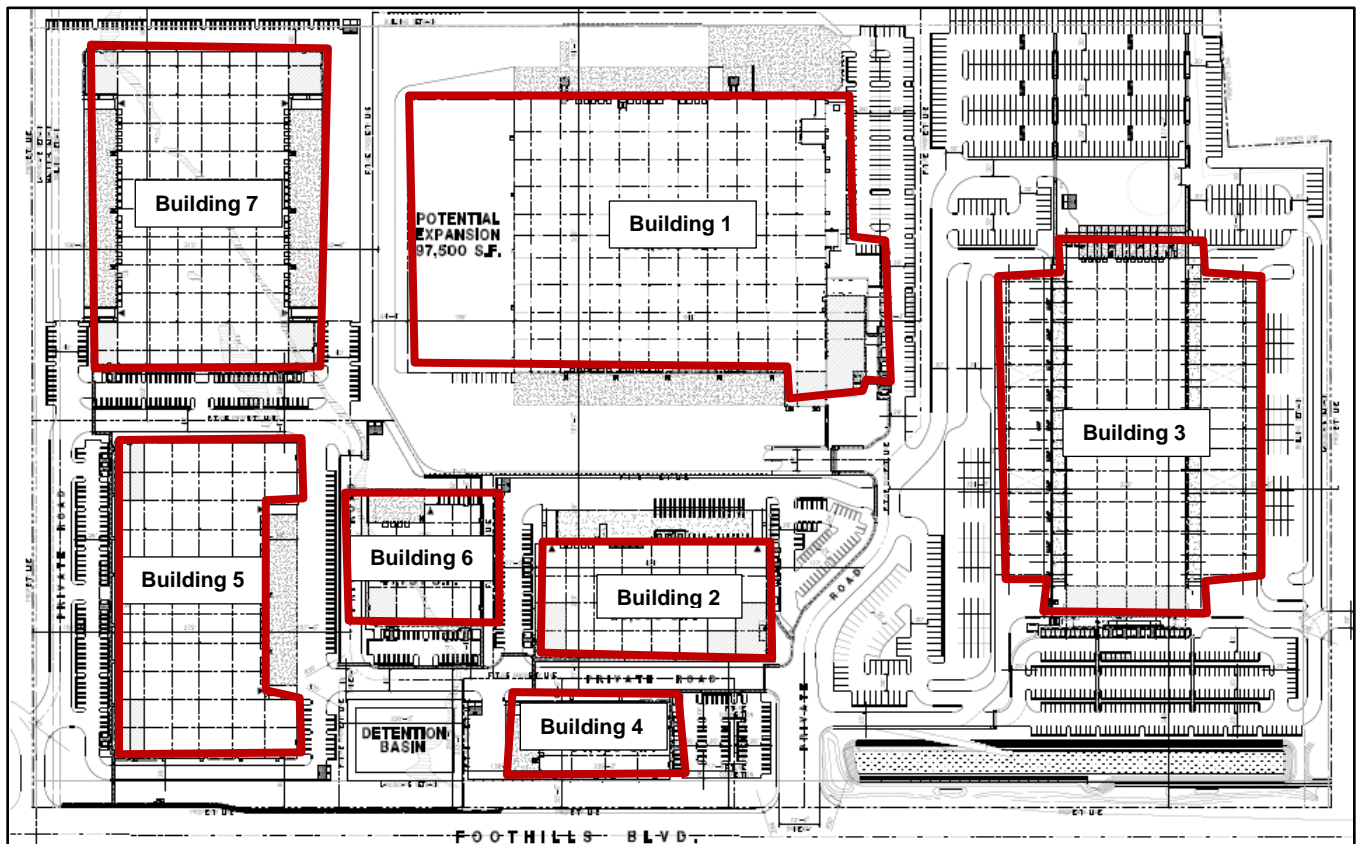
