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**ITEM IV-A: DESIGN REVIEW PERMIT – 10000 FOOTHILLS BOULEVARD – BLUE OAKS PLAZA – PROJECT # 2006 PL-034, FILE # DRP-000106.**

**REQUEST**

The applicant requests approval of a **Design Review Permit** to construct ten (10) medical office buildings, seven (7) general office buildings, and two (2) retail buildings in 2 phases, totaling 97,677 square feet with associated site improvements.

**Property Owner:** Blue Oaks Plaza, LLC  
**Applicant:** Granite Bay Ventures, Tim Gagnier

**SUMMARY RECOMMENDATION**

The Planning Department recommends that the Design Committee:

- A. Adopt the Mitigated Negative Declaration;
- B. Adopt the four (4) findings of fact for the Design Review Permit;
- C. Approve the Design Review Permit with one hundred, sixteen (116) conditions of approval;

**SUMMARY OF OUTSTANDING ISSUES**

The applicant is in agreement with the recommended conditions of approval. There are no outstanding issues.

**BACKGROUND**

**Project Site:** The project is located on approximately 12 acres with Blue Oaks Boulevard on the south and Foothills Boulevard on the east (Attachment 1). Project improvements will include two single-story commercial retail buildings, seven general office buildings, ten medical office buildings, landscaping, parking, site lighting, walkways, plaza areas, a bus stop, and utilities. There is also an alternative site plan that would allow for more medical office by reducing the number of office buildings by one and providing parking at the location (see Exhibit C). The General Plan land use designation for the site is Community Commercial (CC). The zoning designation is Community Commercial (CC). The project also includes an Easement Abandonment that will require hearing at the City Council in November or December 2006.

**Entitlement History:** On June 20, 2002, the Paseo del Sol project was approved on this site. The project was an approximately 90,000 s.f retail and commercial center. This approval of this project expired on June 20, 2004. The parcel directly on the corner of Blue Oaks and Foothills (Parcel 7) was developed in 2001 with a Chevron / McDonald's co-brand fast food restaurant and gasoline station. The parcel to the west was developed in 2000 with a mini-storage facility and is currently operating. The project site is currently vacant.

**SITE INFORMATION**

**A. Total Acreage:** Approximately 11.9 acres.

**B. Site Access:** The site will be accessed through four existing driveways off of Blue Oaks Boulevard and Foothills Boulevard. The eastern driveway on Blue Oaks Boulevard (Driveway 1) will be shared with the Mourier office building and Blue Oaks Mini Storage. The western driveway on Blue Oaks Boulevard (Driveway 2) and the southern driveway on Foothills Boulevard (Driveway 4) will be shared with McDonald's / Chevron and the northern driveway on Foothills Boulevard (Driveway 3) will be shared with the Blue Oaks Mini Storage. The eastern driveway off of Blue Oaks Boulevard allows for right turns into the subject property at three (3) locations.

Driveway 1 will allow for right and left turns in and right turns out of the project site. Driveway 2 will allow for right turns in and out only. Driveway 3 will allow for full turning movements and driveway 4 will allow for right turns in and out only.

**C. Physical or Natural Features:** The site is characterized by gently rolling topography and annual grasses. A tributary to the Pleasant Grove Creek is located along the northern property boundary of the subject parcel within an open space easement. There are no native oak trees on the site. Approximately 0.29 acres of Waters of the United States are present on the project site, which are discussed in the Design Review Permit evaluation and the Mitigated Negative Declaration.

**D. Grading:** The site generally slopes down from Blue Oaks Boulevard toward the open space to the north of the property. The project will require 6900 cubic yards of cut and 14,500 cubic yards of fill resulting in an 7,600 cubic yards of imported material.

