



ITEM V-A: MAJOR PROJECT PERMIT (MPP) STAGE 1 MODIFICATION AND MPP STAGE 2 – 9001 WASHINGTON BL – BLUE OAKS COMMERCE CENTER AND GSA OFFICE BUILDING – FILE # PL14-0455

REQUEST

The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification to modify the previously approved Blue Oaks Commerce Center site plan by replacing approximately 40,962 square feet of retail and 80,724 square feet of industrial flex uses with an approximately 122,385 square foot three story office building. The applicant also requests approval of a MPP Stage 2 for the architecture and landscaping on the GSA Office building site.

Applicant – Greg Bardini, Morton & Pitalo, Inc.
Property Owner – Harsch Investment Properties-II, LLC

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact for the MPP Stage 1 Modification;
- B. Approve the MPP Stage 1 Modification subject to five (5) conditions of approval;
- C. Adopt the two (2) findings of fact for the MPP Stage 2; and
- D. Approve the MPP Stage 2 subject to eighty-nine (89) 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 Blue Oaks Commerce Center project is located on an undeveloped 49.4 acre site within the North Industrial Planning Area (NIPA). The project site is bounded by Industrial Avenue to the west, Washington Boulevard to the east, and Blue Oaks Boulevard to the north. The project site is surrounded by developed commercial, industrial, and residential parcels, with the exception of NCRSP Parcel 49 to the east (see Figure 1). Parcel 49 is anticipated for development with commercial, community assembly/church, and office uses.

The NIPA is not a specific plan but has adopted design guidelines that influence the general character of development within the planning area. The Roseville General Plan identifies the project site as General Industrial (IND) land use. The intended primary uses within the IND land use include a wide range of manufacturing, wholesale distribution, large storage areas and other industrial uses. Identified secondary uses include incidental retail and service commercial uses associated with large employment areas. Consistent with the General Plan, the Roseville Zoning Ordinance designates the site with a General Industrial (M2) zoning. The M2 zoning designation permits a mix of industrial uses and office uses. The project site was also identified by the Blue Ribbon Corporate Center Committee in 2007 as an ideal location to support a large corporate center development.

Figure 1: Zoning and Land Use



On May 27, 2010 the Planning Commission approved a Major Project Permit (MPP) Stage 1 for development of the Blue Oaks Commerce Center. The project included 17 buildings totaling 575,505 square feet, providing a mix of office, industrial and commercial uses over the 49.4 acre site. The Planning Commission also approved a Tentative Subdivision Map to subdivide 49.4 acres into eight parcels. Several of the parcels were merged with the Final Map, which now shows six parcels. The MPP Stage 1 would have expired on May 27, 2014; however, prior to the expiration date the Planning Commission approved a two extension of the entitlement.

MAJOR PROJECT PERMIT PROCESS

The intent of the Major Project Permit (MPP) process is to streamline the review of large and diverse projects that could be constructed over a period of several years. The MPP process allows for the resolution of site issues prior to the review of more detailed architectural and landscape issues that may not be finalized at the time the site plan is ready. In accordance with the City's MPP Ordinance, the MPP review process is segregated into three separate stages. Provided below is a summary of each Stage:

- **Stage 1:** Stage 1 of the MPP application consists of the approval of a preliminary development plan. The preliminary development plan will establish the configuration of the buildings, conceptual building elevations, parking areas and ratios, landscaping and open space locations, rough grading and drainage on and off-site, vehicular and pedestrian circulation, and development phasing. The complete environmental review of the project is also performed at this stage. Stage 1 review and approval is performed by the Planning Commission.
- **Stage 2:** Stage 2 of the MPP application process consists of the review of the detailed architecture and landscaping for the project. Stage 2 review and approval is also performed by the Planning Commission.

- **Stage 3:** Stage 3 is an administrative review (Planning Manager approval) of the improvement and building plans for compliance with the conditions of the Stage 1 and 2 approvals.

PROJECT

The project includes a MPP Stage 1 Modification to amend the Blue Oaks Commerce Center Stage 1 site plan and phasing plan and a MPP Stage 2 for the final architecture and landscaping of the GSA Office Building proposed on Parcel 6.