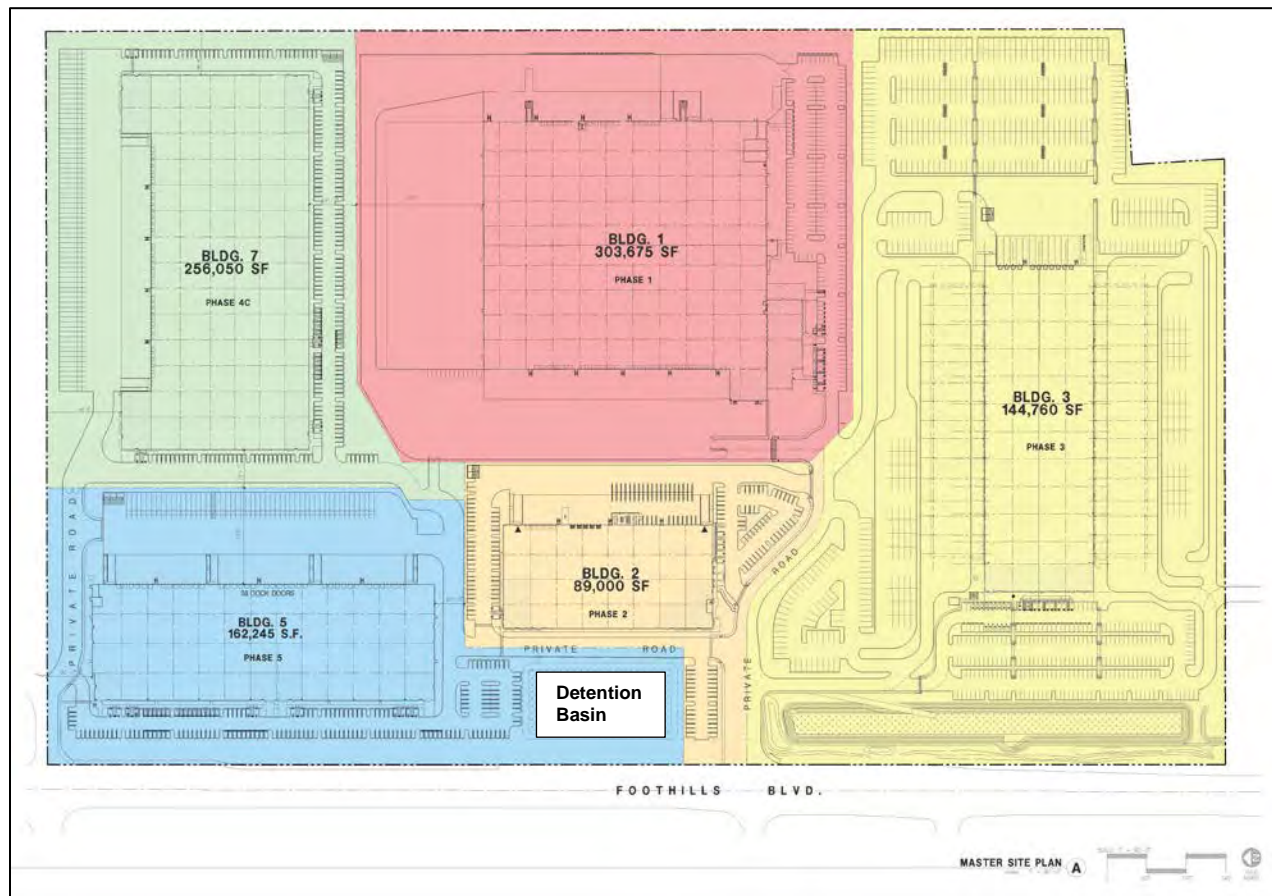