**ADJACENT ZONING AND LAND USE**

LOCATION	ZONING	GENERAL PLAN LAND USE	CURRENT USE
Site	Community Commercial (CC)	Community Commercial (CC)	Vacant
North	Light Industrial (M1)	Light Industrial (LI)	Various Industrial Uses
South	CC & Blue Oaks Boulevard (Light Industrial (M1) / Special Area beyond)	Light Industrial (LI)	McChevron / Vacant – Hewlett Packard property
East	Foothills Boulevard / Light Industrial (M1) beyond	NA / Light Industrial (LI) beyond	Cemo Business Park
West	Light Industrial (M1)	Light Industrial (LI)	Blue Oaks Mini Storage

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

**ZONING/SPECIFIC PLAN REGULATIONS**

DEVELOPMENT STANDARD	REQUIRED	PROPOSED
Building Setbacks min.	55'	Min. 55'
Landscape Setbacks min.	Blue Oaks Boulevard 50'	50'
	Foothills Boulevard 50'	
Building Height Limit	50'	Single story retail and office varies, max. 35'
Building Coverage	None	18-19% (depending on alternative)
Shading Calculations	50% minimum	51%
Parking Spaces (Total)	Retail (1:300)= 37 Food use (1:100)= 100 Medical office (1:150)= 319 Office (1:250)= 115 <b>TOTAL: 571</b>	<b>577</b>
Parking Spaces (Alternative 1)	Retail (1:300)= 37 Food use (1:100)= 100 Medical office (1:150)= 400 Office (1:250)= 49 <b>TOTAL: 586</b>	<b>590</b>
% of compact spaces	up to 30% max. (173)	59 (10%)
# of handicapped spaces	46	53
Bicycle Spaces	10	10 as conditioned (condition #50)

**PROJECT DESIGN FEATURES**

See attached Site Plan (Exhibit B); Alternative 1 Site Plan (Exhibit C), Grading Plan (Exhibit D); Landscape Plan (Exhibit E); Building Elevations (Exhibits F-H);

**EVALUATION**

**Design Review Permit**

The evaluation of the Design Review Permit for the proposed project has been based on the applicable development standards within the City's Zoning Ordinance, the North Industrial Area Design Guidelines, and the design standards of the City's Community Design Guidelines.

Section 19.78.060(B) of the Zoning Ordinance requires that four (4) findings be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below.

- 1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands, and water courses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.*
- 2. The project site design as approved provides open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe,*

*efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the Community Design Guidelines.*

3. *The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the Community Design Guidelines.*
4. *The design of the public services, as approved, including, but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.*

As proposed and conditioned, the project complies with the applicable guidelines identified in the North Roseville Area Design Guidelines and Community Design Guidelines documents. The remainder of the Design Review Permit evaluation section will focus on areas of interest or other unique features of the project.

### **Architectural**

Color and building elevations differ slightly between the proposed office buildings. This is in an effort to create individuality amongst the 17 office buildings. The office buildings have three different entry features and color schemes as well as stone accents and roofing colors.

The two retail buildings have a common color schemes, stone, and roof accents. The retail buildings are located along the frontage of Blue Oaks Boulevard and provide a common architectural theme for this frontage. The color elevations for the office and retail buildings are attached as Exhibits F-H.

### **Access and Circulation**

Section 5.A.4 of the Community Design Guidelines states that “driveway locations, widths and throat depths and stacking requirements shall be designed in conformance with the City’s Improvement Standards.” The throat depth on the northern driveway off of Foothills Boulevard (Driveway 3) is conditioned (condition #23) to provide exclusive outbound left-turn and right-turn lanes with 75 feet of storage. In order to allow for the 75 foot throat depth parking spaces 184 and 185 will need to be removed or relocated elsewhere on the project site. There is opportunity for relocation of these spaces in other areas of the site or applicant could increase the percentage of compact spaces to allow for additional spaces elsewhere. If the spaces are removed the project still meets the Zoning Ordinance parking requirements.

### **Phasing**

The project will be constructed in two phases. The general offices and medical offices would be included in Phase 1, while the retail buildings fronting Blue Oaks Boulevard would be included in Phase 2 of the project. Each phase is required to meet the Zoning Ordinance parking standards independently. The current phase line does not provide adequate parking in Phase 1. The phase line will need to be altered to provide a minimum of 435 parking spaces in Phase 1. This requirement is outlined in Condition 104.

