



## **AGENDA**

March 22, 2018

### **PLANNING COMMISSION MEETING**

7:00 p.m.

City Council Chambers  
311 Vernon Street  
Roseville, California

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. PUBLIC COMMENTS**

Persons may address the governing body on items not on this agenda. Speakers shall restrict their comments to issues that are within the subject jurisdiction of the governing body and limit their comments to three (3) minutes per person. The Brown Act, with certain exceptions, does not permit the governing body to discuss or take action on issues that are not listed on the agenda.

### **5. CONSENT CALENDAR**

- 5.1. Minutes of January 25, 2018
- 5.2. NCRSP PCL 34A, 34B, COSTCO FUEL CANOPY EXPANSION - 6720 STANFORD RANCH RD - FILE #PL18-0004

### **6. REQUESTS/PRESENTATIONS**

- 6.1. INFILL PCL 198 - RV TRAVEL WORLD - 2020 TAYLOR RD - FILE #PL17-0350

Recommendation(s): Pass a motion to

**A.** Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to seven (7) conditions of approval; and,

**B.** Adopt the four (4) findings of fact and approve the Administrative Permit subject to two (2) conditions of approval.

**Applicant:** Jamie Codero, RV Travel World of Sacramento. **Owner:** Bruce Fitzgerald, Fitzgerald LLC. (Shallow)

- 6.2. NCRSP PCL S, WEIR ACCESSORY STRUCTURES - 329 WATERFIELD DR - FILE #PL17-0361

Recommendation(s): Pass a motion to

**A.** Adopt the three (3) findings of fact for the Administrative Permit subject to four (4) conditions of approval.

**Applicant/Property Owner:** Richard Weir (Morales)

6.3. INFILL PCL 326 - VERIZON WIRELESS MONOPOLE CUP - 1550 MAIDU DR - FILE #PL18-0023

Recommendation(s): Pass a motion to

**A.** Adopt the three (3) findings of fact for the Conditional Use Permit and approve the Conditional Use Permit and approve the Conditional Use Permit subject to twenty-seven (27) conditions of approval.

**Applicant:** Aaron DeLao, SAC Wireless on behalf of Verizon. **Property Owner:** Tom Pelster, City of Roseville (Hocker)

7. **BOARD MEMBER / COMMISSIONER / STAFF REPORT**

8. **ADJOURNMENT**



## PLANNING COMMISSION

**Title:** Minutes of January 25, 2018

**Meeting Date:** 3/22/2018  
**Item #:** 5.1.

### **ATTACHMENTS:**

#### Description

January 25, 2018 Draft Minutes



**Planning Commission Meeting  
January 25, 2018 – 7:00 p.m.  
Draft Minutes**

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**I. CALL TO ORDER**

**II. ROLL CALL**

**Planning Commissioners Present**

Bruce Houdesheldt, Chair  
Joseph McCaslin, Vice-Chair  
Erich Brashears  
Justin Caporusso  
Charles Krafka  
Tracy Mendonsa

**Staff Present**

Greg Bitter, Planning Manager  
Derek Ogden, Senior Planner  
Lauren Hocker, Associate Planner  
Michelle Sheidenberger, Assistant City Attorney  
Lupe Nelson, Recording Secretary

**Planning Commissioners Absent**

Krista Bernasconi, *Excused*

**III. PLEDGE OF ALLEGIANCE**

Commissioner Krafka led those in attendance in the Pledge of Allegiance.

**IV. PUBLIC COMMENT**

Chair Houdesheldt opened the Oral Communication. Hearing none, Chair Houdesheldt closed the Oral Communication.

**V. CONSENT CALENDAR**

Chair Houdesheldt asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Hearing none, Chair Houdesheldt asked for a motion to approve the Consent Calendar as listed below:

**A. MINUTES OF DECEMBER 14, 2017**

**MOTION**

Commissioner Mendonsa made the motion, which was seconded by Commissioner Krafka, to approve the Consent Calendar item.

**The motion passed with the following vote:**

Ayes: Brashears, Caporusso, Krafka, Mendonsa, Houdesheldt

Noes: None

Abstain: McCaslin

*As the applicant was not in attendance, Chair Houdesheldt requested that Item 7. Reports: Commission/Staff be heard prior to Item 6.*

## VI. REPORTS: COMMISSION/STAFF

### Staff Reports:

- Staff provided an update on the Villa Sport project construction.
- There may be a February 8, 2018 Planning Commission Meeting, if the I-80 and SR 65 Interchange Tree Permit is not heard tonight.
- There is a possibility that there will be a February 22, 2018 Planning Commission Meeting.
- John Adams Academy multi-purpose room is under construction.

### Commission Reports:

- Traffic flow on Harding Blvd. and Lead Hill has improved.
- An update on the McDonald's project was requested. Mr. Bitter indicated building permits for the McDonald's on Harding Blvd. are under review.
- Are there any rental housing projects being proposed? Mr. Bitter indicated that there are several new apartment complexes under construction (at Blue Oaks and Orchard View, and in the Campus Oaks area) and that developers have expressed some interest in housing sites in west Roseville.

*Chair Houdesheldt requested a recess at 7:16 p.m.*

*The Planning Commission meeting resumed at 7:28 p.m.*

## VII. REPORTS/PRESENTATIONS

### **A. I-80 AND SR 65 INTERCHANGE TREE PERMIT – FILE # PL17-0353**

*Staff reported that they were unable to contact the applicant but that staff is comfortable with presenting the item and responding to questions the Planning Commission may have.*

### **MOTION**

Commissioner Caporusso made a motion that the item be continued to a time when the applicant could be present. The motion failed for lack of a second.

Associate Planner, Lauren Hocker, presented the staff report and responded to questions.

Chair Houdesheldt opened the public hearing and invited comments from the audience.

Mike Garabedian, Placer Group Sierra Club, spoke in opposition to the project.

- He requested that the City make an effort to retain trees.

While Mr. Garabedian was providing public comment, the applicant arrived. Chair Houdesheldt asked if Mr. Garabedian would be willing to allow the applicant to address the Commission. Mr. Garabedian agreed.

Applicant, Luke McNeel-Caird, Placer County Transportation Planning Agency, addressed the Commission and responded to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendations.

Mr. Garabedian returned to the podium.

- He requested that the removed trees which are adjacent to surrounding neighborhoods be replaced in the project area.

- If the reason for the removal of trees is for construction, then the stream banks need to be protected.
- He stated that Tree #151 and Tree #108 should not be removed.
- He would like the opportunity to work with staff to identify trees that could be saved. Chair Houdesheldt asked if staff had a response. Ms. Hocker indicated that the plans had been reviewed and all removals were found to be necessary, that Tree #152 is in the City of Rocklin and is not part of the City Tree Permit, and that Tree #108 was not being removed. She also indicated when the entire interchange project was complete there would be revegetation, just not with the City's oak tree mitigation—that would occur elsewhere.

Commission Discussion:

- Explain how it is possible to adopt a Tree Permit on a project that has already been approved. Ms. Hocker explained that the City was acting as a Responsible Agency, not the Lead Agency. The City is issuing a permit to ensure mitigation takes place.
- What would happen if the Planning Commission chose to deny the permit? Ms. Hocker indicated that the City would be standing in the way of implementing mitigation for a project which already went through a lengthy public input process, including hearings and an Environmental Impact Report. Mr. Bitter indicated the City is a member agency of the Placer County Transportation Planning Agency and has been involved in that public process throughout.

Chair Houdesheldt closed the public hearing and asked for a motion.

**MOTION**

Commissioner Caporusso made the motion, which was seconded by Commissioner Brashears, to:

- A. Consider the Environmental Impact Report; and,
- B. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

**The motion passed with the following vote:**

Ayes: Brashears, Caporusso, Krafka, McCaslin, Mendonsa, Houdesheldt

Noes: None

Abstain: None

**VIII. ADJOURNMENT**

Chair Houdesheldt asked for a motion to adjourn the meeting.

**MOTION**

Commissioner McCaslin made the motion, which was seconded by Commissioner Mendonsa, to adjourn the meeting.

**The motion passed unanimously at 7:50 p.m.**



## PLANNING COMMISSION

**Title:**

NCRSP PCL 34A, 34B, COSTCO FUEL CANOPY EXPANSION - 6720  
STANFORD RANCH RD - FILE #PL18-0004

**Meeting Date: 3/22/2018**

**Item #: 5.2.**

**ATTACHMENTS:****Description**

Staff Report

Exhibit A - Addendum

Exhibits B - E



***Planning Division Staff Report***  
***Planning Commission Meeting***

***March 22, 2018***

Prepared by: Gina McColl, Associate Planner

**ITEM 5B:**      **CONDITIONAL USE PERMIT MODIFICATION & DESIGN REVIEW PERMIT  
MODIFICATION – 6720 STANFORD RANCH ROAD – NCRSP PCL 34 COSTCO  
FUELING FACILITY EXPANSION – FILE # PL18-0004**

**REQUEST**

The applicant requests approval of a Conditional Use Permit Modification and Design Review Permit Modification to allow the expansion of the existing Costco Fueling Facility by extending the canopy and adding four new fuel dispensers and extending the hours of operation by one hour.

Applicant – Kim Katz, Costco Wholesale  
Property Owner – Kim Katz, Costco Wholesale Corporation

**SUMMARY RECOMMENDATION**

The Planning Division recommends that the Planning Commission take the following actions:

- A. Consider the Addendum to the Negative Declaration;
- B. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification subject to two (2) conditions of approval; and
- C. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to eight (8) conditions of approval.

**SUMMARY OF OUTSTANDING ISSUES**

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

**BACKGROUND**

The project site is located within the North Central Roseville Specific Plan (NCRSP) area, at the southwestern corner of Five Star Boulevard and Stanford Ranch Road, with an address of 6720 Stanford Ranch Road. The 1.51 acre parcel property is adjacent to the Costco Warehouse property and the Stanford Ranch Crossing Shopping Center (Figure 1). The properties have a zoning designation of General Commercial/Special Area Overlay - North Central Roseville Specific Plan (GC/SA-NC) and a land use designation of Community Commercial (CC).

**Figure 1: Project Site Zoning and Land Use**



On July 24, 2014, the Planning Commission approved a Design Review Permit Modification and Conditional Use Permit Modification (File#PL13-0131) to allow the Costco member's only fuel facility with 20 dispensers to replace the existing 12 dispenser Shell gas station, which was in operation since 1996. A Negative Declaration was adopted for the project. The proposed project is a request to expand the fueling facility by adding four new fuel dispenser islands (eight fueling positions) and expanding the canopy to cover the new dispensers. No other modifications are proposed to the site. The request will also extend the hours of operation by allowing the facility to open one hour earlier at 5 am. Currently the facility operates from 6 am to 10 pm seven days a week.

## **FINDINGS & EVALUATION**

The evaluation section of this report includes an analysis of each of the requested entitlements. Each of the entitlements are analyzed for consistency with the goals and policies of the applicable regulations (i.e. the General Plan, Zoning Ordinance, NCRSP, and Community Design Guidelines (CDG)).

### **CONDITIONAL USE PERMIT MODIFICATION**

Section 19.78.060.J of the City of Roseville Zoning Ordinance requires two findings be made to approve a Modification for the Conditional Use Permit. The required findings are listed below in ***italicized bold print*** and are followed by an evaluation.

- 1. The proposed modification is in substantial compliance with the intent of the original approval, prior conditions of approval, and all applicable design, development and improvement standards in effect as of the date of application for the modification.***

A Conditional Use Permit (CUP) to allow a gas station on the site has been in place since 1996. The applicant proposes to modify the CUP to retain the existing gasoline sales use, but expand the use from 20 fueling positions to 28 fueling positions. The Costco gasoline facility will remain a member only

fueling facility, so only Costco membership holders can purchase gasoline at this location. Payment would continue to be made at the pump with credit or debit cards and no cash transaction would occur on the property. Potential impacts to traffic on City roadways and on on-site circulation were evaluated in a traffic memo completed by Kittelson & Associates (Attached 1). As described in further detail in the Design Review Permit Modification section below, the expansion of the use is not anticipated to result in increased trips to the facility or have a negative impact on City roadways. The expansion is anticipated to improve efficiency of the facility and improve on-site circulation by minimizing vehicle queuing time.

The hours of operation for the gasoline facility will be increased by one hour per day by allowing the facility to be open from 5 am to 10 pm seven days a week. No other changes in the operation are proposed. The project is conditioned to comply with the original operations plan, with exception to the hours of operation (see CUP MOD Condition #2).

The original use permit determined that gasoline sales were compatible with the surrounding commercial uses and was consistent with the City's General Plan. No special conditions of approval were required of the project. The proposed Costco Gasoline Facility will retain the gasoline sales use which staff finds to be in substantial compliance with the intent of the original approval.

**2. *The proposed modification is in compliance with all standards and requirements of the City's Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan and the applicable Community Design Guidelines.***

The design of the Costco fueling facility expansion was reviewed under the DRP MOD entitlement and all City departments have reviewed the project. As proposed and conditioned, the project meets the City's design requirements and standards as provided in the City's Zoning Ordinance, General Plan, NCRSP and CDG.

|                                          |
|------------------------------------------|
| <b>DESIGN REVIEW PERMIT MODIFICATION</b> |
|------------------------------------------|

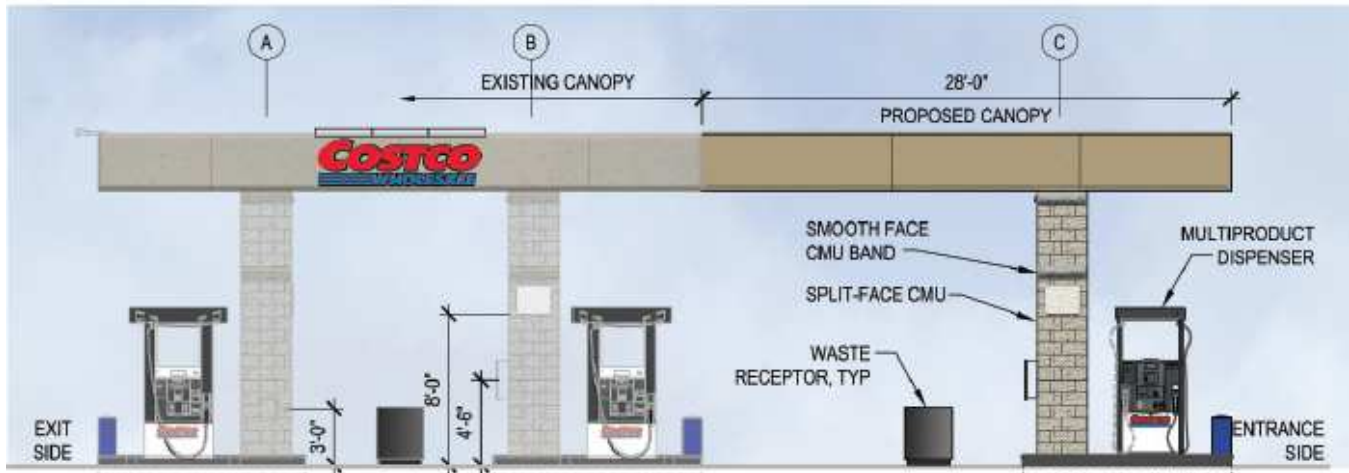
Like the Conditional Use Permit Modification, Section 19.78.060.J of the City of Roseville Zoning Ordinance requires the same two findings be made to approve a Modification. The required findings are listed below in ***italicized bold print*** and are followed by an evaluation.

**1. *The proposed modification is in substantial compliance with the intent of the original approval, prior conditions of approval, and all applicable design, development and improvement standards in effect as of the date of application for the modification.***

The existing fuel facility has been in operation since 2015, which replaced the previous fueling facility that was in operation since 1996. The proposed project does not change the existing use of the site as gasoline sales.

The proposed project will extend the existing canopy by approximately 28 feet in depth and 126 feet in width and will add four new fuel dispensing islands. As shown in Figure 2, the canopy design and fuel dispensers will match the existing structures in design and colors and materials.