Figure 3: Proposed Site Plan



EVALUATION AND FINDINGS

Section 19.82.040 of the City of Roseville Zoning Ordinance defines a minor modification to an approved major project as being limited to changes which:

1. Do not substantially increase the total project square footage or dramatically alter the location of buildings;
2. Are substantially consistent with the intent of the original approval and conditions;
3. Do not change the finding(s) upon which the approval was based; and
4. Do not have a substantial or significant effect on the property rights of adjacent landowners; or
5. Other minor modification as determined by the Planning Manager.

Section 19.82.040 of the City of Roseville Zoning Ordinance indicates that a request for a revision or amendment to an approved Major Project Permit may be approved by the Planning Manager provided the project complies with one or all of the following:

1. The improvement meets the intent of the original approval, conditions of approval, and environmental document;
2. The improvement is limited to façade, landscaping, or parking lot improvements;
3. The improvements consist of color changes;

4. The improvement consists of a modification to or the introduction of a new exterior building material; and/or;
5. The improvement meets all the requirements of the Zoning Ordinance and the Community Design Guidelines and is minor in nature as determined by the Planning Manager.

The proposed improvements meet several of the criteria above: the project is consistent with the intent of the original approval; includes changes to the building façade, landscaping and parking lot but does not increase the total building footprint or square footage; are minor in nature and are consistent with the Zoning Ordinance and Community Design Guidelines. Consistent with Section 19.82.040, the improvements may be approved by the Planning Manager.

Section 19.78.060A of the City of Roseville Zoning Ordinance requires that two findings be made prior to the approval of a Modification to a previous approval. The required findings are listed below in ***italicized bold print*** and are followed by an evaluation.

1. ***The proposed modification is substantially consistent with the intent of the original approval, which is the MPP Stage 1 and Stage 2.***
2. ***The proposed modification complies with all applicable standards and requirements of the Zoning Ordinance, with the applicable goals, policies, and objectives set forth in the General Plan, the applicable Community Design Guidelines, and the applicable Specific Plan.***

Table 1 identifies the total square footage of the existing approved buildings compared to the proposed square footages. As mentioned, the proposed modifications will remove Buildings 4 and 6, decrease the size of Building 5 by approximately 10,000 square feet, and increase the size of Building 7 by approximately 59,000 square feet. The overall total square footage for the site will decrease by approximately 27,000 square feet.

Table 1: Existing and Proposed Buildings

Building Pad Number	Original MPP Square Footage	Proposed Square Footage	Difference
Building 1	401,175	401,175	Unchanged
Building 2	89,000	89,000	Unchanged
Building 3	144,760	144,760	Unchanged
Building 4	34,480	0 (removed)	-34,480
Building 5	172,348	162,245	-10,103
Building 6	41,791	0 (removed)	-41,791
Building 7 (No building in Phase 1 and 2)	196,900	256,050	+59,150
Maximum Square Footage at Buildout	1,080,454	1,053,230	-27,224

Building Siting and Architecture

Building 5 has frontage along Foothills Boulevard and Building 7 is located within the interior of the site, behind Building 5. Both buildings meet the NIPA minimum setback requirements for single buildings greater than 100,000 square feet, which requires a minimum 90-foot front setback, 50-foot side setback, 60-foot rear setback, and for Building 5, an overall average of 100 feet from Foothills Boulevard. There is also an existing 50-foot landscape buffer between Building 5 and Foothills Boulevard that will remain.

The approved architectural style of the buildings consists of metal awnings, glass, and aluminum framing. The design includes vertical and horizontal score lines, anodized glass on the upper levels of the buildings, as well as wall plane and height variation. Color accents are incorporated to add distinct character to each building. The proposed building design is substantially consistent with the prior approval, utilizing the same style, colors and materials to maintain a cohesive design with the remainder of the buildings. Building 5 elevations are shown in Figure 4 below. The loading dock doors are located along the rear of the building away from the street frontage and internal to the site, as encouraged by the Community Design Guidelines.

Figure 4: Building 5 Elevations



Vehicle Access and Parking

The project includes two entries from Foothills Boulevard; one entrance on the northern side of the Building 3 parcel and one on the north side of the Building 5 parcel. The proposed modifications will have no impact to these existing vehicle access driveways. The drive aisles and circulation areas will be modified to accommodate the changes to the building sizes and orientation. These changes were reviewed by City Engineering and Fire Department staff and were found to comply with vehicle access and circulation standards and emergency circulation requirements.

Parking for the Roseville 80 site was determined based on the Zoning Ordinance parking requirements for warehouse uses, which is based on a ratio of one (1) space per 1,000 square feet. The original MPP Stage 1 plan provided a total of 1,028 parking spaces, which exceeded the 932 total spaces required. This total number of spaces takes into account the 148-space parking reduction that was previously

approved with Buildings 1-3. With the elimination of Buildings 4 and 6 and the proposed modifications to Building 5 and 7, the total number of parking spaces required for the site will be 905 spaces. The project meets the parking requirement, providing a new overall total of 1,062 spaces (see Table 2).