EVALUATION

The evaluation section of this report includes an analysis of the requested MPP Stage 1 Modification and the MPP Stage 2. The entitlements are analyzed for consistency with the goals and policies of the applicable regulations (i.e. the General Plan, Zoning Ordinance, North Roseville Design Guidelines, and Community Design Guidelines (CDG)).

MPP STAGE 1 MODIFICATION

The purpose of the Major Project Permit (MPP) Stage 1 application is to evaluate the site and building layout, access and roadway improvements and preliminary grading and utility plans. For this project, the MPP Stage 1 Modification evaluates the changes to the overall site to ensure substantial compliance with the intent of the original approval and includes a complete MPP Stage 1 evaluation of the GSA project site.

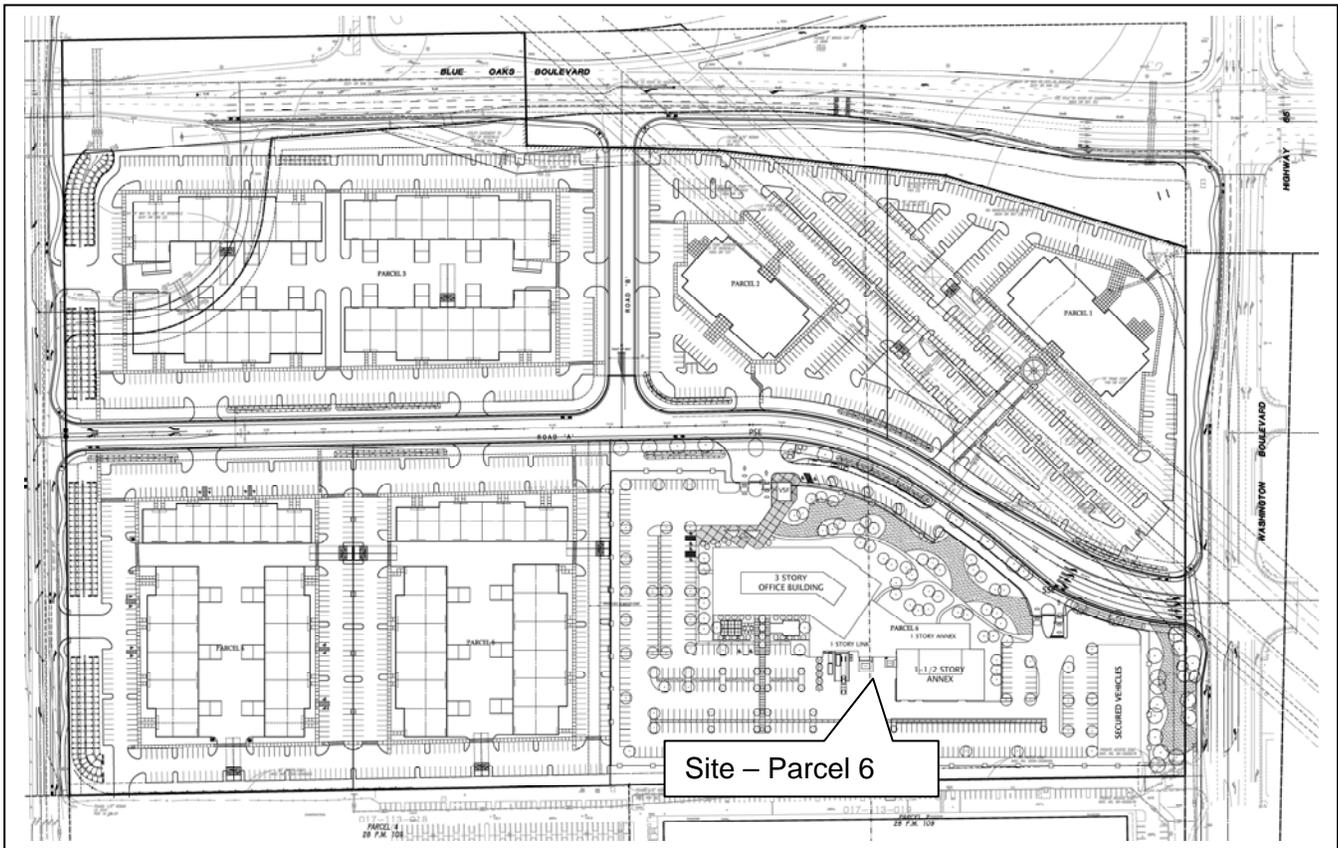
Site Design

The previously approved Blue Oaks Commerce Center included 17 buildings totaling approximately 575,505 square feet for office, industrial, and commercial use as shown in Attachment 1. The project also included the design and location of two new public roadways internal to the site that would replace the current “jug-handle” connection between Blue Oaks Boulevard and Industrial Boulevard and provide a connection from Industrial Boulevard to Washington Boulevard. Preliminary site grading, utilities and landscape plans were approved with the MPP Stage 1.

The modification to the MPP Stage 1 is only for Parcel 6, which is located at the southeast corner of the site. The proposed project would replace two of the commercial buildings and three of the industrial flex buildings with the GSA office building (see Figure 2). The project would not modify the location of the two new public roadways (Street A & Street B), the design and improvements on other parcels, or the grading, utilities and landscape improvements evaluated with the existing MPP Stage 1.

Parcel 6 will include an approximately 122,385 square foot three story office building, which will add to the approximately 193,800 square feet of professional office use already planned within the two multi-story office buildings at the northeast corner of the NIPA Blue Oaks Commerce Center site. The GSA office building is anticipated to add 300-400 employees/jobs to the City, which is consistent with the Blue Ribbon Corporate Center Committee recommendation to encourage a large corporate development at this location.

Figure 2: NIPA Blue Oaks Commerce Center Modified Site Plan