**Figure 2: Proposed West Elevation**



Currently there are 10 fueling islands, which are accessed by 10 queuing lanes. The canopy expansion will extend over a portion of eight of the lanes. The queuing lanes are each approximately 80 feet in depth. The new fuel dispensers will be located 59 feet from the beginning of the queuing lanes and each dispenser will be located 28 feet in front of the existing dispenser. No other changes are proposed to the queuing lanes or drive aisles.

With the original Costco Fuel Facility entitlements, a traffic study was completed to evaluate potential impacts to City roadways, impacts to Five Star Boulevard (a private roadway), and on-site circulation. The traffic study found the project would not result in a negative impact to City roadways. While not required, the project incorporated site modifications to promote improved circulation and flow on the Costco site and adjacent roadways. The City also requested that the traffic study provide future options to further ensure that City roadways will not be affected by the proposed project. As a future option, the traffic study considered the addition of three fuel islands to improve efficiency by allowing for more cars to fuel at one time and reduce the number of cars in the queuing line. The City also required an additional traffic study be completed after the Costco fuel facility was in operation to ensure the project did not result in any unanticipated traffic impact and to determine if the additional fuel dispensers were needed. The additional study was completed in December 2015, and determined there were no unanticipated traffic impacts and did not find that these additional fuel dispensers were needed. Costco has however decided to move forward with the expansion and install the additional dispensers to reduce vehicle queuing and improve their customer experience.

An updated technical traffic memo was completed for this project by Kittelson & Associates (dated December 13, 2017), as provided in Attachment 1. This memo was reviewed by the City's Traffic Engineering section and found that the expansion is not anticipated to result in an increase in new trips to the Costco site. With the additional capacity, the project is anticipated to reduce wait times and number of vehicles in the queuing lines. The project is therefore in compliance with the original approval and no additional conditions or modifications are required of the project.

The proposed project was reviewed by City departments and found to comply with City standards. Any comments were incorporated into the conditions of approval for the project.

2. ***The proposed modification is in compliance with all standards and requirements of the City's Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan and the applicable Community Design Guidelines.***

The existing Costco fueling station was evaluated for conformance with the applicable standards and requirements of the Zoning Ordinance, and the applicable goals and policies set forth in the General Plan and the NCRSP and CDG's, and found to comply. The proposed project will continue to comply

the applicable development standards for setbacks, height, site coverage and parking. The proposed design and colors and materials of the canopy expansion will match the existing canopy. As described in detail above and as currently proposed, staff finds that the proposed project meets the City's standards and requirements of the Zoning Ordinance, General Plan, NCRSP and CDG.

### **ENVIRONMENTAL DETERMINATION**

Consistent with CEQA Guidelines Section 15164, regarding previously certified and adopted negative declarations, an Addendum to the Costco Fueling Facility Negative Declaration (adopted July 24, 2015) has been prepared to cover the minor technical changes and additions necessary to describe the proposed Project. The initial study prepared for the Addendum did not identify any new environmental impacts from the project. As such, staff recommends the Planning Commission consider the Addendum prior to taking action on the project.

### **PUBLIC OUTREACH**

The project site is located within the inactive Stanford Crossings neighborhood association and therefore was not notified of this project. Early notification of the project was however provided to the RCONA Board, and no comments were received as a result of the notice. A notice of the Planning Commission hearing was provided to property owners within 300 feet of the project site. To date, no comments have been received on the project.

### **RECOMMENDATION**

The Planning Division recommends the Planning Commission take the following actions:

- A. Consider the Addendum to the Negative Declaration as shown in Exhibit A;
- B. Adopt the two (2) findings of fact as stated in the staff report and approve the **CONDITIONAL USE PERMIT MODIFICATION – 6720 STANFORD RANCH RD – COSTCO FUELING FACILITY EXPANSION – FILE # PL18-0004** subject to the two (2) conditions listed below; and
- C. Adopt the two (2) findings of fact as stated in the staff report and approve the **DESIGN REVIEW PERMIT MODIFICATION – 6720 STANFORD RANCH RD – COSTCO FUELING FACILITY EXPANSION – FILE # PL18-0004** subject to the eight (8) conditions listed below.

#### **CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT MODIFICATION (PL18-0004)**

1. The project is approved as shown in Exhibits B – E and as conditioned or modified below. (Planning)
2. The project shall operate consistent with the original Costco Fueling Facility operation plan, File# PL13-0131, approved on July 24, 2014, with exception to the hours of operation. The hours of operation shall be 5 am to 10 pm, seven days a week.

#### **CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT MODIFICATION (PL18-0004)**

1. This design review permit modification approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **March 22, 2020**. 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 **March 22, 2020**. (Planning)

2. The project is approved as shown in Exhibits B - E 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. (Engineering, 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. (Engineering)
5. 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 are approved and grading and/or encroachment permits are issued by the Development Services Department (Engineering)
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. (Engineering)
7. Due to the tenant improvement work from this application, a separate permit application shall be submitted to the fire department for review prior to installation. This work may involve updating your hazardous materials business plan. The applicant should contact our Hazardous Materials Division at (916) 774-5800 to initiate the process. Use or storage of hazardous materials, liquids, gases and/or chemicals will be subject to meeting the requirements of the Hazardous Materials Storage Policy set forth by the City of Roseville, the applicable sections of the California Fire Code, the National Fire Codes and Chapter 6.95 of the Health and Safety Code. Submit names and amount of any hazardous materials, if they are to be stored or used, to the Fire and Life Safety Division for review and approval. (Fire)
8. Veeder'Root Electronic Tank Monitoring System shall be active and supervising the underground storage tanks even during construction by State law. (Fire)

## **ATTACHMENTS**

1. Traffic Analysis for Costco Fueling Facility Expansion (Kittelson & Associates, 12/13/17)
2. Applicant's Project Narrative

## **EXHIBITS**

- A. Addendum to the Negative Declaration
- B. Overall Site Plan
- C. Detailed Site Plan
- D. Preliminary Grading Plan
- E. Elevations and Colors and Materials

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Note to Applicant and/or Developer:</b> Please contact Planning Division 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 Manager at, or prior to, the public hearing.</p> |
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## ADDENDUM TO COSTCO FUELING FACILITY ADDITION NEGATIVE DECLARATION (ADOPTED ON JULY 24, 2014)

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|                                        |                                                                                                                                                                                                                                                                                            |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Project Title/File Number:</b>      | NCRSP PCL34 – Costco Fuel Canopy Expansion; PL18-0004                                                                                                                                                                                                                                      |
| <b>Project Address &amp; Location:</b> | 6720 Stanford Ranch Road; 017-123-015-000                                                                                                                                                                                                                                                  |
| <b>Project Description:</b>            | The applicant requests approval of a Design Review Permit Modification and Conditional Use Permit Modification to allow the expansion of the existing Costco Fueling Facility by existing the canopy and adding four new fuel dispensers and extending the hours of operation by one hour. |
| <b>Project Applicant:</b>              | Kim Katz, Costco Wholesale                                                                                                                                                                                                                                                                 |
| <b>Property Owner:</b>                 | Kim Katz, Costco Wholesale                                                                                                                                                                                                                                                                 |
| <b>Lead Agency Contact:</b>            | Gina McColl, Associate Planner (916) 774-5452                                                                                                                                                                                                                                              |

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An Addendum to a previously certified and adopted negative declaration or environmental impact report may be prepared for a project if only minor technical changes or additions are necessary or none of the conditions calling for the preparation of a subsequent EIR or negative declaration have occurred (California Environmental Quality Act Guidelines [CEQA] Section 15164). Consistent with CEQA Guidelines Section 15164, the below analysis has been prepared in order to demonstrate that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred and that only minor technical changes or additions are necessary in order to deem the adopted negative declaration adequate to describe the impacts of the proposed project. CEQA Guidelines Section 15164 also states that an addendum need not be circulated for public review, but can be included in or attached to the adopted negative declaration for consideration by the hearing body. This Addendum focuses only on those aspects of the project or its impacts which require additional discussion.

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## PROJECT DESCRIPTION

### Project Location

The project site is located within the North Central Roseville Specific Plan (NCRSP) area, at the southwestern corner of Five Star Boulevard and Stanford Ranch Road, with an address of 6720 Stanford Ranch Road. The 1.51 acre parcel property is adjacent to the Costco Warehouse property and the Stanford Ranch Crossing Shopping Center (see Figure 1).

### Background

The project site is developed with an existing fueling facility. On July 24, 2014, the Planning Commission approved a Design Review Permit Modification and Conditional Use Permit (File#PL13-0131) to allow the Costco member's only fuel facility with 20 dispensers to replace the existing 12 dispenser Shell gas station, which was in operation since 1996. A Negative Declaration was also adopted for the project.

### Proposed Project

The proposed project is a request to expand the existing fueling facility by adding four new fuel dispenser islands (eight fueling positions) and expand the canopy to cover the new dispensers. No other modifications are proposed to the site. The request will also extend the hours of operation by allowing the facility to open one hour earlier at 5 am. Currently the facility operates from 6 am to 10 pm.



## PURPOSE AND SCOPE OF ADDENDUM

A Negative Declaration for the Costco Fueling Facility Addition was adopted on July 24, 2014. The Negative Declaration covered expansion of the existing fueling facility to the current configuration. The Negative Declaration, supporting Initial Study, and related attachments are included as Appendix 1 of this Addendum. The adopted Negative Declaration analyzed impacts related to aesthetics, agricultural and forestry resources, air quality and greenhouse gases, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, and utilities and service systems. The proposed project is significantly consistent with the previous development project contemplated in the Negative Declaration.

The analyses below rely on the Negative Declaration analysis with minor supplements or technical updates where appropriate. Most of the project impacts remain identical to the impacts of the Negative Declaration because the proposed project adds additional fuel dispensers for a member's only fuel facility. No changes are proposed to the use of the site or the land use or zoning designation of the site. The project is located on a developed site, occurs within the existing development footprint, and only minor changes to the site are required that do not impact physical resources, induce housing, or increase service demands. For these reasons, only

the areas of air quality and greenhouse gases and traffic were analyzed. All other areas are addressed in the adopted Negative Declaration.

## **ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW**

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The purpose of this checklist is to evaluate the categories in terms of any “changed condition” (i.e. changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result. A “no” answer does not necessarily mean there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed in prior environmental documents.

### **EXPLANATION OF CHECKLIST EVALUATION CATEGORIES**

#### **Where Impact was Analyzed**

This column provides a cross-reference to the pages of the prior environmental documents where information and analysis may be found relative to the environmental issue listed under each topic.

#### **Do Proposed Changes Involve New Significant Impacts?**

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the current project will result in new significant impacts that have not already been considered and mitigated by the prior environmental review documents and related approvals, will result in a substantial increase in the severity of a previously identified impact.

#### **Any new Circumstances Involving New Impacts?**

Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this column indicates whether there have been changes to the project site or the vicinity (circumstances under which the project is undertaken) which have occurred subsequent to the certification or adoption of prior environmental documents, which would result in the current project having new significant environmental impacts that were not considered in the prior environmental documents or that substantially increase the severity of a previously identified impact.

#### **Any new Information Requiring New Analysis or Verification?**

Pursuant to Section 15162(a)(3)(A–D) of the CEQA Guidelines, this column indicates whether new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified or adopted is available requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigation measures remain valid. Either “yes” or “no” will be answered to indicate whether there is new information showing that: (A) the project will have one or more significant effects not discussed in the prior environmental documents; or (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental documents; or (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. If “no,” then no additional environmental documentation (supplemental or subsequent EIR) is required.

#### **Mitigation Measures Implemented or Addressing Impacts**

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental documents provide mitigation measures to address effects in the related impact category. In some cases, the mitigation measures have already been implemented. A “yes” response will be provided in any instance where mitigation was included, regardless of whether the mitigation has been completed at this time. If “none” is indicated, this environmental analysis concludes a significant impact does not occur with this project, no mitigation was previously included, and no mitigation is needed.

## **DISCUSSION AND MITIGATION SECTIONS**

### **Discussion**

A discussion of the elements of the checklist is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue, how the project relates to the issue and the status of any mitigation that may be required or has already been implemented.

### **Mitigation Measures**

Applicable mitigation measures from the prior environmental review that apply to the project are listed under each environmental category.

### **Conclusions**

A discussion of the conclusion relating to the analysis contained in each section.

## CHECKLIST

### I. Air Quality and Greenhouse Gases

|                                                                                                                                                                                                                                                                                    | Where Impact Was Analyzed in Prior Environmental Documents. | Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts? | Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts? | Any New Information Requiring New Analysis or Verification? | Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts. |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------|---------------------------------------------------------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?                                                                                                                                                                                                    | Page 11                                                     | No                                                                                        | No                                                                                            | No                                                          | None                                                                                  |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?                                                                                                                                                                 | Same                                                        | No                                                                                        | No                                                                                            | No                                                          | None                                                                                  |
| c) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)? | Same                                                        | No                                                                                        | No                                                                                            | No                                                          | None                                                                                  |
| d) Expose sensitive receptors to substantial pollutant concentrations?                                                                                                                                                                                                             | Same                                                        | No                                                                                        | No                                                                                            | No                                                          | None                                                                                  |
| e) Create objectionable odors affecting a substantial number of people?                                                                                                                                                                                                            | Same                                                        | No                                                                                        | No                                                                                            | No                                                          | None                                                                                  |
| f) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?                                                                                                                                                        | Same                                                        | No                                                                                        | No                                                                                            | No                                                          | None                                                                                  |
| g) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?                                                                                                                                                  | Same                                                        | No                                                                                        | No                                                                                            | No                                                          | None                                                                                  |

**Discussion:** As described in the Traffic Section, below, a traffic memo (Kittelson & Associates, 12/13/17) was prepared to evaluate potential traffic impacts from the project. The traffic memo found the project will not induce new trips. Therefore, no new operational emissions related to vehicle traffic will occur. As described in the Project Description, the expansion is minor and will result in a very small construction footprint; no significant construction-related air pollutants will be generated. Therefore, there will be no significant new impacts related to air quality or greenhouse gases.

**Mitigation Measures:** None required for this project

## II. Transportation/Traffic

|                                                                                                                                                                                                                                                                                                                                                                                                                               | Where Impact Was Analyzed in Prior Environmental Documents. | Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts? | Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts? | Any New Information Requiring New Analysis or Verification? | Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts. |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------|--------------------------------------------------------------------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | Page 33                                                     | No                                                                                        | No                                                                                            | No                                                          | None                                                                                 |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?                                                                                                                                                                | Same                                                        | No                                                                                        | No                                                                                            | No                                                          | None                                                                                 |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?                                                                                                                                                                                                                                                               | Same                                                        | No                                                                                        | No                                                                                            | No                                                          | None                                                                                 |
| d) Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?                                                                                                                                                                                                                                                                     | Same                                                        | No                                                                                        | No                                                                                            | No                                                          | None                                                                                 |
| e) Result in inadequate emergency access?                                                                                                                                                                                                                                                                                                                                                                                     | Same                                                        | No                                                                                        | No                                                                                            | No                                                          | None                                                                                 |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |      |    |    |    |      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|----|----|----|------|
| f) Conflict with adopted policies, plans, or programs supporting public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Same | No | No | No | None |
| <p><b>Discussion:</b> A traffic analysis was prepared for the previous project and determined the project would have no traffic related impacts. No mitigation was required. A traffic memo was completed for this project (Kittelton &amp; Associates, 12/13/17) to determine if the project would induce new traffic impacts not previously evaluated. The analysis, provided as Appendix 2, determined the project would not generate new trips. The new fuel dispensers will provide improved service to existing on-site vehicles by reducing wait times of queuing vehicles. Therefore, the project is substantially consistent with the previously evaluated project and there will be no significant new impacts related to transportation/traffic.</p> <p><b>Mitigation Measures:</b> None required for this project</p> |      |    |    |    |      |

### III. Mandatory Findings of Significance

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Where Impact Was Analyzed in Prior Environmental Documents. | Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts? | Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts? | Any New Information Requiring New Analysis or Verification? | Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts. |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------|--------------------------------------------------------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory? | Page 39                                                     | No                                                                                        | No                                                                                            | No                                                          | None                                                                                 |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |      |    |    |    |      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|----|----|----|------|
| b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)                                                                                                                                                    | Same | No | No | No | None |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?                                                                                                                                                                                                                                                                                                                                                        | Same | No | No | No | None |
| <b>Discussion:</b> The project is substantially consistent with the previously evaluated project and therefore would not substantially increase the severity of the identified significant cumulative impacts or cause new significant cumulative impacts. Thus, pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to the mandatory findings. |      |    |    |    |      |

## ENVIRONMENTAL DETERMINATION:

---

*In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR and the findings of CEQA Section 15164 concerning the decision to prepare an Addendum can be made. As supported by substantial evidence within the Costco Fueling Station Addition Negative Declaration (Adopted on July 24, 2014), the Lead Agency makes the following findings:*

[ X ] No substantial changes are proposed in the project which would require major revisions of the previous Negative Declaration.