Table 2: Parking Requirements

Building Pad Number	Proposed Square Footage	Parking Required	Parking Provided
Building 1	401,175	401	212
Building 2	89,000	89	179
Building 3	144,760	145	262
Building 5	162,245	162	183
Building 7	256,050	256	226
Previously Approved Parking Reductions		-148	
Total	1,053,230	905	1,062

Landscaping and Stormwater Treatment

The proposed modifications will have no impact on the existing 50-foot wide landscape corridor along Foothills Boulevard. The project will provide a 10-foot landscape buffer around the building pad as required by the NIPA Design Guidelines. The landscape plan utilizes a similar plant palette within the parking lot areas, and is consistent with the City's Community Design Guidelines and the City's Water Efficient Landscape Ordinance. The stormwater detention basin will be shifted further south of Building 5, and will be located in place of Building 4. The new location was reviewed by City Engineering staff and was determined to comply with City standards.

Conclusion

Based on the foregoing evaluation, the project has been designed in a manner consistent with the intent of the original approval, and complies with all applicable standards and requirements of the Zoning Ordinance, with the applicable goals, policies, and objectives set forth in the General Plan, Community Design Guidelines, and the North Industrial Planning Area.

PUBLIC OUTREACH

The project was distributed to applicable City departments and divisions for review, as well as appropriate outside agencies. All comments or recommended conditions of approval have been incorporated into the project, as appropriate. In addition, a notice of the proposed project was distributed to property owners within 300 feet of the project site and published on the Roseville Coalition of Neighborhood Associations (RCONA) website. The last day to request a public hearing was November 8, 2021. No comments were received.

NOTICE OF ACTION

The Major Project Permit Modification is hereby approved as the required findings, noted above, can be made based on the analysis contained in this staff report, and as conditioned below.

CONDITIONS FOR PL19-0367

1. This Major Project Permit Modification approval shall be effectuated within a period of two (2) years from **November 18, 2021** and if not effectuated shall expire on **November 18, 2023**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **November 18, 2024**. (Planning)
2. The project is approved as shown in Exhibit A and as conditioned or modified below. (Planning)
3. The project is subject to the previously approved conditions of approval for the Roseville 80 MPP (file #PL19-0363), except as conditioned or modified below. (Planning)
4. The project shall comply with all required environmental mitigation identified in the Roseville 80 MPP Initial Study/Mitigated Negative Declaration (SCH #2020080354), and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
5. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
6. Prior to issuance of building permits, the applicant shall submit and gain approval of a Major Project Permit Modification for the building architecture and landscaping for Building 7. (Planning)

APPEAL REQUIREMENTS:

Appeal Procedure: The decision of the Planning Manager is final unless appealed. Persons dissatisfied with the Planning Manager's decision may appeal it to the Design Committee by filing a written appeal, with the associated appeal fee, within 10 calendar days of the date of Major Project Permit Modification approval. All appeals shall be filed with the Planning Division. You may be precluded from filing a lawsuit to challenge this decision unless you use this opportunity for administrative appeal and raise any issue you believe to be wrongly decided.

Attachment

1. File #PL19-0363 Conditions of Approval

Exhibit

- A. Plans



Development Services Department
Planning Division
311 Vernon Street
Roseville, California 95678-2649

October 12, 2020

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Roseville 80 Bldg 2, LLC;
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Southall Group Holdings, LLC
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Roseville, CA 95747
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SUBJECT: NIPA PCL 50 – Roseville 80 MPP
File # PL19-0363
Citywide Job # 190334

On **OCTOBER 8, 2020**, the *Planning Commission* **ADOPTED** the **ROSEVILLE 80 MAJOR PROJECT PERMIT MITIGATED NEGATIVE DECLARATION** and **APPROVED** the **MAJOR PROJECT PERMIT STAGE 1** to review the site plan for seven (7) industrial buildings totaling approximately 1,080,454 square feet in the North Industrial Planning Area (NIPA) Parcel 50 area, and the **MAJOR PROJECT PERMIT STAGE 2** for an architectural review of Buildings 4 - 7 located at **7901 FOOTHILLS BL.**

EXPIRATION DATE

You have two (2) years from the date of the Planning Commission's approval in which to effectuate the permit, or else the **MAJOR PROJECT PERMIT STAGE 1** and **MAJOR PROJECT PERMIT STAGE 2** approval becomes null and void.