As proposed, the site plan for Parcel 6 shows a three-story office building with auto annex, a one-story approximately 14,885 square foot secured carport parking area, a 830 square foot one-story visitor screening building, and associated parking and landscape areas. The North Roseville Design Guidelines provide setback requirements for the buildings and site elements. Per the design guidelines, the setbacks for the office building are a minimum of 80 feet and an average of 100 feet from Street A and Washington Boulevard, a minimum of 40 feet from the western property line, and a minimum of 50 feet from the southern property line. The footprint of the building and the parcel are irregularly shaped, so the distance from the property lines varies, however, the building meets and exceeds the setback requirements outlined in the design guidelines. As proposed, the building will be setback approximately 140 feet from Street A, 351 feet from Washington Boulevard, 179 feet from the western property line, and 138 feet from the southern property line, when measured at the closest point to the property line. The parking areas including the secured covered parking and miscellaneous site elements such as the visitor screening building meet the minimum setback requirements (20 feet from the roadways, 6 feet from the side and rear property line) for such elements. The building and structures will cover approximately 16% of the site, well below the 50% maximum site coverage requirement. The design of the site is consistent with the expectations in the design guidelines for an office building and is in substantial compliance with the original intent of the approval for the NIPA Blue Oaks Commerce Center. No modifications to the site design are recommended.

Traffic/Circulation

As mentioned, the project would replace approximately 40,962 square feet of retail and 80,724 square feet of industrial flex use with the approximately 122,385 square foot office building. The City's Engineering Division determined that the modification would result in a reduction in traffic impacts. The previous project would have generated 414 pm peak trips and the current project generates 203 pm peak trips, resulting in 211 less pm peak trips. Therefore there are no anticipated traffic impacts from the modification to the MPP Stage 1.

The previous site plan allowed for reciprocal access and circulation between all parcels within the Blue Oaks Commerce Center. The building tenant for Parcel 6 requires a secure site with controlled access. The proposed design for Parcel 6 therefore functions as a stand-alone project, with the exception of the connection to Street A. The perimeter of the site will be secured with fencing, except for the visitor parking and vehicle queuing area. The unsecured visitor entrance and parking area will run along the front of the property. As shown in Figure 2 and the attached Exhibits, the modification will not impede access to the other parcels nor is reciprocal access needed for emergency services. The City's Fire, Police, and Public Works Departments have reviewed the proposed plan and determined it meets City standards.