### **Wetlands**

The project site is bordered to the north by a tributary to Pleasant Grove Creek. The tributary was verified as jurisdictional waters of the U.S. Previous wetland mitigation for the Foothills Subdivision allowed the fill of wetlands outside the open space easement area, including the subject site, and allowed mitigation for the removal of those wetlands through reconstruction within the open space and off site. Since the original delineation and mitigation of wetlands on this site, additional wetlands and vernal pools have formed. The applicant will be required to comply with the Army Corps of Engineers permit process for the mitigation of these additional wetlands as identified in the Mitigated Negative Declaration.

### **Alternative Site Design**

The applicant submitted an alternative site design that would reduce the number of office buildings by one and provide additional parking. The alternative would eliminate Building I and replace it with additional parking. This allows for more medical office use, which has a higher parking requirement, in the complex. Alternative 1 allows for thirteen (13) medical offices verses ten (10), three (3) general offices verses seven (7), and two (2) retail buildings. Alternative 1 does not affect the layout of any building other than Building 1, circulation or other parking areas. The alternative site plan meets the requirements of the Zoning Ordinance, Community Design Guidelines, and the North (Industrial) Roseville Area Design Guidelines.

### **ENVIRONMENTAL DETERMINATION**

An Initial Study and Mitigated Negative Declaration (Exhibit A) have been prepared for this project. In accordance with the CEQA Guidelines, the Initial Study and Negative Declaration were prepared using previous environmental documents such as the General Plan EIR, plus new project-specific reports. Based on the results of the Initial Study, the appropriate environmental document for the project is a Mitigated Negative Declaration. The Negative Declaration was posted for a 30-day public review and comment period, which closes on October 19, 2006.

A comment letter was received from the Placer County Air Pollution Control District (Attachment 3). The letter identified that significant air pollutant emissions could result from the project. The General Plan EIR and 2002 CIP Update Supplemental EIR concluded that the build out of these plan areas would have significant adverse cumulative air quality impacts. The adverse cumulative impacts cannot be mitigated to a less than significant level, even with the mitigation measures proposed in the EIRs. Therefore, the City Council adopted findings of overriding consideration. The project is consistent with the General Plan land use designation of Community Commercial (CC) and the air quality impacts identified in and evaluated in the General Plan EIR and 2002 CIP Update Supplemental EIR. There are no air quality impacts that are peculiar to the parcel and there is no material change in circumstances since the adoption of the General Plan EIR in 1992. The level of intensity of development is consistent with that anticipated by the prior EIRs, therefore no further environmental documentation is necessary.

A comment letter was also received from the Army Corps of Engineers (Attachment 4). The ACOE requested that a wetlands delineation be prepared for the project. This was completed in August 2006 and identified 0.29 acres of Waters of the United States. Mitigation measures are proposed in the Initial Study/Mitigated Negative Declaration that require the applicant to obtain applicable regulatory permits associated with filling the wetland features.

### **RECOMMENDATION**

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

- A. Adopt the Mitigated Negative Declaration (**Exhibit A**);
- B. Adopt the four findings of fact stated in the staff report for the DESIGN REVIEW PERMIT – 10000 FOOTHILLS BOULEVARD (BLUE OAKS PLAZA) - FILE # DRP-000106;

- C. Approve the DESIGN REVIEW PERMIT – 10000 FOOTHILLS BOULEVARD (BLUE OAKS PLAZA) - FILE # DRP-00106 as shown in **Exhibits B – I** with the following one hundred and sixteen (116) conditions of approval;

**CONDITIONS OF APPROVAL FOR DRP-000106:**

1. This design review permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **October 19, 2008**. 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 **October 19, 2008**.
2. The project is approved as shown in Exhibits A - I and as conditioned or modified below. (Planning)
3. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
4. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
5. The applicant shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works (Engineering)
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)