[ X ] No substantial changes have occurred with respect to the circumstances under which the project is undertaken.

[ X ] There is no new information of substantial importance which was not known and could not have been known with the exercise of due diligence at the time the previous Negative Declaration was certified as complete.

[ X ] Only minor technical changes or additions are necessary in order to deem the adopted environmental document adequate.

Addendum Prepared by:

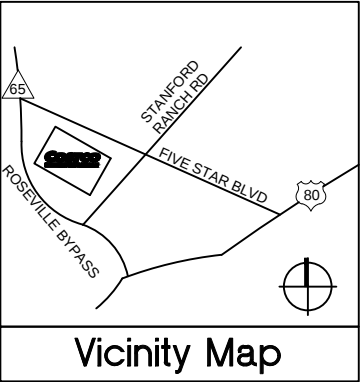
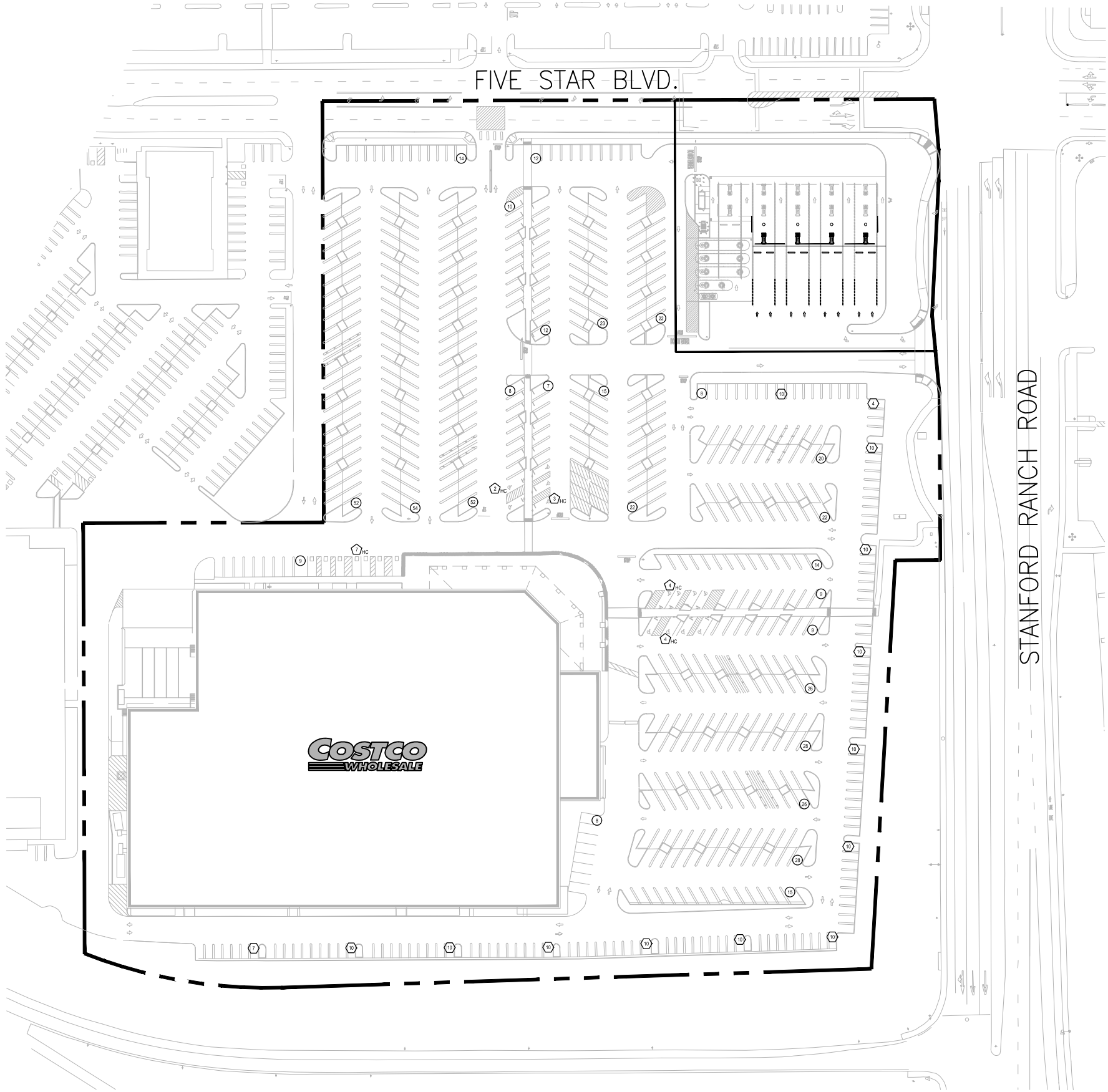
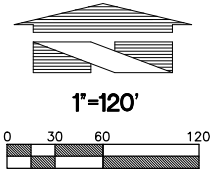
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Gina McColl Associate Planner  
City of Roseville, Planning Division

## Appendices:

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1. Environmental Document on which this Addendum relies: Costco Fueling Facility Addition Negative Declaration
2. Kittelson & Associates Traffic Memo, dated December 13, 2017 (provided as Attachment 1 to the staff report)



PROJECT DATA

|                                     |                                                                                                   |
|-------------------------------------|---------------------------------------------------------------------------------------------------|
| CLIENT:                             | COSTCO WHOLESALE<br>999 LAKE DRIVE<br>ISSAQUAH, WA 98027                                          |
| PROJECT ADDRESS:                    | 6720 STANFORD RANCH RD.<br>ROSEVILLE, CA 95678                                                    |
| ZONING:                             | GC/SA-NC - GENERAL COMMERCIAL /<br>SPECIAL AREA - NORTH CENTRAL                                   |
| EXISTING WAREHOUSE<br>SITE AREA:    | 12.89 ACRES                                                                                       |
| PROPOSED FUEL<br>STATION SITE AREA: | 1.51 ACRES                                                                                        |
| JURISDICTION:                       | CITY OF ROSEVILLE, CA                                                                             |
| BOUNDARIES<br>INFORMATION:          | THIS PLAN HAS BEEN<br>PREPARED BY USING A<br>MULVANNY G2 ARCHITECTURE<br>SITE PLAN DATED 10/7/14. |

|                       |              |
|-----------------------|--------------|
| EXIST. BUILDING DATA: |              |
| EXIST. BUILDING AREA  | 131,754 S.F. |
| EXIST. TIRE CENTER    | 5,200 S.F.   |
| TOTAL EXIST. BUILDING | 136,954 S.F. |

|                                      |             |
|--------------------------------------|-------------|
| TOTAL REQUIRED PARKING:              |             |
| 1 STALL PER 300SF                    | 457 STALLS  |
| PARKING DATA:                        |             |
| EXISTING PARKING:                    |             |
| 10' WIDE STALLS                      | 525 STALLS  |
| 9' WIDE STALLS                       | 131 STALLS  |
| HC HANDICAP STALLS                   | 20 STALLS   |
| EXIST. TOTAL PARKING                 | 676 STALLS  |
| EXISTING NO. OF STALLS PER 1000 S.F. | 4.93 STALLS |

|                        |            |
|------------------------|------------|
| PROPOSED PARKING:      |            |
| 10' WIDE STALLS        | 525 STALLS |
| 9' WIDE STALLS         | 131 STALLS |
| HC HANDICAP STALLS     | 20 STALLS  |
| PROPOSED TOTAL PARKING | 676 STALLS |

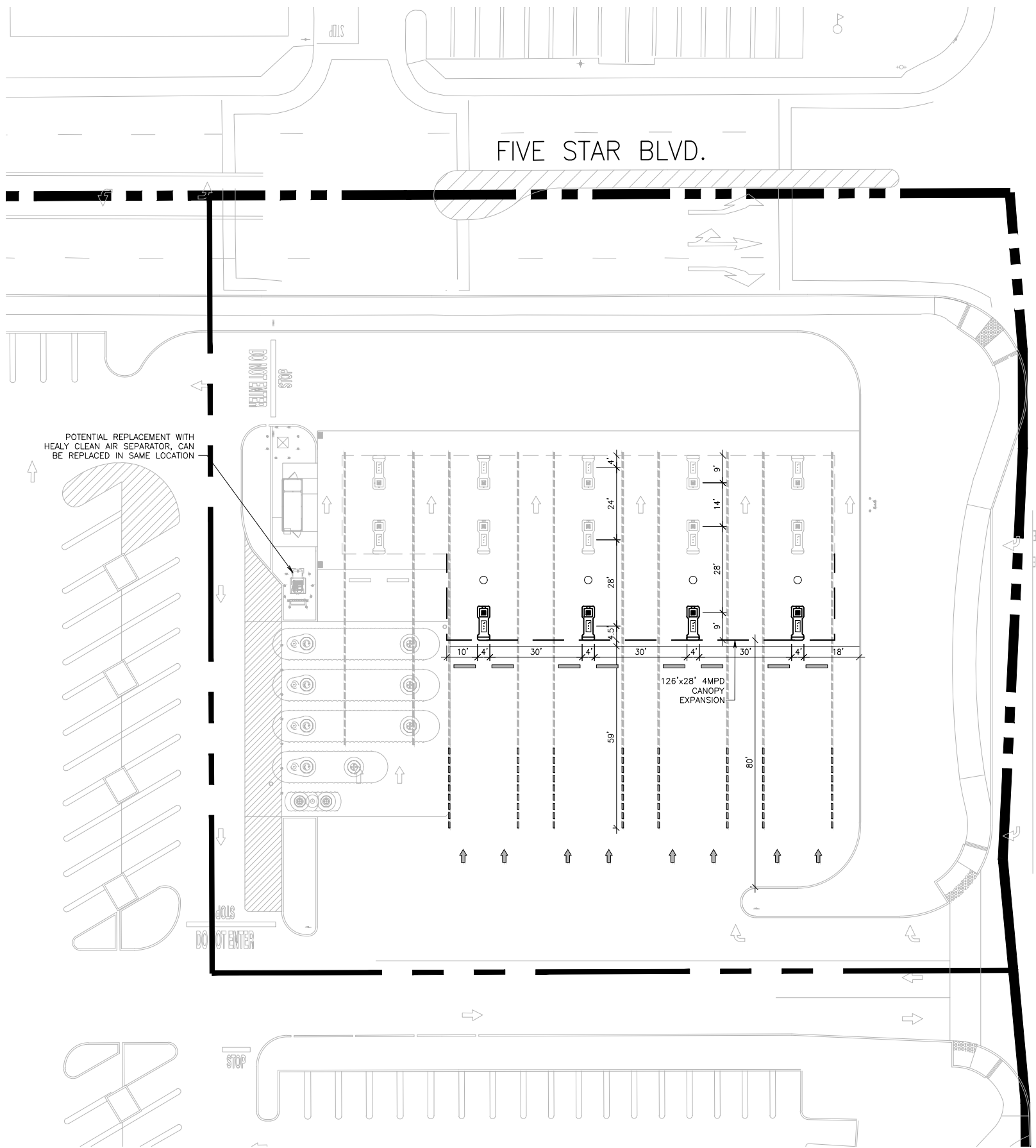
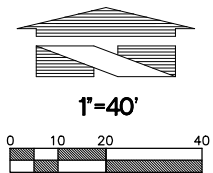
|                             |             |
|-----------------------------|-------------|
| NO. OF STALLS PER 1000 S.F. | 4.93 STALLS |
|-----------------------------|-------------|

NOTES:  
EXISTING CONDITIONS TO BE FIELD VERIFIED.

NOTES

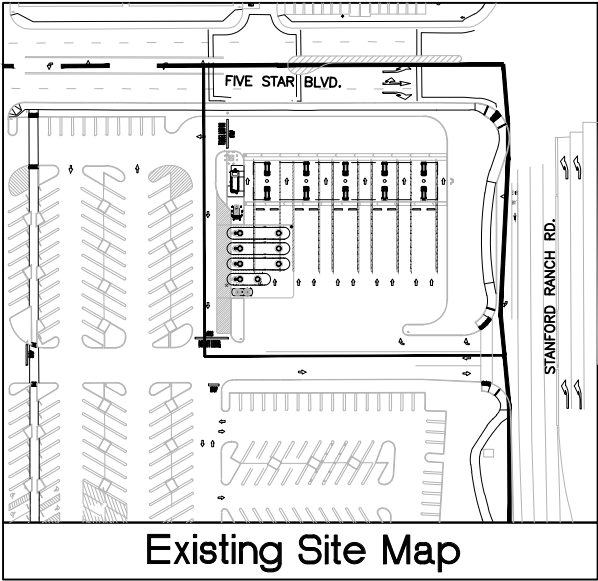
- THIS PRELIMINARY SITE PLAN IS BASED ON A SITE PLAN BY MULVANNY G2 ARCHITECTURE DATED, 10/7/14. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY.
- THE BUILDING SQUARE FOOTAGE AND PARKING SHOWN ON THIS PLAN IS BASED ON INFORMATION PROVIDED BY THE OWNER AND/OR OTHERS AND HAS NOT BEEN VERIFIED.

|                                                                                                                          |  |                                                                                                                                                             |  |
|--------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Revision<br>No. Date By Cld. Appr.                                                                                       |  | Title<br>OVERALL SITE PLAN<br>6720 STANFORD RANCH ROAD<br>ROSEVILLE, CA 95678<br>LOCATION #029                                                              |  |
| For:<br><b>COSTCO GASOLINE</b><br>COSTCO WHOLESALE GAS STATION ADDITION<br>999 LAKE DRIVE<br>ISSAQUAH, WASHINGTON. 98027 |  | Scale:<br>Horizontal<br>Vertical                                                                                                                            |  |
| Designed<br>Drawn<br>Checked<br>Approved<br>Date 9/18/17                                                                 |  | 18215 72ND AVENUE SOUTH<br>KENT, WA 98032<br>(425) 251-6222<br>(425) 251-8782 FAX<br>CIVIL ENGINEERING, LAND PLANNING,<br>SURVEYING, ENVIRONMENTAL SERVICES |  |
| BCE Job Number<br>16564                                                                                                  |  | Sheet<br>DD-1                                                                                                                                               |  |



NOTES

1. THIS PRELIMINARY SITE PLAN IS BASED ON A SITE PLAN BY MULVANNY G2 ARCHITECTURE DATED, 10/7/14. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY.
2. THE BUILDING SQUARE FOOTAGE AND PARKING SHOWN ON THIS PLAN IS BASED ON INFORMATION PROVIDED BY THE OWNER AND/OR OTHERS AND HAS NOT BEEN VERIFIED.