Access to Parcel 6 will be via three driveways. The driveway locations are in close proximity to the original driveway locations along Street A. The primary entrance for visitors will be near the intersection of Street A and Street B. Visitors will be able to check-in at the visitor screening building or park in the visitor parking area. Employees can use the secondary entrance on the eastern side of the parcel to access the employee parking areas, which are dispersed around the building. A frontage drive aisle and queuing area is provided for the inspection of large trucks and delivery vehicles. The truck loading and service areas are located at the rear of the building, screened from public view. City staff has reviewed the on-site circulation and access to the site and determined it is adequate. The project has been conditioned to clarify that the design of driveways and Street A continue to meet City standards.

Parking

The Blue Oaks Commerce Center project was designed so that adequate parking for all uses was provided on each parcel and no one parcel relied on another parcel to meet the City parking standards. Based on the parking standards, the overall project provided approximately 695 extra parking spaces. By eliminating the two retail buildings and three industrial flex buildings on Parcel 6, the required parking for Parcels 1-5 would be 1,240 parking spaces and 1,754 parking spaces remain on the plan.

The GSA Office Building is designed to accommodate a professional office use type. Per the Zoning Ordinance, the parking requirement for an office building is one parking space per every 250 square feet of net leasable space. In addition to office space, the building will also include an auto annex for enclosed parking, vehicle inspection, and non-auto repair modifications to employee vehicles. The parking calculation for the GSA Office Building is as follows:

GSA Office Building Parking Requirement

<i>Use</i>	<i>Square Footage</i>	<i>Ratio</i>	<i>Parking Requirement</i>
Professional Office	98,099	1:250	392
Vehicle Screening Office	640	1:250	3
Auto Annex	8,274	NA	0 (employee vehicles)
Total			395 parking spaces

The parking requirement of 395 spaces accounts for all net leasable square footage of the office areas. A parking requirement was not calculated for the auto annex because the space does not generate an additional parking demand; according to the applicant, all vehicles within the space will belong to the employees of the office and persons attending to the vehicles will have offices within the building. The project will provide 412 parking spaces outside of the building, 17 more than is required. In addition to the employee parking, 20 parking spaces will be located outside of the secured area, near the primary entrance, and will be available for visitors to the site. Due to the security needs of the business, there will be a limited number of visitors or need for public to visit the site. Staff feels that adequate parking is provided on-site and does not anticipate parking impacts to adjacent uses.

Grading/Utilities

A grading and drainage plan for the entire 49.4 acres was approved with the Blue Oaks Commerce Center MPP Stage 1. The grading plan included the relocation of a meandering natural drainage channel into a swale system that would run along the roadways. The modifications to the MPP Stage 1 do not include modifications to the overall grading. Finished grading on Parcel 6 will be required to allow for proper drainage away from the building and within parking areas. The finished grading for Parcel 6 is provided in Exhibit F to this report. The grading plan shows details of the stormwater treatment swales. The DS Engineering Division has reviewed the grading plan and conditioned the project to ensure compliance with the City's grading standards and stormwater quality requirements.

A preliminary utility plan was also approved with the MPP Stage 1. The preliminary utility plan showed the location of new public water, sewer, and electric equipment and the size and location of private services based on the anticipated uses on the site. The proposed modification to the site would not cause a modification to the location and design of the planned public services. The project would not exceed the demand for services anticipated with the previously approved project. The only modifications to the utility plan are to the design of on-site private utilities for Parcel 6. Roseville Electric and the Environmental Utilities Department have reviewed the preliminary utility plans for Parcel 6 and determined adequate service is available to serve the project and the preliminary design meets City standards.