**PRIOR TO BUILDING PERMITS:**

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

- iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
8. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
9. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
10. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
11. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
12. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
13. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
14. A separate **Site Accessibility Plan** which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
15. **Multiple Building Complexes.** As part of the required **Site Accessibility Plan**, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
16. Building permit plans shall comply with all applicable code requirements (Uniform Building Code - UBC, Uniform Mechanical Code - UMC, Uniform Plumbing Code - UPC, Uniform Fire Codes - UFC and National Electrical Code - NEC), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)
17. **Restaurants or other food services.** The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
18. Maintenance of copy of building plans. Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
19. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
20. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:

- a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
  - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
  - c. A rough grading permit may be approved by Engineering prior to approval of the improvement plans.
  - d. Access to the floodplain as required by Engineering and the Streets Department.
  - e. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
21. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
  22. The existing sidewalk located along the frontage of Foothills Blvd. shall be removed and replaced with an 8-foot wide sidewalk. Those portions of the Blue Oaks Blvd. frontage lacking sidewalk shall construct new 8 ft. sidewalk. The design of the new sidewalk shall reflect current City Standards for pedestrian access requirements. (Engineering)
  23. The existing northern driveway on Foothills Blvd. shall be removed and replaced with a Type A-7 driveway with a minimum width of 35-feet. The throat depth of this driveway shall be a minimum of 75 ft. and shall consist of one ingress lane, one left turn egress lane and one right turn egress lane. The curb returns shall be increased to 30-foot radii to accommodate delivery truck access. (Engineering)
  24. The existing southern driveway on Foothills Blvd. shall consist of one egress lane and two ingress lanes. A raised median feature shall be used to provide one through ingress lane and one left turn lane into the existing gas station site. (Engineering)
  25. The existing easterly driveway on Blue Oaks Blvd. shall include a raised median feature extending into the site far enough to provide a minimum throat depth of 100 feet. (Engineering)
  26. The three (3) proposed driveways off of the on site westerly shared drive aisle shall all have minimum curb return radii of 20 ft. (Engineering)
  27. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage coarse. (Engineering)
  28. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)

29. The drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. All drainage facilities on site shall be privately owned and maintained. The City has no responsibility in the maintenance of the drainage facilities and will not assume any responsibilities for maintenance in the future. (Engineering)
30. Prior to the approval of grading or improvement plans a hydraulic study shall be submitted and approved by Public Works. The hydraulic study shall determine the 100 year water surface elevation for the tributary to North Pleasant Grove Creek that is along the northern boundary of the project. If any fill is proposed within the 100 year flood plain the hydraulic study shall need to demonstrate no impacts to the 100 year water surface elevation. (Engineering)
31. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
32. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, CDD, Planning)
33. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, CDD, Planning)
34. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, CDD, Planning)
35. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (CDD, Planning)
36. Prior to the approval of the improvement plans, it will be the project proponents responsible to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
37. **Prior to the approval of the Improvement Plans**, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)
38. "Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring

costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)"

39. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
40. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
  - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
  - b. Water, sewer and reclaimed mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
  - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
41. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay for all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
42. A recycled water main exists on the south side of Blue Oaks Blvd. Irrigation for this project is to use recycled water unless the cost of the bore under Blue Oaks greatly exceeds the cost savings of removing the irrigation connection fee. (Environmental Utilities)
43. Monument signs shall not be constructed over public water stubs or in sewer easements. (Environmental Utilities)
44. Applicant shall pay the project's share of the North Industrial for North Central reimbursement fee. (Environmental Utilities)
45. The sewer to buildings L, M, and N shall be redesigned to eliminate taps to the existing 10" sewer to the satisfaction of the Environmental Utilities Department. (Environmental Utilities)
46. Trash enclosures shall not be placed in the Public Utility Easement. (Environmental Utilities)
47. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Blue Oaks Plaza to be reviewed and approved by the Transportation Commission. (Transportation)
48. Bike parking shall be provided per the Zoning Ordinance. The project shall include a minimum of six (6) bike lockers and an additional ten (10) bicycle racks or another acceptable form of long term bicycle parking as determined by the Transportation Division and Planning Department. (Planning, Transportation)
49. Dial-A-Ride pick-up locations shall be provided between Buildings O and P; Q and R; G and F; E and D; and at Buildings A and C. The Dial-A-Ride locations shall include covered benches and signs as designated by the Transportation Division. The benches shall be located adjacent to on-site walkways near main building entrances such that patrons may easily view the bus when parked at the nearby handicap parking location. (Engineering, Transportation)

50. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
51. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
52. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
53. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
54. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
55. There shall be one fire department connection per building for this project subject to the review of this department during civil improvement submittal. (Fire)
56. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
  - a. one (1) set of improvement plans
  - b. load calculations
  - c. electrical panel one-line drawings
57. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas shall provide a maintained minimum of one (1) foot candle of light. All exterior light fixtures shall be vandal resistant. (Planning & Police)
58. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning & Police)
59. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

**DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:**

60. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:
  - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.
  - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.

- c. The control valves and the water meter shall be physically unobstructed.
- d. The backflow preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)

61. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:

- a. A 12.5 foot wide public utilities easement along all road frontages. (Electric, Engineering, Environmental Utilities)
- b. Water, sewer, and reclaimed water easements.

62. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Engineering, Environmental Utilities, Electric)

63. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)

64. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:

- a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.
- b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
- c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)

65. The following note shall be added to the improvement plans:

To minimize dust/ grading impacts during construction the applicant shall:

- a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.
- b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
- c. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.

- d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
  - e. The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
66. The project shall be addressed as 10000 Foothills Blvd. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Engineering Division for building/suite addressing. (Engineering)
67. This project falls within the commercial category of the Pleasant Grove Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)
68. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. (Engineering)
69. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
70. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
71. The words “traffic control appurtenances” shall be included in the list of utilities allowed in public utilities easements (PUE’s) located along public roadways. (Engineering)
72. Non-residential projects shall have building pads a minimum of two feet above the City's 100 year water service elevation. A study showing the 100 year water service elevation, along with floodplain contours on the plans, shall be provided to Public Works. (Engineering)
73. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Blue Oaks Plaza to be reviewed and approved by the City Manager. (Transportation)
74. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
75. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
76. Restaurants **or other food services.** The developer shall install exterior grease interceptor if the proposed business could potentially discharge any grease type product. (Environmental Utilities)
77. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the “City of Roseville Specifications for Commercial Construction.” (Electric)
78. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville “Specification for Commercial Construction.” These charges will be determined upon completion of the final electrical design. (Electric)

79. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
80. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
81. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Department's "Specification for Commercial Construction." Landscape plans will require revision upon completion of the electric design to comply with clearance requirements. (Electric)
82. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
- a. Locate the metered service panel on the outside of the building.
  - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry.
  - c. One ¾" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
83. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

**OTHER CONDITIONS OF APPROVAL:**

84. The applicant shall pay City's actual cost for providing plan check, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities)
85. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
86. The project shall comply with all required environmental mitigation identified in the \_\_\_\_\_ Mitigated Negative Declaration. (Planning)
87. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
88. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
89. Parking shall be provided in accordance with Zoning Ordinance standards for each phase as it is constructed. (Planning)

90. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
91. The mounting height of the lamp for light fixtures in the parking lots, sidewalks and site entry drives shall not exceed 25'. (Planning)
92. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
93. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
94. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
95. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
96. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
97. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
98. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)
99. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)
100. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Department and shall include 10 copies of the following:

- a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
- b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
- c. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

### **ATTACHMENTS**

1. Vicinity Map
2. Aerial
3. Placer County Air Pollution Control District comment letter
4. Army Corps of Engineers comment letter

### **EXHIBITS**

- A. Mitigated Negative Declaration
- B. Site Plan
- C. Site Plan alternative
- D. Grading Plan
- E. Landscape Plan
- F-H. Building Elevations

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