PROJECT DATA

|                                     |                                                                                                   |
|-------------------------------------|---------------------------------------------------------------------------------------------------|
| CLIENT:                             | COSTCO WHOLESALE<br>999 LAKE DRIVE<br>ISSAQUAH, WA 98027                                          |
| PROJECT ADDRESS:                    | 6720 STANFORD RANCH RD.<br>ROSEVILLE, CA 95678                                                    |
| ZONING:                             | GC/SA-NC - GENERAL COMMERCIAL /<br>SPECIAL AREA - NORTH CENTRAL                                   |
| EXISTING WAREHOUSE<br>SITE AREA:    | 12.89 ACRES                                                                                       |
| PROPOSED FUEL<br>STATION SITE AREA: | 1.51 ACRES                                                                                        |
| JURISDICTION:                       | CITY OF ROSEVILLE, CA                                                                             |
| BOUNDARIES<br>INFORMATION:          | THIS PLAN HAS BEEN<br>PREPARED BY USING A<br>MULVANNY G2 ARCHITECTURE<br>SITE PLAN DATED 10/7/14. |

|                       |              |
|-----------------------|--------------|
| EXIST. BUILDING DATA: |              |
| EXIST. BUILDING AREA  | 131,754 S.F. |
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|                                      |             |
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|                        |            |
|------------------------|------------|
| PROPOSED PARKING:      |            |
| 10' WIDE STALLS        | 525 STALLS |
| 9' WIDE STALLS         | 131 STALLS |
| HC HANDICAP STALLS     | 20 STALLS  |
| PROPOSED TOTAL PARKING | 676 STALLS |

|                             |             |
|-----------------------------|-------------|
| NO. OF STALLS PER 1000 S.F. | 4.93 STALLS |
|-----------------------------|-------------|

NOTES:  
EXISTING CONDITIONS TO BE FIELD VERIFIED.

**costco GASOLINE**  
COSTCO WHOLESALE GAS STATION ADDITION  
999 LAKE DRIVE  
ISSAQUAH, WASHINGTON 98027

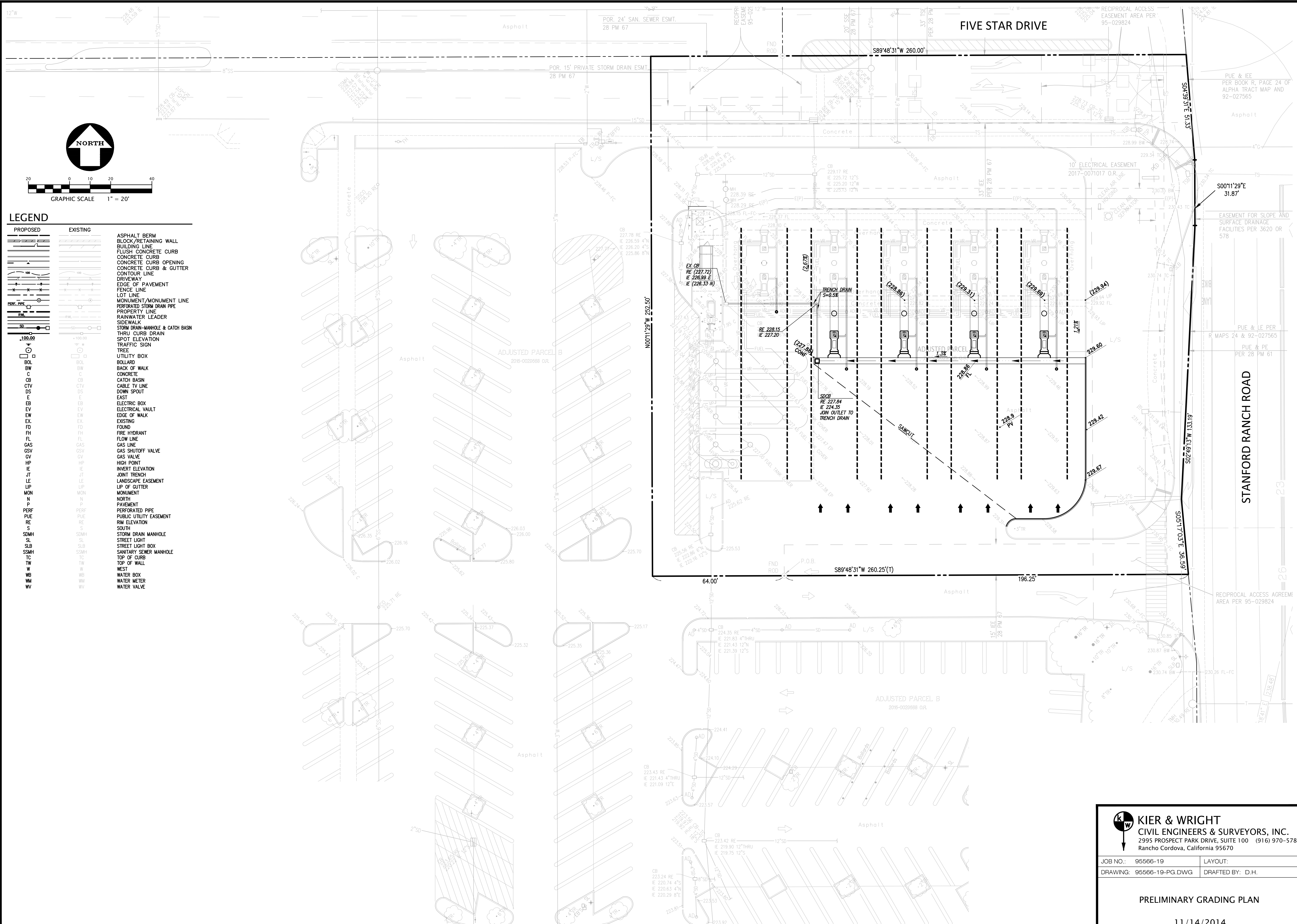
DETAILED SITE PLAN  
6720 STANFORD RANCH ROAD  
ROSEVILLE, CA 95678  
LOCATION #029

|          |    |            |     |          |    |          |   |      |         |
|----------|----|------------|-----|----------|----|----------|---|------|---------|
| Designed | SA | Drawn      | JAS | Checked  | SA | Approved | - | Date | 9/18/17 |
| Scale:   |    | Horizontal |     | Vertical |    |          |   |      |         |

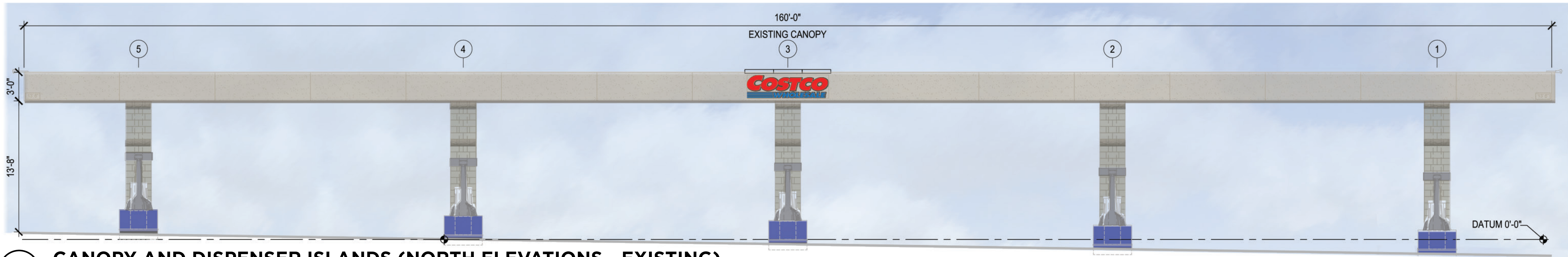
18215 72ND AVENUE SOUTH  
KENT, WA 98032  
(425) 251-6222  
(425) 251-8782 FAX  
CIVIL ENGINEERING, LAND PLANNING,  
SURVEYING, ENVIRONMENTAL SERVICES



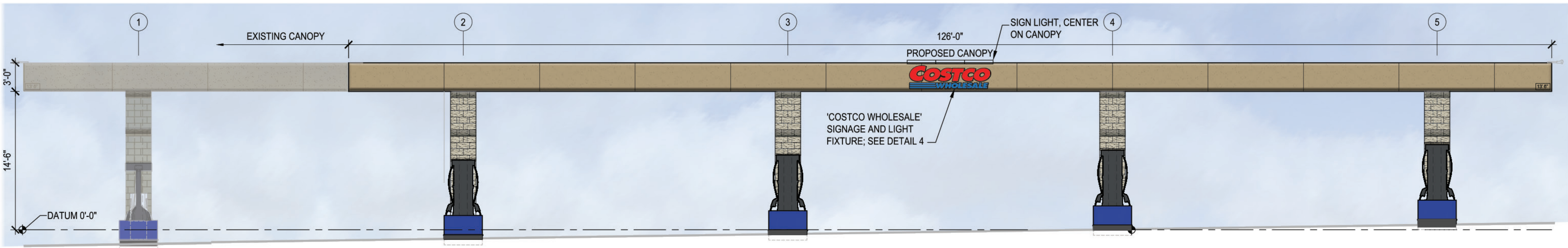
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|----------------|-------|-------|------|



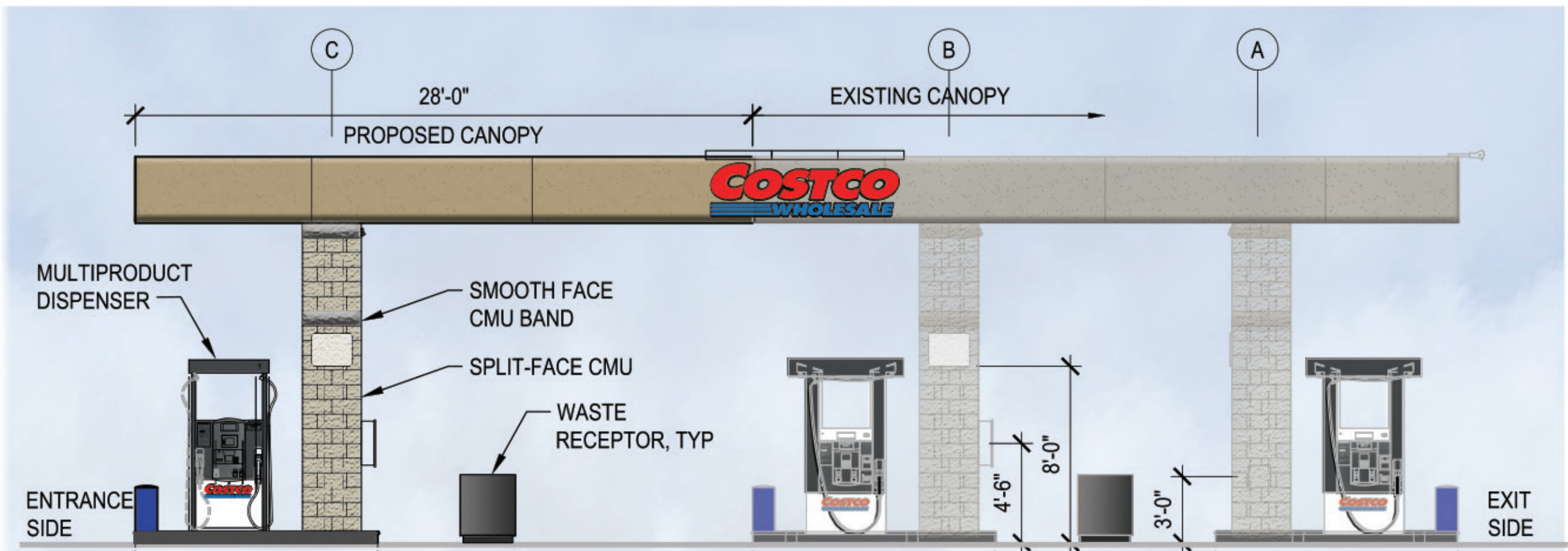
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|-----------|---------------------------------------------------------------|-------------|------------|---------------------------------|--|----|
| SHEET NO. | 6720 STANFORD RANCH ROAD                                      |             |            | CROSS STREET<br>FIVE STAR DRIVE |  |    |
|           | CITY                                                          | COUNTY      | STATE      |                                 |  |    |
|           | ROSEVILLE                                                     | PLACER      | CALIFORNIA |                                 |  |    |
|           | ZIP                                                           | A.P.N.:     |            |                                 |  |    |
|           | 95678                                                         | 017-123-015 |            |                                 |  |    |
| 1         | ROSEVILLE COSTCO<br>FUEL FACILITY EXPANSION                   |             |            |                                 |  |    |
|           | COSTCO WHOLESALE INC.<br>999 LAKE DRIVE<br>ISSAQUAH, WA 98027 |             |            |                                 |  |    |
|           |                                                               |             |            |                                 |  |    |
|           |                                                               |             |            |                                 |  |    |
|           |                                                               |             |            |                                 |  |    |
|           | NO.                                                           | REVISION    |            |                                 |  | BY |
|           |                                                               |             |            |                                 |  |    |
|           |                                                               |             |            |                                 |  |    |
|           |                                                               |             |            |                                 |  |    |
|           |                                                               |             |            |                                 |  |    |
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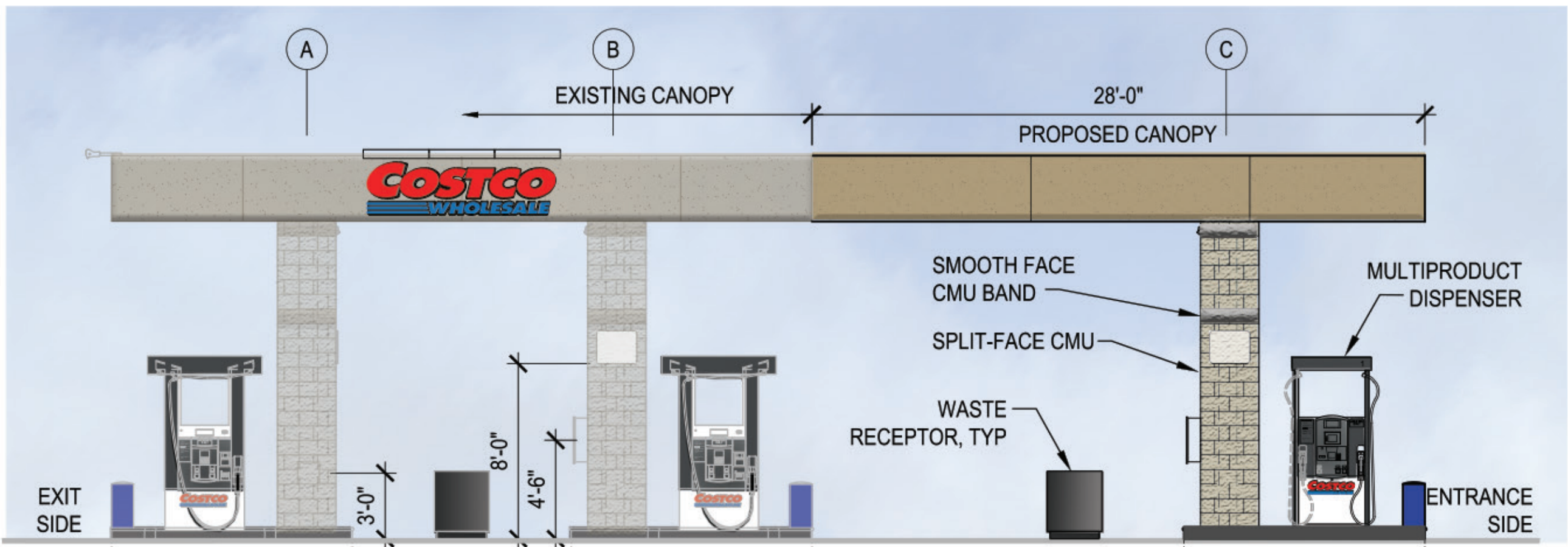
**1 CANOPY AND DISPENSER ISLANDS (NORTH ELEVATIONS - EXISTING)**  
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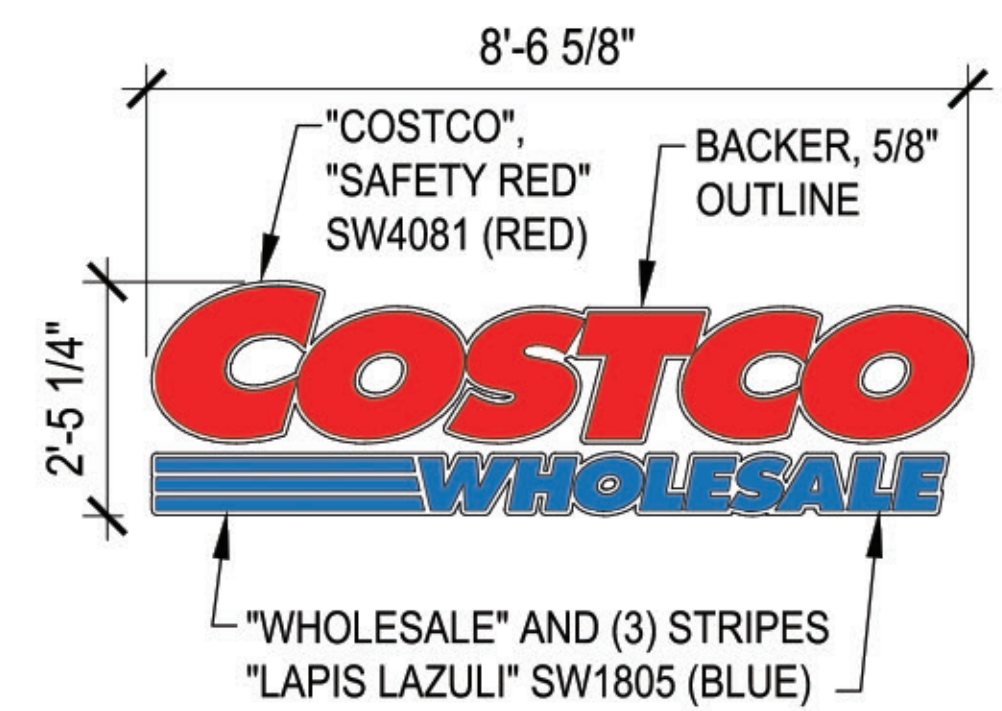
**2 CANOPY AND DISPENSER ISLANDS (SOUTH ELEVATIONS)**  
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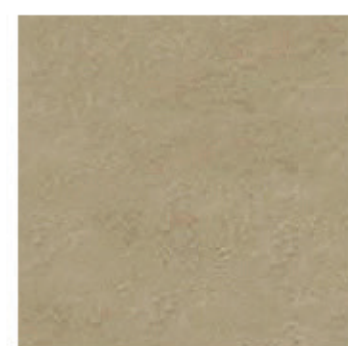
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**4 CANOPY AND DISPENSER ISLANDS (WEST ELEVATIONS)**  
SCALE: 1/4" = 1'-0"