Phasing

The Blue Oaks Commerce Center was anticipated to be developed in 12 phases. Development was anticipated to begin on the western side of the property with Buildings A-C and conclude with the development of the retail buildings on Parcel 6. The proposed project would modify the phasing plan to reverse development of the site and begin with Parcel 6. Other improvements included in Phase 1 would be the mass grading of the site, construction of Street A from Industrial Boulevard to Washington Boulevard, improvements to Washington Boulevard and Blue Oaks Boulevard, and the extension of public utilities throughout the site. The phasing plan has been reviewed by the various City departments to ensure that the phases will be able to function independently, that adequate service is available to each phase, and that traffic and circulation will function properly. No other modifications to the phasing plan are recommended.

Architecture/Landscaping

The Blue Oaks Commerce Center MPP Stage 1 included the review and approval of the conceptual architecture and landscaping for the site. The purpose of the conceptual plans is to show a consistent architecture and landscape theme, in compliance with the applicable design guidelines, that provides a guide for development of the site. No modifications are proposed to the conceptual architecture and landscaping with this project. Each parcel is required to obtain approval of a MPP Stage 2 for final architecture and landscaping prior to obtaining a building permit. The GSA Office Building has submitted a MPP Stage 2 application for the architecture and landscaping, which is evaluated in detail under the MPP Stage 2 portion of the this report.

MPP Stage 1 Modification Summary

Section 19.78.060.J of the City of Roseville Zoning Ordinance requires that two findings be made to approve a MPP Stage 1 Modification. The required findings for approval are listed in the Recommendation section below. In summary, based on the evaluation above, staff finds that the proposed project has been designed to be in substantial compliance with the intent of the original approval and is compliance with the North Roseville Area Design Guidelines, the Major Project Permit provisions of the Zoning Ordinance, and the Community Design Guidelines. As proposed and conditioned, the project complies with the required findings for approval. For these reasons, staff recommends approval of the MPP Stage 1 Modification.

MPP STAGE 2

Stage 2 of the Major Project Permit includes the review of the architectural design and landscape treatments for the GSA Office Building (Parcel 6) only. The project has been evaluated based upon the applicable design standards of the North Roseville Design Guidelines and the City's Community Design Guidelines (CDGs). The GSA Office Building is also evaluated for compliance with the Blue Oaks Commerce Center MPP Stage 1 conceptual architecture and landscaping guidelines.

Architecture

The GSA Office Building will be three stories tall with an attached 22 foot tall auto annex. The building fronts onto Street A. The office building will be constructed of precast concrete panels with score lines, similar to the conceptual architecture provided in the MPP Stage 1. The windows on the second and third story are framed with concrete boxes to add wall plane variation and detail. Consistent with the guidelines, the office entrance is highlighted with large angled glass panels and a steel canopy above the entry doors (see Figure 3).

The footprint of the building is irregularly shaped, which breaks up the building mass and creates angles and wall plane variation for visual interest. The building colors are four shades of grey ranging from white grey to dark grey. The colors are compatible with the adjacent buildings and provide variation that adds depth to the building. The same application of color will be applied to the visitor screening building and covered parking structure.

The building was designed with an emphasis on energy efficiency and security. The building will be LEED (Leadership in Energy & Environmental Design) Certified and meet the Green Building code standards. Some of the design elements that contribute to the LEED Certification included heat island (parking lot) reduction, water use reduction, solar orientation and window design, and heating and air conditioning reductions.

Staff believes that the proposed building is compatible with the MPP Stage 1 conceptual architecture and with the applicable design guidelines and does not recommend any changes to the building architecture.

Landscaping

The Blue Oaks Commerce Center conceptual landscape plans included a master landscape palette to be applied throughout the project. The proposed planting plan includes street trees suggested in the North Roseville Area Design Guidelines, shade trees, accent trees, and drought tolerant plants. Trees include a mix of London Planes and Chinese Pistache along the roadways and within the parking area, and Red Maples, Birch, Deodar Cedar, Loquat, Hawthorne, and Crape Myrtles around the building. Curvilinear lawns, areas of mow-free fescue, and shrub plantings are to be used along roadway frontages. The water quality swales should also be planted with trees and suitable vegetation that will allow the water treatment system to function properly. Consistent with the North Roseville Area Design Guidelines, 10 feet of planting area should be provided around the base of all buildings. The final landscaping will be required to adhere to the Water Efficient Landscaping Ordinance (WELO).