The expiration date of this request is **OCTOBER 8, 2022**.

EXTENSION OF PERMIT

You may request that a permit be extended for a period up to a maximum of one (1) year. An application for an extension shall be submitted to the Planning Division prior to the expiration date indicated above. No notice will be sent to you prior to the date of permit expiration.

YOU WILL BE RESPONSIBLE FOR REQUESTING ANY EXTENSION.

FEE NOTIFICATION

Per Government Code Section 66000, et seq, this notice shall serve as notification that the 90 day appeal period has begun in which the applicant may protest the imposition of fees, dedications, reservations, or other exactions imposed under the provisions of Government Code Section 66020 to the City Council. The appeal shall be filed in writing or on a form provided by the City stating the reasons for the appeal as provided for in Government Code Section 66020. **The appeal shall be filed with the City Clerk.**

APPEAL PROCEDURE

The decision of the Planning Commission is final unless appealed. This decision must be appealed to the **City Council** by filing a written appeal and paying the required fee **within ten (10) calendar days of October 8, 2020.** **The appeal shall be filed with the City Clerk.**

You may be precluded from filing a lawsuit to challenge this decision unless you use this opportunity for administrative appeal and raise any issues you believe to be wrongly decided.

Persons wishing to commence a court case challenging this decision must do so within ninety (90) days of the final decision (after all administrative appeals are exhausted) pursuant to Code of Civil Procedures Section 1094.6. (See Roseville City Council Resolution No. 82-81)

CONDITIONS OF APPROVAL FOR MAJOR PROJECT PERMIT

1. This MAJOR PROJECT PERMIT STAGE 1 AND STAGE 2 approval shall be effectuated within a period of two (2) years from **October 8, 2020** and if not effectuated shall expire on **October 8, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **October 8, 2023**. (Planning)
2. The project is approved as shown in Exhibits B - G and as conditioned or modified below. (Planning)
3. With construction of Building 4, the existing parking lot serving Building 2 shall be reconstructed as shown in the ultimate site plan (Exhibit B) to provide unobstructed circulation between the Building 2 and Building 4 parking fields. (Planning)
4. The required landscaping along the Foothills Boulevard frontage, as shown in Exhibit D, shall be installed with construction of the first phase of the parking lot on Building Pad 7. (Planning)
5. The project shall comply with all required environmental mitigation identified in the Roseville 80 MPP Initial Study/Mitigated Negative Declaration, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

Business Services

6. The project shall be addressed as 7901 Foothills Bl. Proposed Building 4 shall be addressed 7631 Foothills Bl. Proposed Building 5 shall be addressed 7801 Foothills Bl. Proposed Building 6 shall be addressed 7751 Foothills Bl. Proposed Building 7 shall be addressed 7851 Foothill Bl. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) and suite numbers to

the Development Services Department (Business Services – Addressing) for review and approval. The [City Addressing Guidelines](#) should be used for reference when assigning suite numbers. (Business Services)

Engineering

7. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
8. 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. (Engineering)
9. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved and grading and/or encroachment permits are issued by the Department of Development Services- Engineering Division. (Engineering)
10. 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. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

11. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - 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-inch 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 Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, 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. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 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 11B-206 and 11B-208. (Building)

Planning

- 12. 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)
- 13. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
- 14. 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 preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Engineering)
 - 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, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d. The landscape plan shall comply with the Landscape Guidelines for North Industrial Planning Area (NIPA) and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - e. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
 - f. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)

- g. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)

- 15. 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)

Building

- 16. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed suite addressing for individual tenant spaces within the building. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
- 17. A separate Architectural 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)
- 18. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
- 19. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, 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 Division for applicable Code editions). (Building)
- 20. 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)

Engineering

- 21. 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. (Engineering)