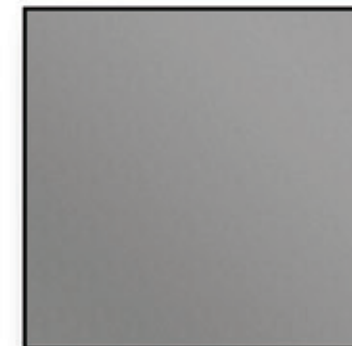
**5 CANOPY SIGN**  
SCALE: 1/2" = 1'-0"



**PAINTED METAL FASCIA**  
SPRAYLAT "FAWN" PU 99263



**SPLIT FACE CMU COLUMN**  
BASALITE D101



**SMOOTH FACE CMU BAND**  
BASALITE D390



**"COSTCO"**  
SAFETY RED SW 4081



**"WHOLESALE"**  
LAPIS LAZULI SW 1805



## PLANNING COMMISSION

**Title:** INFILL PCL 198 - RV TRAVEL WORLD - 2020 TAYLOR RD - FILE #PL17-0350

**Meeting Date:** 3/22/2018

**Item #:** 6.1.

### ATTACHMENTS:

Description

Staff Report

Attachments - Exhibits

**ITEM 6A:**      **CONDITIONAL USE PERMIT & ADMINISTRATIVE PERMIT – INFILL 198 RV TRAVEL WORLD – 2020 TAYLOR ROAD, BUILDING C – FILE # PL17-0350**

**REQUEST**

The applicant requests approval of a Conditional Use Permit to allow RV sales and services to be located within the Industrial/Business Park (MP) zone district. The request also includes the display of approximately 65 vehicles in an outdoor display area totaling 30,000 square feet in an existing parking lot. An Administrative Permit for a parking reduction of forty-one (41) spaces is also requested.

Applicant – Jamie Codero, RV Travel World of Sacramento  
Property Owner – Bruce Fitzgerald, Fitzgerald LLC

**SUMMARY RECOMMENDATION**

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the three (3) findings of fact for the Conditional Use Permit and approve the Conditional Use Permit subject to seven (7) conditions of approval.
- B. Adopt the four (4) findings of fact for the Administrative Permit and approve the Administrative Permit subject to two (2) conditions of approval.

**SUMMARY OF OUTSTANDING ISSUES**

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

**BACKGROUND**

The 3.55-acre project site is located at 2020 Taylor Road (Building C), and is within the City's Infill planning area (see Figure 1). The property has a zoning designation of Industrial/Business Park (MP) district and a General Plan land use designation of Community Commercial (CC). The site is fully developed with two (2) industrial buildings (A and C) totaling approximately 22,800 square feet, a parking lot, and landscaping. Building A is occupied by Flooring Liquidators and Building C is currently vacant.

The parcel to the north (2020 Taylor Road, Building B) was originally part of the subject parcel and currently contains Caliber Collision. On August 8, 1985, the Planning Commission approved a request for a parcel map to create the two (2) parcels to allow Venture Out Recreation Vehicles (an RV dealership) to purchase the resultant Parcel B. The zoning designation of the property at the time was Commercial Manufacturing (C-M), which principally permitted RV sales and services. Subsequently, the MP zone was established in the Zoning Ordinance of 1996 and replaced the C-M zone.

The City's Zoning Ordinance requires the automotive sales use type (which includes recreational vehicles) to obtain approval of a Conditional Use Permit (CUP) to locate in an MP zone. A CUP was not required for Venture Out Recreation Vehicles as it was principally permitted in the C-M zone. Since the property was rezoned to MP, the use was deemed nonconforming. Per Chapter 19.24 of the Zoning Ordinance, a nonconforming use may be continued, provided that the use is not enlarged or increased. However, if the nonconforming use is discontinued for a period of six months it is deemed abandoned, and further use of the parcel shall comply with the regulations of the zone district. Other use types have occupied the

building since then, with the most recent being a warehouse space for AutoNation. As such, a CUP is required for any new automotive sales use.

The applicant is currently requesting a CUP to allow RV Travel World to locate in an approximate 11,400 square foot building. As identified on the site plan (Exhibit A), RV Travel World will operate a Recreational Vehicle (RV) and trailer sales and service dealership within the existing building and associated parking lot. No modifications to the exterior of the building are proposed. The CUP allows the Planning Commission the opportunity to review the project's compatibility with light industrial, office and commercial uses in the project area. The project also includes a request for an Administrative Permit for a parking reduction of forty-one (41) spaces for shared parking between RV Travel World and Flooring Liquidators.

**Figure 1: Location and Zoning**



## **SITE INFORMATION**

- A. Location:** 2020 Taylor Road, Building C, APN 015-162-004-000
- B. Total Acreage:** 3.55 acres
- C. Site Access:** Access to the project site is provided via one existing driveway off Taylor Road.
- D. Grading:** The site was previously graded and the parcel is developed with two (2) buildings and associated improvements, including landscaping and parking.

## **CONDITIONAL USE PERMIT EVALUATION**

As mentioned above, a CUP is requested to allow the automotive sales use in the MP zone district. The RV Travel World operations plan is provided as Attachment 1. Project plans are provided in Exhibit A. Section 19.78.060 of the City of Roseville Zoning Ordinance requires that three findings be made in order to approve a CUP. The three findings are listed below in ***bold italics*** and are followed by an evaluation of the proposal in relation to each finding.

**1. The proposed use or development is consistent with the City of Roseville General Plan and any applicable specific plan.**

RV Travel World will be located within an existing industrial building that has a General Plan land use designation of Community Commercial (CC). The subject property is located within the Infill area of the City and not within a Specific Plan area. The CC land use designation is typically intended to provide for a broad range of goods and services, including auto sales and repair. Auto sales and repair is identified as a primary use within the CC land use; therefore, the proposed RV sales and services use is consistent with the General Plan.

**2. The proposed use or development conforms with all applicable standards and requirements of the Zoning Ordinance.**

The property has a zoning designation of Industrial/Business Park (MP) district. The Zoning Ordinance definition for the MP zone indicates that the zone is intended to designate areas appropriate for the development of a mixture of light industrial, office, and commercial land uses. These use types do not result in the emission of any appreciable amount of visible gasses, particulates, steam, heat, odor, vibration, glare, dust, or excessive noise and can be conditioned to be compatible when operating in close proximity to commercial and residential uses. Automotive repair is among the uses identified as being permitted in the MP zone, while automotive sales requires approval of a CUP.

RV Travel World will occupy an existing ±11,400 square-foot industrial building. The building was previously approved and deemed to comply with the applicable development standards in place at the time. The only Zoning Ordinance standards relevant to the project are the requirements for approval of a CUP, as discussed herein, and requirements for off-street parking.

Section 19.26.030 of the Zoning Ordinance regulates parking space requirements by use type. Based on the operational description and site plan, RV Travel World requires a total of 61 spaces. This parking requirement is generated by the indoor and outdoor RV sales areas (1:1,000 square feet), the parts & service areas (1:400 SF), and the number of service bays (6 total). A breakdown of the parking requirement for the use is provided in Table 1. The project site has a total of 44 spaces, which is shared among both buildings and uses on the property. Thus, the applicant is requesting an Administrative Permit for a parking reduction. Evaluation of the parking reduction is provided in this report.

**Table 1: RV Travel World Parking Requirement**

| Breakdown of Use        | Area                                     | Parking Ratio                        | # of Spaces Required |
|-------------------------|------------------------------------------|--------------------------------------|----------------------|
| Vehicle Sales Display   | 30,000 SF (Outdoor)<br>2,600 SF (Indoor) | 1 space per 1,000 SF                 | 33                   |
| Vehicle Service & Parts | 8,800 SF + 6 bays                        | 1 space per 400 SF plus 1<br>per bay | 28                   |
| Total Spaces Required   |                                          |                                      | 61                   |

**3. The location, size, design and operating characteristics of the proposed use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.**

As described in the applicant's business description (Attachment 1), RV Travel World sells RVs, RV parts, and trailers. RV Travel World will occupy the existing industrial building at the project site for sales, repair, service, and maintenance of RVs and trailers. The building will have six (6) service bays that will be used for cosmetic and warranty work by appointment only; no mechanical work will occur. The existing parking lot will be used to display approximately 65 RVs and trailers for sale in designated display areas. Condition #3 of the CUP has been added to ensure RV Travel World utilizes the

identified parking spaces to prevent the likelihood of parking impacts. Additionally, the required Fire Department access is provided on the site.

The project location is surrounded by industrial uses, with a motorcycle dealership and automotive collision center to the south, as well as a collision center to the north. No impacts to surrounding uses from noise or fumes are anticipated as the use is not located near sensitive receptors, and the repair, service, and maintenance operations will all occur within an enclosed building. Based on the proposed operations and with the conditions of approval, staff does not anticipate the use will adversely affect the adjacent uses and supports approval of RV Travel World at the subject location.

### **CONDITIONAL USE PERMIT CONCLUSION**

Based on the analysis contained in this staff report and as conditioned, staff finds that the proposed project is consistent with the findings needed to approve the Conditional Use Permit and meets the requirements of the General Plan and Zoning Ordinance; and therefore, the required findings to approve the entitlement can be made.

### **ADMINISTRATIVE PERMIT – PARKING REDUCTION EVALUATION**

Section 19.26.030.C.2 of the City of Roseville Zoning Ordinance contains provisions for requesting and evaluating Parking Reductions for Shared Parking. An applicant may apply for an Administrative Permit to allow a parking reduction for shared parking where they believe the hours of operation of different tenants/uses within the building complex effectively allow dual use of parking spaces. The applicant has the burden of proof for providing documentation substantiating their request. The approving authority shall only approve reduced parking if the criteria in ***bold, italics*** below are met.

***1. A sufficient number of spaces are provided to meet the greatest parking demand of the participating uses.***

The project site has a total of 44 parking spaces. As shown in Table 2, a total of 85 spaces are required for the existing Flooring Liquidators and proposed RV Travel World, exceeding the parking supply by 41 spaces. The applicant believes that the Zoning Ordinance parking requirements are excessive for the existing and proposed use and requests a parking reduction.

**Table 2: Parking Requirement**

| Address                            | Business Name        | Use                           | Sq. Ft. | Parking Ratio        | # of Spaces Required |
|------------------------------------|----------------------|-------------------------------|---------|----------------------|----------------------|
| <b>2020 Taylor Rd., Building A</b> |                      |                               |         |                      |                      |
|                                    | Flooring Liquidators | Sales                         | 8,700   | 1/400                | 22                   |
|                                    |                      | Warehouse                     | 2,700   | 1/1,000              | 3                    |
| <b>2020 Taylor Rd., Building C</b> |                      |                               |         |                      |                      |
|                                    | RV Travel World      | Vehicle Sales                 | 32,600  | 1/1,000              | 33                   |
|                                    |                      | Repair & Maintenance (6 bays) | 8,800   | 1/400 plus 1 per bay | 28                   |
| <b>Total Spaces Required</b>       |                      |                               |         |                      | 85                   |
| <b>Total Spaces Provided</b>       |                      |                               |         |                      | 44                   |
| <b>Shortfall</b>                   |                      |                               |         |                      | (41)                 |

RV Travel World currently operates a location at 5650 66<sup>th</sup> Avenue, Sacramento, CA. This location has a larger inventory and more display areas than what is proposed for the subject property, but it provides similar RV repair, service, and maintenance. To determine the peak parking demand, the applicant performed an on-site parking survey of the Sacramento location twice a day (in the mornings and afternoons) over a week-long period, from Monday, January 8<sup>th</sup> to Sunday, January 14<sup>th</sup> (Attachment 2). The maximum number of spaces utilized at any one time was 23 spaces in the afternoon on a Friday. Based on this maximum use, it was determined that the 25 spaces provided at the Sacramento location was sufficient for this peak operating time. As such, staff anticipates the 44 spaces provided at the Roseville location will be sufficient for the proposed use.

Flooring Liquidators is a flooring and counter top sales business that currently utilizes the second building on the property as a sales floor/display room with warehouse. The maximum number of employees is 3 and based on customer counts, there are approximately 10 customers visiting this business throughout the day. At most, 13 spaces are required for Flooring Liquidators. Thus, the overall peak parking demand for both uses would be 36 spaces. Based on the operational descriptions and parking survey, staff finds that the 44 parking spaces are adequate to support the parking demands for all uses at the project site.

***2. Satisfactory evidence is provided describing the nature of the uses and the times when the uses operate so as to demonstrate the lack of potential conflict between them.***

The Zoning Ordinance parking requirement for an automotive sales use is based on the vehicle display area (1:1,000 SF). There is no distinction between a typical car dealership and RV sales. The applicant proposes to display approximately 65 RVs/trailers in a total area of 32,600 square feet. If it was a typical automobile dealership, less display area would be required to fit 65 cars, which would result in fewer required parking spaces. Additionally, a parking reduction was approved in 2003 for Village RV (file #AP 03-19), a RV sales dealership located at 1039 Orlando Avenue. It was found that RV sales typically generate a lower number of customers than auto sales, further demonstrating that the Zoning Ordinance parking requirement is more than necessary for the use.

The hours of operation for RV Travel World are Monday, 9:00am to 6:00pm, Tuesday through Saturday, 8:00am to 6:00pm, and Sunday, 10:00am to 5:00pm. RV Travel World has 15 employees and anticipates approximately 10 to 15 customers a day. The parking survey provided for the Sacramento location demonstrated that an average of 18 spaces were utilized at any one time, with the maximum being 23 spaces. The hours of operation for Flooring Liquidators are 9:00am to 6:00pm, Monday to Saturday. The business is closed on Sundays, allowing for greater parking availability for RV Travel World. As mentioned in the previous section, the peak parking demand for Flooring Liquidators is 13 spaces. Even at the peak demand of both uses, there would still be 8 spaces available on the site.