Figure 3: GSA Office Building Front Elevation



The landscaping plan for the GSA Office Building includes landscaping for Parcel 6 and the adjacent Washington Boulevard frontage. Consistent with conceptual landscape plan and the applicable design guidelines, the landscape plan includes a mix of evergreen and deciduous trees such as , shrubs, and groundcover to add visual interest, soften the hardscape and buildings, and provide shade. Due to the security requirements for the site, no trees or shrubs are proposed within a ten foot setback area along the western, southern, and eastern property lines. Denser planting is provided beyond the security setback, within the building frontage landscape areas, the Washington Boulevard landscape corridor, and around the base of the building to meet the intent of the landscape guidelines. Trees are provided within the parking areas to provide 59% shading (50% is required). Overall, staff finds that the landscape plan is compatible with the Blue Oaks Commerce Center conceptual landscape concept and the applicable design guidelines and recommends approval.

MPP Stage 2 Summary

Section 19.82.03.C.2 of the City of Roseville Zoning Ordinance requires that two findings be made to approve a MPP Stage 2. The two findings for approval are contained in the Recommendation section of this report. In summary, staff finds that the architecture and landscaping of the GSA Office Building is consistent with the North Roseville Area Design Guidelines and the Community Design Guidelines and will not be detrimental to the public health and safety or welfare, as described in detail above. As proposed and conditioned, the project complies with the required findings for approval. For these reasons, staff recommends approval of the Stage 2 request.

ENVIRONMENTAL DETERMINATION

Project level CEQA compliance for the Blue Oaks Commerce Center and GSA Office Building project was accomplished with the Blue Oaks Commerce Center Initial Study and Mitigated Negative Declaration (adopted 5/27/10). The project is consistent with the previously evaluated project, no new effects would be expected to occur, and all applicable mitigation measures from the Blue Oaks Commerce Center Initial Study will be implemented. Therefore, no additional CEQA action is required at this time.

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact as stated below for the **MAJOR PROJECT PERMIT STAGE 1 MODIFICATION – NIPA BLUE OAKS COMMERCE CENTER & GSA OFFICE BUILDING – 9001 WASHINGTON BOULEVARD – FILE # PL14-0455**;
 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.*
 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.*
- B. Approve the **MAJOR PROJECT PERMIT STAGE 1 MODIFICATION – BLUE OAKS COMMERCE CENTER & GSA OFFICE BUILDING – 9001 WASHINGTON BOULEVARD – FILE # PL14-0455** with five (5) Conditions of Approval;

- C. Adopt the two (2) findings of fact as stated below for the **MAJOR PROJECT PERMIT STAGE 2 – BLUE OAKS COMMERCE CENTER & GSA OFFICE BUILDING – 9001 WASHINGTON BOULEVARD – FILE # PL14-0455**; and
1. *The Architecture and Landscaping is consistent with the General Plan, North Roseville Design Guidelines, and Community Design Guidelines; and*
 2. *The design shall not be detrimental to the public, health and safety, or be materially detrimental to the public welfare.*
- D. Approve the **MAJOR PROJECT PERMIT STAGE 2 – GSA OFFICE BUILDING – 9001 WASHINGTON BOULEVARD – FILE # PL14-0455** with eighty-nine (89) Conditions of Approval.

CONDITIONS OF APPROVAL FOR MPP STAGE 1 MODIFICATION (PL14-0455)

1. This Major Project Permit Stage 1 Modification approval shall be effectuated within a period of two (2) years from the date of the prior MPP Stage 1 Extension (PL14-0324) and if not effectuated shall expire on **May 27, 2016**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The project is subject to the previously approved conditions of approval for the NIPA Blue Oaks Commerce Center MPP Stage 1 – File 2007PL-039, Project MPP-000013, except as conditioned or modified below.
3. The site plan shall be approved as shown in Exhibits A and the phasing plan shall be approved as shown in Exhibit B. (Planning)
4. The names of the Street A and Street B shall be reviewed and approved by the City’s Development Services Division. Street names shall be approved prior to occupancy of the first building permit. (Planning)
5. Electric services which require a 2000kVA transformer or larger shall require a bus duct secondary connection to the main electrical panel. (Electric)