22. Install an 8-foot wide sidewalk per the City's current standards. The new sidewalk is required from the existing drive to the northern boundary. (Engineering)
23. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
24. A note shall be added to the grading plans that states:
*"Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified."* (Engineering)
25. A standard bus shelter pad shall be located along northbound Foothills Boulevard south of the driveway (approximately 180 feet south of the crosswalk) at the northwestern point of the site, located near Building 5 (shelter number 307). The location of the bus shelter pad shall conform to City design standards and be approved by Engineering and Alternative Transportation. (Engineering, Alternative Transportation)
26. The developer shall be responsible for the installation cost of a bus shelter and related improvements, conforming to the City's current standards for the shelter pad, as conditioned above. Prior to the issuance of the building permit for Building 5, the Developer shall enter into a construction fee agreement with the City and pay a construction cost of \$10,000 per shelter for future construction of the Bus Shelter along northbound Foothills Boulevard south of the driveway at the northwestern point of the site, located near Building 5 (shelter number 307). (Engineering, Alternative Transportation)
27. 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. (Engineering)
28. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Clean air vehicle spaces shall be labeled CLEAN AIR/CARPOOL/EV. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
29. Update plans to reflect the number and location of bike parking spaces (rack and lockers) to comply with Green Building Code and TSM Ordinance. (Alternative Transportation)
30. 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. (Engineering)

31. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
32. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
33. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
34. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
35. 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. (Engineering)
36. 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)
37. 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 Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
38. The applicant/developer shall prepare an updated Transportation Systems Management (TSM) Plan for Roseville 80 (all buildings) to be reviewed and approved by the Transportation Commission. (Alternative Transportation)

Environmental Utilities

39. 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)
40. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
41. 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 feet 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 feet below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
42. 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)
43. A public sewer easement shall be dedicated to the City centered over the proposed 8" sewer line that extends past the existing onsite public facilities to the most upstream onsite sewer manhole. (Environmental Utilities)
44. The sewer lift station required for Phase 4a will serve Building 5 and the guard shack for Building 7. Wording in the CC&R will be required explaining the shared ownership and maintenance responsibility of the private lift station. (Environmental Utilities)

Refuse

45. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department.

The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)

46. 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)
47. 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)

Fire

48. 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)
49. 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)

Electric

50. 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

Police

51. 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 light fixtures adjacent to Foothills Boulevard shall be installed with cut off light fixtures. All exterior light fixtures shall be vandal resistant. (Planning, Police)
52. 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)

PG&E

53. 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:

54. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers 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 preventer 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 preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
55. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. Water, sewer, and reclaimed water easements.
 - b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
 - c. The applicant shall dedicate a separate easement to the City of Roseville for the bus stop and bus shelter pad located along northbound Foothills Boulevard south of the driveway at the northwestern point of the site, located near Building 5. The easement documents shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's office. (Alternative Transportation, Engineering).
56. 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)
57. 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 preventer.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer 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)

Engineering

- 58. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 59. 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)
- 60. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Roseville 80 to be reviewed and approved by the City Manager. (Engineering, Alternative Transportation)

Environmental Utilities

- 61. 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)
- 62. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 63. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)

Electric

- 64. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 65. 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)

66. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
67. 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)
68. 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)
69. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
70. 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)

OTHER CONDITIONS OF APPROVAL:

Planning

71. Signs shown on the elevations are not approved as part of the Major Project Permit. A Sign Permit is required for all project signs. (Planning)
72. 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)

Engineering

73. 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)

Fire

74. 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)
75. 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)
76. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)

PG&E

77. 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)

Building

78. 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 that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
79. 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 Division Field Inspector at the time of or prior to the foundation inspection. (Building)
80. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO 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 Certificate of Occupancy. (Building)

81. 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 Division 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. An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

NOTICE TO PROJECT APPLICANT: All materials introduced at a public hearing or included with the project's staff report, including but not limited to exhibits, photographs, video or audio tapes, plan sets, architectural drawings, models, color and materials palettes, and maps must be retained by the Planning Division as a part of the public record for one year following the City's final action on the project. Official project file materials will be kept in conformance with the Planning Division's adopted retention schedule. Color renderings and material boards will be disposed of after the project is built and the project receives a certificate of occupancy or at the end of one year, whichever is later.