Staff concludes there is a lack of conflict between the uses on the site based on the nature of the uses and their parking demands. However, should any of the operational characteristics change for these uses, staff will reevaluate approval of the parking reduction (Condition #1 of the Administrative Permit).

***3. Overflow parking will not impact any adjacent use.***

The subject property does not share access with any other parcels and there is no on street parking available in the vicinity of the project. It is anticipated there are enough spaces on site to accommodate the uses in both buildings.

***4. Additional documents, covenants, deed restrictions, or other agreements as may be deemed necessary by the Planning Manager are executed to assure that the required parking spaces provided are maintained and uses with similar hours and parking requirements as those uses sharing the parking facilities remain for the life of the project.***

The parking area is available to all tenants within the buildings. No additional documents or agreements are necessary. Conditions of approval to this Administrative Permit indicate that the permit will no longer be valid if the mix, square footage, and operating characteristics described herein are changed.

### **ADMINISTRATIVE PERMIT – PARKING REDUCTION CONCLUSION**

Based on the analysis contained in this staff report and as conditioned, the required findings for approval can be made for the proposed Administrative Permit; and therefore, staff recommends approval of the parking reduction.

### **ENVIRONMENTAL DETERMINATION**

The project is categorically except from the provisions of the California Environmental Quality Act (CEQA) Guidelines Section 15305 pertaining to minor alterations to land use limitations and pursuant to Section 305 of the City of Roseville CECA Implementing Procedures.

### **PUBLIC OUTREACH**

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. A notice of the public hearing was published on March 9, 2018 and a notice of hearing was also distributed to all property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations. To date, no comments have been received on the project.

### **RECOMMENDATION**

The Planning Division recommends the Planning Commission take the following actions:

- A. Adopt the three (3) findings of fact as listed in the staff report and approve the **CONDITIONAL USE PERMIT – 2020 TAYLOR ROAD, BUILDING C – INFILL PCL 198 – RV TRAVEL WORLD – FILE # PL17-0350** subject to seven (7) conditions of approval; and
- B. Adopt the four (4) findings of fact as listed in the staff report and approve the **ADMINISTRATIVE PERMIT – 2020 TAYLOR ROAD, BUILDING C – INFILL PCL 198 – RV TRAVEL WORLD – FILE # PL17-0350** subject to two (2) conditions of approval.

### **CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT (FILE # PL17-0350)**

- 1. This conditional use permit approval shall be effectuated within a period of two (2) years from **March 22, 2018** and if not effectuated shall expire on **March 22, 2020**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **March 22, 2021**. (Planning)
- 2. The project is approved as identified in Attachments 1-4 and as shown in Exhibit A and as conditioned or modified below. (Planning)
- 3. Vehicle parking for RV Travel World shall only occur in designated and striped parking spaces. At no time shall vehicles block drive aisles. (Planning, Fire)
- 4. All vehicle service and repair activities shall occur indoors. (Planning)

5. The applicant shall submit plans to the Building Division and secure a building permit for any proposed tenant improvements or Certificate of Occupancy. (Building)
6. According to the California Fire Code, all gates/fences/barricades shall obtain a permit for conformance to the City of Roseville's Fire Department Access Standard and the California Fire Code. Plans shall be submitted for approval prior to installation. If applicable, all manual gates shall be secured with a Knox pad lock or daisy chain with such lock. The owner or there representative shall contact KNOX Company, <http://www.knoxbox.com/>, to order your specific padlock for the City of Roseville. (Fire)
7. The required Fire Department access with a turning radii of 30 and 50 respectively shall be continuous without interruption similar to our typical driving patterns. This is especially critical at all entry points and interior parking aisles to this complex in which our drivers are expected to maneuver our apparatuses without obstructions. All amendments, standards and policies can be found on the City's web site [www.roseville.ca.us](http://www.roseville.ca.us) or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or [pchew@roseville.ca.us](mailto:pchew@roseville.ca.us) with the Fire and Life Safety Division for information. (Fire)

#### **CONDITIONS OF APPROVAL FOR ADMINISTRATIVE PERMIT (FILE # PL17-0350)**

1. This Administrative Permit for a reduction of forty-one (41) spaces is approved based on the proposed mix, square footage, and operating characteristics of tenants and tenant spaces, as described in this staff report and in Exhibit A, and as conditioned below. Should RV Travel World vacate the space or modify their operations, this parking reduction will no longer be valid. (Planning)
2. This Administrative Permit approval shall be effectuated within a period of two (2) years from **March 22, 2018** and if not effected shall expire on **March 22, 2020**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **March 22, 2021**. (Planning)

#### **ATTACHMENTS**

1. RV Travel World Business Description
2. Parking Survey
3. Parking Reduction Request
4. Adjacent Businesses

#### **EXHIBIT**

- A. Site Plan

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Note to Applicant and/or Developer:</b> Please contact Planning Division 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 Manager at, or prior to, the public hearing.</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

January 17, 2018

Re: RV Travel World

2020 Taylor Rd. Roseville, CA 95678

To Whom It May Concern,

Description of business: Sale and repair of Travel Trailer's and Fifth Wheel's, also sale of RV parts.

Hours of operation: Monday 9am-6pm, Tuesday-Saturday 8am-6pm, Sunday 10am-5pm.

Number of Employees: 15

Thank You,



Jamie Codero

President

RV Travel World

RECEIVED

JAN 18 2018

Planning Division

FILE COPY

FULL COST  
CUP

PL17-0350

RV TRAVEL WORLD CUP  
2020 TAYLOR ROAD, BLDG C

RV Travel World

Parking Survey 5650 66TH Ave. Sacramento CA 95823

| Date      | AM or PM | # stalls used |
|-----------|----------|---------------|
| 1/8/2018  | AM       | 8             |
|           | PM       | 9             |
| 1/9/2018  | AM       | 22            |
|           | PM       | 19            |
| 1/10/2018 | AM       | 21            |
|           | PM       | 20            |
| 1/11/2018 | AM       | 18            |
|           | PM       | 21            |
| 1/12/2018 | AM       | 19            |
|           | PM       | 23            |
| 1/13/2018 | AM       | 22            |
|           | PM       | 21            |
| 1/14/2018 | AM       | 12            |
|           | PM       | 14            |

# OF STALLS 25

RECEIVED

JAN 18 2018

Planning Division

FILE COPY

FULL COST  
CUP

PL17-0350

RV TRAVEL WORLD CUP  
2020 TAYLOR ROAD, BLDG C

January 17, 2018

Re: RV Travel World

2020 Taylor Rd. Roseville, CA 95678

To Whom It May Concern,

RV Travel World is requesting a parking reduction for the following reasons.

1. RV Travel World has 15 employees
2. RV Travel World has 10-15 customers a day
3. Flooring Liquidators has 2 employees
4. Flooring Liquidators has 10 customers a day

Worst case scenario if all these employees, and all customers were at location at the same time 42 spaces would be needed. We have this covered and I don't see any scenario where this would happen.

Thank You,



Jamie Codero

President

RV Travel World

RECEIVED

JAN 18 2018

Planning Division  
**FILE COPY**

FULL COST  
CUP

**PL17-0350**

RV TRAVEL WORLD CUP  
2020 TAYLOR ROAD, BLDG C

January 17, 2018

Re: RV Travel World

2020 Taylor Rd. Roseville, CA 95678

To Whom It May Concern,

Adjacent Businesses:

Flooring Liquidators 2020 Taylor Rd. : Sell Flooring products and counter tops. Hours of operation: Monday- Saturday 9am-6pm, Closed Sunday.

Caliber Collision 2020 Taylor Rd. : Paint and Body repair of automobile. Hours of operation: Monday-Friday 7am-6pm, Closed Saturday and Sunday.

Cooks Collision 2018 Taylor Rd. : Paint and Body repair of automobile. Hours of operation: Monday-Friday 8am-6pm, Closed Saturday and Sunday.

Roseville Yamaha 2014 Taylor Rd. : Sales and service of Motorcycles and UTV's. Hours of operation: Monday-Friday 9am-6pm, Saturday 9am-5pm, Closed Sunday

Thank You,



Jamie Codero

President

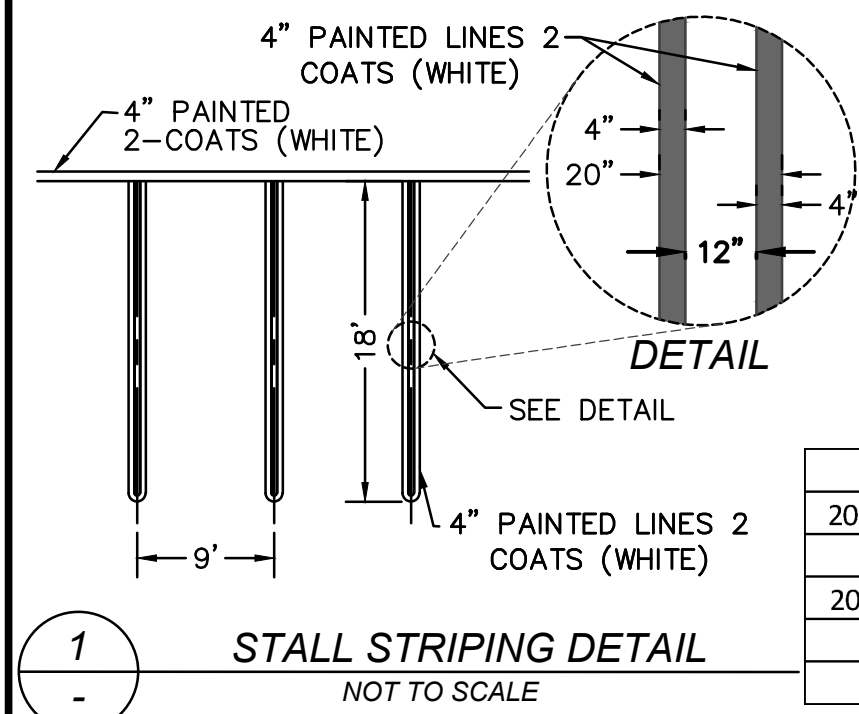
RV Travel World

RECEIVED  
JAN 18 2018  
Planning Division  
FILE COPY

FULL COST  
CUP

**PL17-0350**

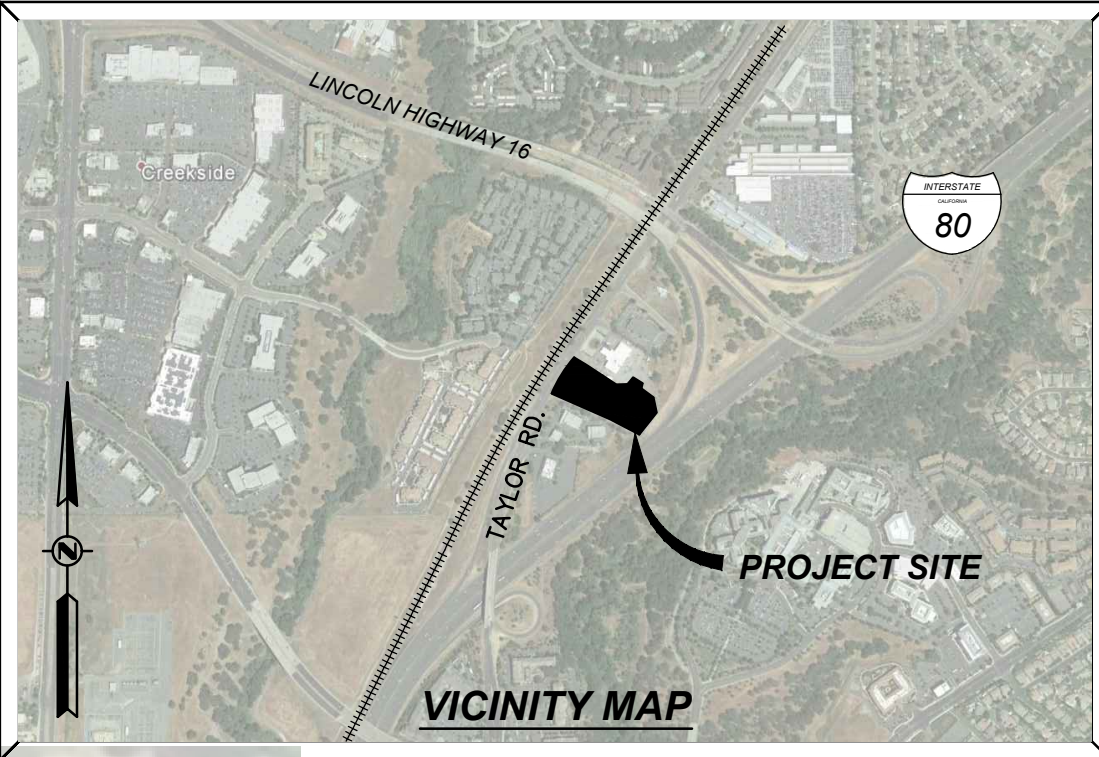
**RV TRAVEL WORLD CUP  
2020 TAYLOR ROAD, BLDG C**



REQUIRED PARKING

| Address                     | Tenant               | Use                           | Sq. Ft. | Parking Ratio        | Required |
|-----------------------------|----------------------|-------------------------------|---------|----------------------|----------|
| 2020 Taylor Rd - Building A | Flooring Liquidators | Sales                         | 8,700   | 1/400                | 22       |
|                             |                      | Warehouse                     | 2,700   | 1/1000               | 3        |
| 2020 Taylor Rd - Building C | RV Travel World      | Vehicle Sales                 | 32,600  | 1/1000               | 33       |
|                             |                      | Repair & Maintenance (6 bays) | 8,800   | 1/400 plus 1 per bay | 28       |
|                             |                      |                               |         | Total                | 85       |

RV TRAVEL WORLD  
SITE PLAN  
2020 TAYLOR ROAD  
ROSEVILLE, CA 95661  
APN: 015-162-004-000



AREA OF PARCEL:

3.59± ACRES

JURISDICTION:

CITY OF ROSEVILLE

ZONING:

MP INDUSTRIAL / BUSINESS PARK

SETBACKS: FRONT (PRIMARY FRONTAGE) =150'  
FRONT (OTHER) =50'  
SIDE = 50'  
REAR = 0'

FIRE DISTRICT:

ROSEVILLE CITY FIRE  
C/O JEFF ANGOLIA

INFORMATION NOTE:

BOUNDARY AND EASEMENT DATA FROM 24 PM 14  
AERIAL IMAGE FROM GOOGLE EARTH.

LAND USE:

RV TRAVEL WORLD

2020 TAYLOR ROAD, SUITE 'C'  
ROSEVILLE, CA 95678

USED FOR: RECREATIONAL VEHICLE AND TRAILER SALES,  
REPAIR, SERVICE, AND MAINTENANCE OF RECREATIONAL  
VEHICLES (RVs) AND TRAILERS. SERVICE BAYS ARE USED  
FOR COSMETIC AND WARRANTY WORK  
(NO MECHANICAL WORK) SCHEDULED BY APPOINTMENT.

HOURS OF OPERATION: 8:00 am - 6:00 pm MON - SAT.  
NUMBER OF EMPLOYEES: 15  
NUMBER OF RVs ON DISPLAY: 65  
OUTDOOR RV DISPLAY AREA: 30,000 SF  
OFFICE SALES AREA: 2,600 SF  
NUMBER OF SERVICE BAYS: 6

FLOORING LIQUIDATORS

2020 TAYLOR ROAD, SUITE 'A'  
ROSEVILLE, CA 95678

USED FOR: FLOORING AND COUNTER TOP SALES,  
(DISPLAY FLOOR ROOM WITH WAREHOUSE)

HOURS OF OPERATION: 9:00 am - 6:00 pm MON - SAT.  
NUMBER OF EMPLOYEES: 3

FIRE ACCESS NOTES:

1. THE REQUIRED FIRE DEPARTMENT ACCESS WITH A  
TURNING RADIUS OF 30' AND 30' SHALL BE CONTINUOUS  
WITHOUT INTERRUPTION TO TYPICAL DRIVING  
PATTERNS.