CONDITIONS OF APPROVAL FOR MPP STAGE 2 (PL14-0455)

1. This Major Project Permit Stage 2 approval shall be effectuated within a period of two (2) years from the date of the prior MPP Stage 1 Extension (PL14-0324) and if not effectuated shall expire on **May 27, 2016**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The project is approved as shown in Exhibits A - H and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Blue Oaks Commerce Center Mitigated Negative Declaration – Mitigation Monitoring Program. (Planning)
4. The applicant shall pay City’s actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Electric, Finance)

5. 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)
6. 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 Division. (Engineering)
7. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

8. Parking stalls shall meet, or exceed, the following minimum standards:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--9 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
9. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
10. 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)
11. Lighting shall comply with Community Design Guidelines lighting standards (1 footcandle for roadways and parking lots and 0.5 footcandles for walkways). (Planning)
12. The project Landscape Plans shall comply with the following:

- a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
 - d. The landscape plan shall comply with the Landscape Guidelines for the North Roseville Plan Area and the City of Roseville Water Efficient Landscape Ordinance (Ordinance 4786, adopted 11/04/2009). (Planning)
 - e. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
 14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
 15. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
 16. For 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)
 17. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)
 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.

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 the Development Services Department – Engineering Division prior to approval of any plans. (Engineering)
20. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
21. A note shall be added to the grading plans that states:
*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
22. A standard bus shelter pad shall be installed on the southwest corner of Washington Blvd. at Road A and on the southeast corner of Road A at Road B. (Public Works- Alternative Transportation, Engineering)
23. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pad as conditioned above. The Developer and City may enter into a deferred improvement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter on the southwest corner of Washington Blvd. at Road A (shelter number 10-250) and on the southeast corner of Road A at Road B (shelter number 10-252). (Public Works - Alternative Transportation, Engineering)
24. The Washington Blvd. frontage shall be improved with an 8-ft. wide pedestrian path. (Engineering)
25. The Road “A” frontage shall be improved with a 5-ft. wide pedestrian path. (Engineering)
26. The three proposed project driveways shall be designed and constructed as follows:
 - Westerly Driveway: This driveway shall be a modified Type A-7 driveway with a raised median feature and have full access turning movements.
 - Center Driveway: This driveway shall be a standard 35 ft. wide Type A-7 driveway and have full access turning movements.
 - Easterly Driveway: This driveway shall be a modified Type A-7 driveway with a raised median feature and be restricted to right ingress/right egress turn movements. A raised median shall be constructed within Road “A” to prevent left turn ingress or egress from this driveway. (Engineering)
27. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder’s Office. (Engineering)
28. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP’s) per the City’s Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP’s shall be privately owned and maintained by the property owner. Prior to the issuance

of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's.
(Engineering)

29. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Engineering)
30. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
31. To ensure that the design for any necessary widening, construction, or modifications of public streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the approval of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
32. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
33. 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, Development Services – Engineering Division will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
34. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
35. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Development Services – Planning Division for building/suite addressing. Building addressing shall be assigned prior to final occupancy. (Planning)
36. Prior to the issuance of building permits, the property owner shall pay into the following fee programs, or participate in a fee deferral program, for: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
37. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for GSA Commerce Building to be reviewed and approved by the Transportation Commission. (Public Works)
38. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. (Alternative Transportation, Building)
39. A covered seating area shall be located at the main entrance outside of the secured area, visible from the drive aisle for Dial-a-Ride passenger pick-up. (Alternative Transportation, Planning, Engineering)
40. 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)"

41. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
42. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and recycled mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
43. Include a monitoring MH prior to the secured fenced area. Monitoring MHs are to have sewer run straight thru, no angles, so that flume can read accurately. (Environmental Utilities)
44. No structures are permitted within the water easements. (Environmental Utilities)
45. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
46. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
47. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
48. The design and installation of all fire department access roads and fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville at the time plans are submitted for review. All amendments, standards, policies and fee schedule can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire & Life Safety Division for information. (Fire)
49. The one-story vehicle parking structure is required to be fully sprinklered in accordance with our city ordinance. (Fire)
50. There shall be one fire department connection per building in accordance with our ordinance. (Fire)

51. The proposed fire department connection shall be installed above the check valve on the fire sprinkler system riser. The location of the FDC and adjacent fire hydrant shall be installed subject to the approval of the fire department. (Fire)
52. The fire flow required, at a 50% reduction due to the buildings being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detail plans are submitted to the City of Roseville for review. The maximum fire flow will not exceed 4,000 gpm based on the Appendix III-AA of the California Fire Code. (Fire)
53. Use or storage of hazardous materials, liquids, gases and/or chemicals shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a complete plan set and the Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Fire and Life Safety Division for review and approval. A permit application shall also be provided at the time of submittal. Contact Steve Anderson of our Hazardous Materials Division within the Fire Department at (916) 774-5821 to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)
54. Every building three stories or more in height shall be provided with a Class 1 standpipe system in accordance with Roseville Fire Code. Standpipes shall be spaced every 300 feet of travel distance with the location(s) to be approved by this department. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
55. The required fire department access with a turning radii of 30 and 50 respectively shall be continues 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 or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire and Life Safety Division for information.
56. Adequate radio coverage shall be provided within all buildings for public safety agencies, as required by Roseville Municipal Code and the California Fire Code. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials in accordance with Section 510 of the California Fire Code.

Adequate radio coverage shall include all of the following:

- a. A minimum signal strength of 95 dBm available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.
- b. A minimum signal strength of 95 dBm received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
- c. The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
- d. A 100 % reliability factor. (Fire, Police)

57. 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
58. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot candle, and 0.5 foot candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning & Police)
59. 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)
60. 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:

61. 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)
62. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. Required public utility easements by separate document shall be granted and recorded with Placer County before the building permit can be approved for occupancy. (Electric)
63. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Engineering, Environmental Utilities, Electric)
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. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
 66. 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)
 67. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for GSA Commerce Building to be reviewed and approved by the City Manager. (Public Works - Alternative Transportation)
 68. 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)
 69. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
 70. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
 71. 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)
 72. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
 73. 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)
 74. 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.
- 75. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
- 76. 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)
- 77. The City of Roseville's electric department "Roseville Electric" shall be allowed access to any existing for future onsite high voltage electrical facilities, owned and operated by Roseville Electric, at all times. Access within the site to any high voltage equipment shall be available 24 hours a day 7 days a week. (Electric)
- 78. The City of Roseville's high voltage transformer which will energize the proposed building shall be located within the property boundaries for this site. The City of Roseville's electric department does not own, install, or maintain secondary electric service entrance conductors from the high voltage transformer to the main bus of the electric switchgear for the building. The privately owned electric service entrance conductors shall remain on site within the project boundaries and cannot cross City's right of way or adjacent parcels since they are owned and maintain by the property owner. (Electric)

OTHER CONDITIONS OF APPROVAL:

- 79. 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)
- 80. 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)
- 81. 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)
- 82. 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)
- 83. 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)
- 84. 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)

85. 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)
86. 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)
87. 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)
88. 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)
89. 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. NIPA Blue Oaks Commerce Center Stage 1 Site Plan
2. NIPA Blue Oaks Commerce Center Stage 1 Conceptual Architecture
3. NIPA Blue Oaks Commerce Center Stage 1 Conceptual Landscaping

EXHIBITS

- A. MPP Stage 1 Modification - NIPA Blue Oaks Commerce Center Site Plan
- B. MPP Stage 1 Modification – Phasing Plan
- C. GSA Office Building Site Plan
- D. GSA Office Building Images
- E. GSA Office Building Elevations
- F. Parcel 6 Grading & Drainage Plan
- G. Parcel 6 Utility Plan
- H. Parcel 6 Landscape Plan

Note to Applicant and/or Developer: 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.