2. A KNOXBOX HAS BEEN ORDERED AND WILL MOUNTED TO  
THE NORTHERLY GATE POST FOR FIRE AND EMERGENCY  
ACCESS.

UTILITY NOTE:

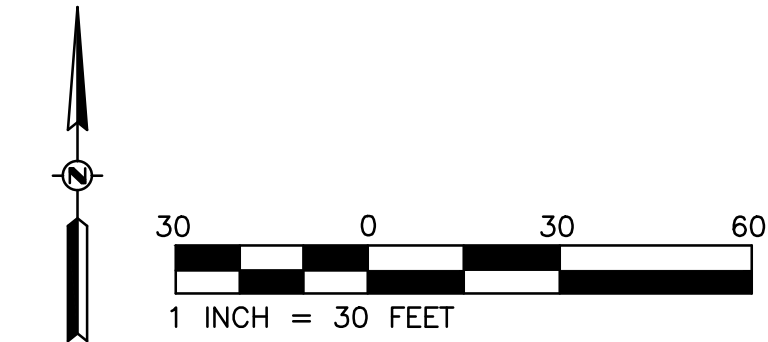
EXISTING UTILITY INFORMATION WAS GATHERED FROM  
OBSERVABLE EVIDENCE. NOTED ON A SITE VISIT AND  
RECORD INFORMATION PROVIDED BY CITY OF ROSEVILLE.

PARKING:

REQUIRED: 85 STALLS (SEE REQUIRED PARKING TABLE)  
PROVIDED: 44 STALLS (PARKING REDUCTION REQUESTED)

LEGEND

| DESCRIPTION                            | EXISTING |
|----------------------------------------|----------|
| PROPERTY LINE                          | ---      |
| WATER LINE                             | W        |
| SEWER LINE                             | SS       |
| PAVEMENT EDGE                          | ---      |
| REDUCED PRESSURE<br>BACKFLOW PREVENTER | RP       |
| UTILITY POLE                           | ○        |
| FENCE                                  | X X      |
| BUILDING                               | ▬        |
| DOOR                                   | ⌋        |
| GRADE SLOPE                            | Y Y      |
| PATH OF TRAVEL                         | ---      |



APPROVED  
BY  
DATE  
REVISION  
NO.  
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DESIGN  
DRAWN  
QUANT.

APPROVED  
BY  
DATE  
REVISION  
NO.  
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ORIGINAL SCALE IS IN INCHES

REGISTERED PROFESSIONAL ENGINEER  
CIVIL ENGINEER - PLANNING & SURVEYING  
RFE ENGINEERING, INC.  
2280 J STREET, SUITE 200  
ROSEVILLE, CA 95678  
PH: 916-772-7800 FAX: 916-772-7804  
WWW.RFEENGINEERING.COM

RV TRAVEL WORLD  
JAMIE CODERO  
5650 68TH AVENUE  
SACRAMENTO, CA 95823  
PH: 916-392-1612  
CELL: 916-257-6625

RV TRAVEL WORLD  
2020 TAYLOR ROAD  
ROSEVILLE, CA 95678  
SITE PLAN

Drawing  
of  
Sheet  
C1  
of  
Total  
2  
DATE: 03-06-2018



## PLANNING COMMISSION

**Title:**

NCRSP PCL S, WEIR ACCESSORY STRUCTURES - 329 WATERFIELD DR -  
FILE #PL17-0361

**Meeting Date: 3/22/2018**

**Item #: 6.2.**

**ATTACHMENTS:****Description**

Staff Report

Exhibit A

**ITEM 6B:**      **ADMINISTRATIVE PERMIT – NCRSP PCL S, WEIR ACCESSORY STRUCTURES –  
329 WATERFIELD DRIVE – FILE # PL17-0361**

**REQUEST**

The applicant requests an Administrative Permit to allow an existing recreational vehicle (RV) cover/carport and two existing side yard sheds, which combined total more than 700 square feet of accessory structures on the property. Pursuant to the City's Zoning Ordinance section 19.22.030.4.a. (1), accessory structures exceeding 700 square feet in total area require approval of an Administrative Permit.

Applicant/Property Owner – Richard Weir

**SUMMARY RECOMMENDATION**

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the three (3) findings of fact for the Administrative Permit subject to four (4) conditions of approval.

**SUMMARY OF OUTSTANDING ISSUES**

As described in the background section, the applicant currently has three accessory structures located on the property that do not comply with the Zoning Ordinance setback standards or the requirement for an Administrative Permit for accessory structures exceeding 700 sf in total area. In order to resolve an open Code Enforcement case, the applicant has agreed to modify the three structures to meet the setback standards and is requesting approval of an Administrative Permit to have over 700 sf of accessory structures on his property. Normally, requests for an Administrative Permit can be approved by the Planning Manager. However, in this case the neighboring property owner at 321 Waterfield Dr. has requested a public hearing. Staff believes the applicant's proposal to modify the structure to meet the setback standards and comply with the recommended conditions of approval will resolve the neighboring property owner's concerns.

**BACKGROUND**

The subject property is located at 329 Waterfield Drive within the North Central Roseville Specific Plan. The lot is 13,308 sf and has an irregular pentagonal shape. The two-story home developed on the lot is 3,610 sf including attached garages. The property has a zoning designation of Single Family Residential with a Design Overlay for the North Central Roseville Specific Plan (R1/DS) and a General Plan land use designation of Low Density Residential (LDR-3.3).

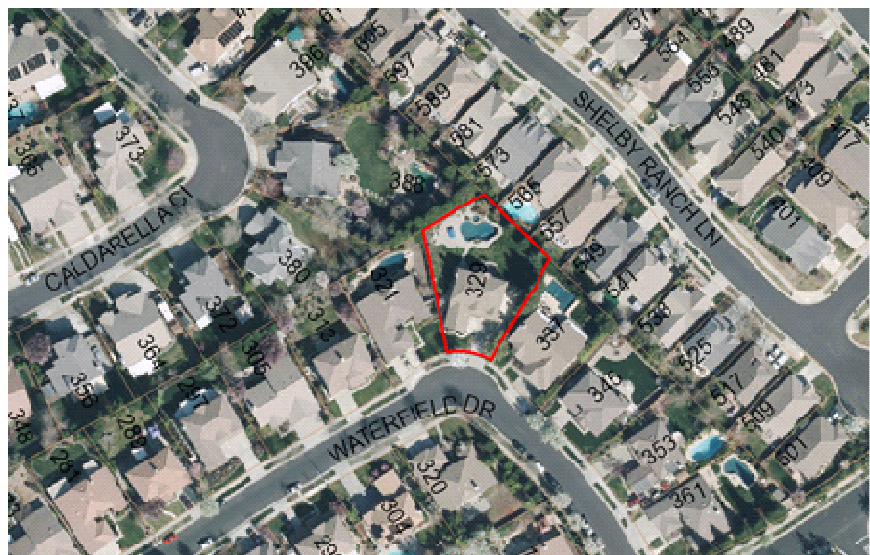


Figure 1. Vicinity Map

The applicant constructed two 120 sf sheds and one 800 sf RV cover on the property at 329 Waterfield Drive without planning approval or building permits. On April 25, 2017, a complaint was filed with the Code Enforcement division questioning whether the two sheds on the west side of the property were code compliant in their placement near the fence. The complaint also questioned the setback requirement of the RV cover on the east side of the property. On April 28, 2017 a code enforcement inspector investigated the property and found the sheds and carport were not in compliance with the zoning ordinance. Over the next seven months, the property owner did not comply with inspection notices and received multiple warnings about citations. In November 2017, the case was referred to the Planning Division and on November 6, 2017 a courtesy letter was sent to the property owner stating that the Planning Division would not support an Administrative Permit to reduce the required setbacks on any structure on the property. A citation hearing was scheduled for December 11, 2017. On December 11, 2017 the property owner came to the Permit Center counter and applied for an Administrative Permit to allow the accessory structures totaling over 700 sf, under the condition that all structures meet the required setbacks.

### **ADMINISTRATIVE PERMIT EVALUATION**

Section 19.78.060A of the City's Zoning Ordinance requires that three findings be made prior to the approval of an Administrative Permit. The required findings are listed below in ***bold italics*** and are followed by an evaluation.

***1. The proposed use or development is consistent with the City of Roseville General Plan and any applicable specific plan.***

The land use designation of the subject property is Low Density Residential, with a General Plan land use designation of 3.3 units per acre (LDR-3.3). The proposed project will not increase the number of homes on the parcel and is therefore consistent with this designation. The General Plan does not contain any policies or programs specifically related to the location, size, and height of accessory structures. Instead, the General Plan relies on the Development Standards contained in the Zoning Ordinance to regulate the placement and design of accessory structures. Thus, the project is consistent with the General Plan. Likewise, the North Central Roseville Specific Plan does not address accessory structures, thus the project is consistent with the North Central Roseville Specific Plan.



Figure 2. Street View, 2016

**2. *The proposed use or development conforms with all applicable standards and requirements of the Zoning Ordinance.***

The subject property has a zoning designation of Single Family Residential (R1). Accessory structures on Single Family lots are permitted, provided they meet the development standards of the zone. Section 19.22.030.C.4.a.v states that “any accessory structure located less than six feet from a primary building shall be considered attached to (and part of) the primary building for purposes of this article.” Therefore, the RV cover, which is currently located less than six feet from the primary home, is required to have a five foot side yard setback and twenty foot front and rear yard setbacks. The applicant has agreed to modify the RV cover in such a way that it will now meet the required five foot side yard setback. The two sheds on the west side of the property, at a height of ten feet must have a five foot rear and side yard setback. The applicant has agreed to modify the two sheds in such a way that they will meet the required five foot side yard setback.

The project has been conditioned to provide strict deadlines for the applicant to bring the three accessory structures into compliance with the Zoning Ordinance development standards. The applicant has 30 days to modify the two sheds on the west side of the property to lower the height and increase the setback. The applicant has a total of 120 days to complete the work necessary to modify the RV cover to meet the setback standards. Specifically, the applicant must submit a Building Permit application within 45 days of approval and then complete the modification and receive a final inspection from the Building Division within 120 days of approval. For each of these circumstances, failure to comply with the conditions of approval will result in the Administrative Permit becoming null and void and the property will be subject to Code Enforcement action.

**3. *The location, size, design, and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.***

Based on the applicant’s submittal, showing modifications to the three existing accessory structures, these structures will ultimately adhere to the Zoning Ordinance development standards for height and setbacks. The two sheds on the west side of the property are typical storage solutions for lots of this size. The RV cover on the east side of the property is screened from the immediate neighbor by a set of large trees. Thus, the proposed location, size, design, and operating characteristics of the structures are compatible with the character of the property and the neighborhood. Once these structures are modified to meet development standards, staff has not identified any detrimental effects of this project upon the public health, safety, and welfare; or upon property or improvements in the vicinity of the project site.

Based on the analysis contained in this staff report and as conditioned, staff finds that the proposed project is consistent with the findings needed to approve the Administrative Permit and meets the requirements of the General Plan and Zoning Ordinance; and therefore, the required findings to approve the entitlements can be made.

**ENVIRONMENTAL DETERMINATION**

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15303(e) (New Construction or Conversion of Small Structures) and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

**PUBLIC OUTREACH/ NEIGHBOR COMPLAINTS**

The project site is located within the Highland Reserve neighborhood association. Early notification of the project was provided to the RCONA Board, and no comments were received as a result of the notice. A notice of intent to approve the administrative permit was distributed on January 19, 2018 to

property owners within 300-feet of the project site. Three comments were received as a result of this notice. One resident requested a public hearing. The other two residents requested more information on the project. A notice of the Planning Commission hearing was published on March 9, 2018. No additional comments were received after this notice.

The resident that requested a public hearing is the neighbor on the subject property owner's west side. This neighbor is most concerned with the existing placement of the two sheds adjacent to their property line. The two sheds are currently over ten feet tall and three feet nine inches from the property line. The neighbor approves of the condition below, which gives the subject property owner a window of time to bring the two sheds into compliance with the required setbacks per the Zoning Ordinance by reducing the height of the sheds to ten feet and increasing their distance from the property line to five feet.

### **RECOMMENDATION**

The Planning Division recommends the Planning Commission take the following actions:

- A. Adopt the three (3) findings of fact as listed in the staff report and approve **ADMINISTRATIVE PERMIT – NCRSP PCL S, Weir Accessory Structures – 329 WATERFIELD DRIVE – FILE # PL17-0361** subject to four conditions of approval.

### **CONDITIONS OF APPROVAL FOR ADMINISTRATIVE PERMIT (FILE # PL17-0361)**

1. This Administrative Permit approval shall be valid for a period of one hundred and twenty (120) days from this date and if not effectuated shall expire on **July 20, 2018**. Prior to said date, the applicant shall have complied with conditions #2 and #3 of this permit. Failure to comply with either Condition #2 or Condition #3 will result in the Administrative Permit becoming null and void and the property will be subject to Code Enforcement action.
2. Thirty (30) days from approval, the two side yard sheds will be modified in such a way that they comply with the required height and setback standards pursuant to the City's Zoning Ordinance.
3. Forty-five (45) days from approval, a building permit application shall be submitted to the City's Building Division for the RV cover/carport showing compliance with the required setbacks pursuant to the City's Zoning Ordinance. One hundred and twenty (120) days from approval, a final inspection for the RV Cover/Carport shall be required.
4. The project is approved as identified in Exhibit A. (Planning)

### **EXHIBITS**

- A. Site Plan

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Note to Applicant and/or Developer:</b> Please contact Planning Division 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 Manager at, or prior to, the public hearing.</p> |
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RICHARD AND MARGARET WEIR  
329 WATERFELD DR.  
ROSEVILLE, CA. 95678

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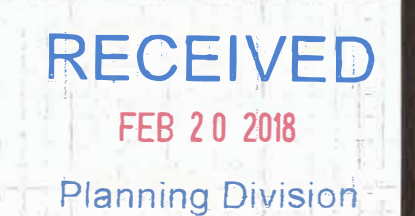
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OF *1* SHEETS





## PLANNING COMMISSION

**Title:**

INFILL PCL 326 - VERIZON WIRELESS MONOPOLE CUP - 1550 MAIDU DR  
- FILE #PL18-0023

**Meeting Date: 3/22/2018**

**Item #: 6.3.**

**ATTACHMENTS:**

Description

Staff Report

**ITEM 6C:      INFILL PCL 326 – VERIZON WIRELESS MONOPOLE CUP – 1550 MAIDU DRIVE –  
FILE #PL18-0023**

**REQUEST**

The applicant requests a Conditional Use Permit (CUP) to replace an existing field light standard with a 92-foot-tall monopole, including installation of 8 telecommunications antennas above the field lights on the pole, and the installation of ground-mounted equipment within a 30-foot by 30-foot lease area enclosed within 8-foot-tall chain link fence with privacy slats. A CUP for this same project was originally approved on January 22, 2015 but has expired, so the applicant requests a new CUP.

Applicant – Aaron DeLao, SAC Wireless on behalf of Verizon  
Property Owner – Tom Pelster, City of Roseville

**SUMMARY RECOMMENDATION**

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the three (3) findings of fact for the Conditional Use Permit and approve the Conditional Use Permit subject to twenty-seven (27) conditions of approval.

**SUMMARY OF OUTSTANDING ISSUES**

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

**BACKGROUND**

Maidu Regional Park is located within the City's Infill area, is 152 acres in size, and is developed with multiple amenities, including softball and soccer fields, a skateboard park, batting cages, a community center, the Maidu Historic Site, and a library. The park has a zoning and land use designation of Parks and Recreation (PR) and is bounded by McLaren Drive to the south, Johnson Ranch Drive to the north and east, and Rocky Ridge Drive to the west.

In January 2015, the Planning Commission approved a request for a Conditional Use Permit (PL14-0442) to construct a cellular monopole with field light fixtures to be located in an area between existing softball fields and soccer fields, approximately 610 feet north of McLaren Drive. The expiration date of the Conditional Use Permit (CUP) was January 22, 2017, and was extended to January 22, 2018 by a one-year extension of the CUP approved by the Planning Commission. While the applicant has been working with the City Attorney's Office and Information Technology Department to complete a license agreement formalizing the re replacement of the light standard with a monopole, the agreement could not be completed before the permit expired. The City of Roseville Zoning Ordinance allows a single one-year extension, so no further extensions could be granted and the CUP expired. The applicant remains interested in constructing the new antenna, so has applied for a new CUP.

The applicant has proposed no changes to the originally approved project; the request is for a new CUP to replace the expired permit. The site is located approximately 510 feet south of Maidu Elementary School and 700 north of the nearest residence on the south side of McLaren Drive. The equipment enclosure is to be located immediately adjacent to an existing telecommunications equipment enclosure

at the site in an unimproved area between a pedestrian/bike path and graveled service road at the eastern edge of the park's softball fields (see Figure 1 and Exhibits A–E).

Figure 1: Vicinity Map



## **EVALUATION**

Section 19.78.060.A of the City of Roseville Zoning Ordinance requires that three findings be made to approve a CUP. The required findings are listed below in ***italicized, bold print*** and are followed by an evaluation.

1. ***The proposed use or development is consistent with the City of Roseville General Plan and any applicable Specific Plan.***

The land use designation of the subject property is Parks and Recreation (PR). Telecommunication facilities, referenced in the General Plan as “Privately-Owned Utilities,” are permitted in all land use designations, provided the facilities are designed and constructed in a manner consistent with adopted land use policies and design guidelines. The General Plan relies on the Zoning Ordinance to determine the appropriate location and design of telecommunication facilities through the Conditional Use Permit process; therefore, the proposed project is consistent with the General Plan.

2. ***The proposed use or development conforms with all applicable standards and requirements of the Zoning Ordinance.***

**AND**

3. ***The location, size, design and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.***

The subject property has a zoning designation of Parks and Recreation (PR). Telecommunications facilities exceeding 60 feet in height are permitted in the PR zoning district with approval of a Conditional Use Permit, subject to standards established in Zoning Ordinance Chapter 19.34.010. The intent of the Zoning Ordinance standards is to minimize the adverse impacts of such equipment and structures on

neighborhoods and surrounding developments by regulating the height, number, and location of such facilities.

The proposed monopole will be located approximately 700 feet north of the nearest residence and approximately 500 feet south of Maidu Elementary School, in a developed portion of Maidu Regional Park. The height of the proposed monopole ( $\pm 92$  feet) is similar to the nearby existing cellular facility, and although the overall pole height will increase by approximately 11 feet, the height of the field light fixtures will not increase. The field lighting on the new monopole will be at a height of approximately 78 feet, which is one foot lower than the height of the light fixtures on the existing pole. Following installation of the lighting on the new pole, the applicant will be required to perform a photometric study to ensure that the level and distribution of lighting has not changed and that Parks Lighting Standards are met (see Condition 12). The facilities will be constructed in compliance with all applicable Building Codes and Engineering Standards (see Condition 4).

In addition to the above general analysis, the City of Roseville Zoning Ordinance Section 19.34.030.A lists a series of standards applicable to all telecommunications facilities. The standards are shown below, followed by an evaluation.

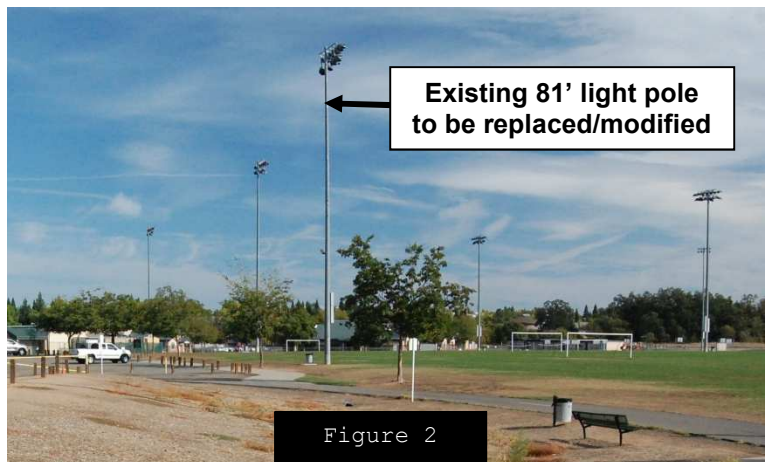
- a) Building mounted antennas are encouraged, provided that the wireless communication facility is compatible with the building design and does not negatively impact the surrounding area.**

No building-mounted antennas are proposed, as there are no buildings in the vicinity that would provide the required level of service coverage.

- b) Where building mounting is not possible, an attempt should be made to screen new monopoles from public view and to co-locate new antennas on existing monopoles.**

The site of the proposed cellular facility is in the developed area of Maidu Regional Park, with soccer and softball fields in the immediate vicinity (see Vicinity Map above). The soccer and softball fields are illuminated with numerous light standards to allow after-dark activities (see Figure 2). The proposed facility (92' cellular monopole with field light fixtures) will replace an existing light pole at the site (see Figure 2).

There are approximately 20 additional light standards in the immediate vicinity of the light pole where the project is located. Additionally, an existing telecommunications facility (cellular antennas on a light pole) is located approximately 230 feet south of the proposed facility. Due to the proposed facility's close proximity to multiple other light standards and an existing cellular facility in the immediate vicinity, the proposed monopole with light fixtures creates a minimal visual impact.



Staff explored possibilities for co-location on the nearby telecommunications facility; however, co-location is not feasible. The existing cellular facility consists of cellular antennas mounted above field lights. It is not feasible to co-locate antennas below the field lights as 1) the required cellular coverage could not be achieved and 2) the antennas would disrupt light distribution by creating large areas of dark shadow on the athletic fields.

***c) In order to minimize overall visual impact, wireless communication facilities should be designed to promote facility and site sharing.***

The proposed monopole and light standard is not a new facility. It is a replacement and modification of an existing light tower, and will serve as both a cellular monopole and field lighting; as such, the proposal is itself sharing a site/facility in conformance with this design standard. The proposed facility's design is similar to the nearby existing cellular tower (antennas mounted above field lighting). Providing additional co-location opportunities below the field lights is not feasible (as discussed in "b" above). In order to create co-location space above the lighting fixtures, the pole height would need to be increased by approximately 15 feet to provide adequate space for additional antennas. Such an increase in pole height would significantly increase the visual impact of the facility. Staff believes that the project as proposed (replacement of an existing light standard) is the most effective means of meeting the applicant's requirements and minimizing the visual impact of the cellular facility at the park.

***d) No facility should be installed on an exposed ridgeline, in or at a location readily visible from a public trail or other recreation area, or scenic area unless it is satisfactorily screened or made to appear as a natural environmental feature.***

The proposed tower, equipment cabinets and enclosure will not be located on an exposed ridgeline; however, the facility will be located within Maidu Regional Park. The Maidu Park Bike Trail is south and east the site. The proposed location is within the developed area of the park, and as discussed above, an existing cellular facility is in the immediate vicinity, and there are more than 20 existing light standards in the area to provide lighting for the soccer and softball fields (see Figure 2 above).

Therefore, it is not the first or only utility-type structure in the vicinity, which allows it to blend into the existing visual character of the area. Additionally, there are no large trees in the vicinity; therefore, a monopole made to appear as a tree (monopine) would result in more of a visual impact than the proposed monopole with a non-reflective finish.

***e) Wireless communication facilities should be painted color(s), which are most compatible with their surroundings.***

Condition 8 requires that the tower and all its antennae and appurtenances shall be maintained in a medium non-reflective gray color (identical to existing light poles) which blends with most sky conditions. As discussed above, green slats will be placed in the chain link fence enclosure to match the existing equipment enclosure nearby and to provide additional visual screening of the equipment.

***f) Innovative design should be used whenever the screening potential for the site is low. For example designing structures which are compatible with surrounding architecture, or appear as a natural environmental feature, could help mitigate the visual impact of a facility.***

As discussed in General Standards 4 and 5 above, the visual impact of the proposed monopole will be minimal as it will be located in the vicinity of multiple existing field light towers and it will be maintained in a non-reflective gray color.

The proposed cellular tower project includes installation of ground-mounted equipment cabinets and an emergency generator within the 900 square foot enclosed area. As discussed above, the design, materials and colors of the proposed equipment enclosure will match that of the existing enclosure at the site.

***g) Wireless communication facilities and all other equipment, such as emergency generators and air conditioners, must be designed to be consistent with the City noise standards when in proximity to sensitive receptors.***

The conditionally permitted use on the site, which will be an unmanned telecommunications facility, typically generates minimal noise levels through the use of electrical equipment such as power supplies and cooling fans. A diesel-powered emergency generator will be located within the equipment enclosure, approximately 450 feet north of the nearest residence which is located south of McLaren Drive, and approximately 750 feet south of Maidu Elementary school.

The generator will operate only during periods of power outages, which are infrequent, and during short test periods which are generally done on a monthly basis. Typically, the noise levels of such generators are similar to that of an automobile. Similar generators are used at cellular sites throughout the City and have not been the source of any noise complaints. Noise impacts will be minimal and well within the limits established by the City's Municipal Code Section 9.24.

***h) A professional telecommunications expert shall perform an evaluation of the radio frequency certifying that the frequency levels meet Federal standards and that the facility will not interfere with the City's or other public entities emergency broadcast systems.***

Prior to the placement and operation of any equipment on the site, the applicant shall submit a radio frequency evaluation to demonstrate that interference with the City's transmitters/receivers will not occur. Condition 23 reflects this requirement.

***i) Telecommunication Facilities located on a lot adjacent to a residential zone district shall be set back from the residential zone by two (2) feet for each one (1) foot of total height. The required setback shall be measured at its widest potential position.***

The nearest residential property is approximately 700 feet south of the proposed monopole's location. Based on the zoning standard referenced above, the minimum setback from a residential property for the proposed 92-foot cellular facility is 184 feet. Therefore, the location of the proposed monopole location exceeds the required setback.

### **SUMMARY CONCLUSION**

Staff has reviewed the plans and has concluded that the location, size, design, and operating characteristics of the proposed telecommunication facility will be compatible with the area, will not adversely affect or be materially detrimental to the public health, safety or welfare, and will not be detrimental or injurious to public or private property or improvements.

The proposed equipment area will not be visible from adjacent streets or properties and will be constructed to match an existing telecommunications equipment enclosure at the site. The visual impact of the monopole with lighting fixtures will be minimal because 1) the height of the field light fixtures will not change and 2) there are many light standards in the vicinity to provide lighting for nearby and adjacent athletic fields. Based on the evaluations above, and as conditioned, staff believes that the Planning Commission can make the required findings and approve the Conditional Use Permit.

### **PUBLIC OUTREACH**

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. A public notice of the Planning Commission hearing was published on March 22, 2018, was distributed to RCONA and the Maidu Park Neighborhood Association, and was also distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

## **ENVIRONMENTAL DETERMINATION**

The application is Categorically Exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) and Section 305 of the City of Roseville CEQA Implementing Procedures.

## **RECOMMENDATIONS**

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the three (3) findings of fact for the **INFILL PCL 326 – VERIZON WIRELESS MONOPOLE CUP EXTENSION – 1550 MAIDU DRIVE – FILE #PL17-0027** as stated in the staff report; and approve the **INFILL PCL 326 – VERIZON WIRELESS MONOPOLE CUP EXTENSION – 1550 MAIDU DRIVE – FILE #PL17-0027** subject to the twenty-seven (27) conditions of approval listed below.

## **CONDITIONS OF APPROVAL – CUP EXTENSION – PL17-0027**

1. The project is approved as shown in Exhibits A – E, and as conditioned or modified below. (Planning)
2. This Conditional Use Permit approval shall be effectuated within a period of two (2) years from **March 22, 2018** and if not effectuated shall expire on **March 22, 2020**. Prior to said expiration date, the applicant may apply for an extension of time as needed to complete any necessary lease agreement, at the discretion of the Planning Manager. (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. A Building Permit is required for the construction of the new structures, lighting, and the electrical services and distribution. 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)
5. Use or storage of hazardous materials, liquids, gases and/or chemicals within the equipment enclosure will be subject to meeting the requirements of the Hazardous Materials Storage Policy set forth by the City of Roseville, the applicable sections of the California Fire Code, and the National Fire Codes. Submit names and amount of any hazardous materials, if they are to be stored or used, to the Fire and Life Safety Division for review and approval. (Fire)
6. Prior to approval of improvement plans or issuance of a building permit for the monopole and related ground-mounted equipment, a lease agreement shall be approved and associated fees shall be paid. (Parks, Planning)
7. Privacy slats in chain link fence enclosure shall match the color (green) of the existing equipment enclosure located south of the proposed enclosure. (Planning, Parks)
8. The field light pole, antennas and supporting hardware shall be of a non-reflective grey color to match existing field light standards at the site. (Planning)

9. All antennae attached to the tower shall be mounted as close as possible to the tower as a means of reducing the visual impacts of the structure. (Planning)
10. The applicant shall provide signage on the fencing surrounding the ground-mounted indicating “Flammable Liquid” (generator) and “High Voltage” (electrical). (Parks)
11. Design and construction of the equipment enclosure, including fence post spacing and footings, shall comply with the current Parks Construction Standards. (Parks)
12. The applicant shall perform a photometric study and test field lights relocated on the new pole to ensure that the level and distribution of lighting has not changed, and that proper photometric coverage on athletic fields is provided. (Parks, Planning)
13. Applicant shall specify the facility’s electric service requirements at the time of plan submittal. An electrical sheet with a power one-line diagram is required for Roseville Electric to determine the equipment and routing requirements to serve this project. (Electric)
14. An existing 120/240Volt single phase transformer is located approximately 330 feet southwest of the proposed lease area and will be the Point Of Connection for this electric service. The developer shall install an electric metered service pedestal in accordance with Roseville Electric’s Specifications for Commercial Construction and the National Electric Code. (Electric)
15. If it is necessary to relocate any existing electrical equipment, the relocation will be at the developer’s expense. (Electric)
16. Developer shall pay all costs associated with establishing electrical service to this site, as designed by Roseville Electric. (Electric)
17. A designated break-before-make transfer switch shall be required, due to the presence of the generator. (Electric)
18. Over-grading onto the adjacent park property shall be prohibited. (Parks)
19. No access to the cell tower site shall be permitted off the bicycle path/access road adjacent to McLaren Drive south of the project site. (Parks, Planning)
20. Construction activity associated with the project (trenching, boring, etc.) shall not occur within the dripline of existing trees in the vicinity of the project area. (Parks)
21. 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 8:00 a.m. and 8:00 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)
22. 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)
23. Prior to improvement/building plan approval, the applicant shall provide radio coverage documentation indicating that this cellular facility will not interfere with public safety amplification signals to the satisfaction of the City. (Fire)

24. Damage to existing facilities or amenities shall be the responsibility of the project applicant. (Parks)
25. Prior to start of work, the contractor shall hold a pre-construction meeting on site and notify Parks, 72 hours minimum prior to the meeting. (Parks)
26. Prior to scheduling any work, developer/contractor shall contact Tara Gee at 774-5253 ([tgee@roseville.ca.us](mailto:tgee@roseville.ca.us)) in order to minimize conflicts related to field use and construction. (Parks)
27. Contractor shall keep the bike trail clear of construction, debris, materials, equipment and vehicles. Any temporary closures of the bike trail shall be coordinated with Parks and Alternative Transportation, at least 5 business days prior to a closure. Safe detours shall be provided and signage shall be erected at least 5 business days prior to any closures. (Parks and Alternative Transportation)

### **Exhibits**

- A. Site Plan – 2 Sheets
- B. Equipment Enclosure Plan
- C. Antenna Plan
- D. Elevations - Complete Facility (Monopole & Equipment Shelter) – 2 Sheets
- E. Monopole Elevations – 2 Sheets

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| <p><b>Note to Applicant and/or Developer:</b> Please contact the Planning Division 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 Manager at, or prior to, the public hearing.</p> |
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