

ITEM III-D: DESIGN REVIEW PERMIT – 1900 BLUE OAKS BOULEVARD – WRSP PARCEL F-24 AVIA AT FIDDYMENT RANCH – PL14-0504

REQUEST

The applicant requests approval of a Design Review Permit for a 300-unit apartment complex, consisting of 15 buildings, a clubhouse and pool, parking, and other related improvements.

Applicant – John Burkett, Pacific West Contractors of CA
Property Owner – James C. Ghielmetti, West Roseville Development Co

SUMMARY RECOMMENDATION

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

- A. Adopt the Negative Declaration,
- B. Adopt the four (4) findings of fact for the Design Review Permit, and
- C. Approve the Design Review Permit subject to eighty-eight (88) conditions of approval.

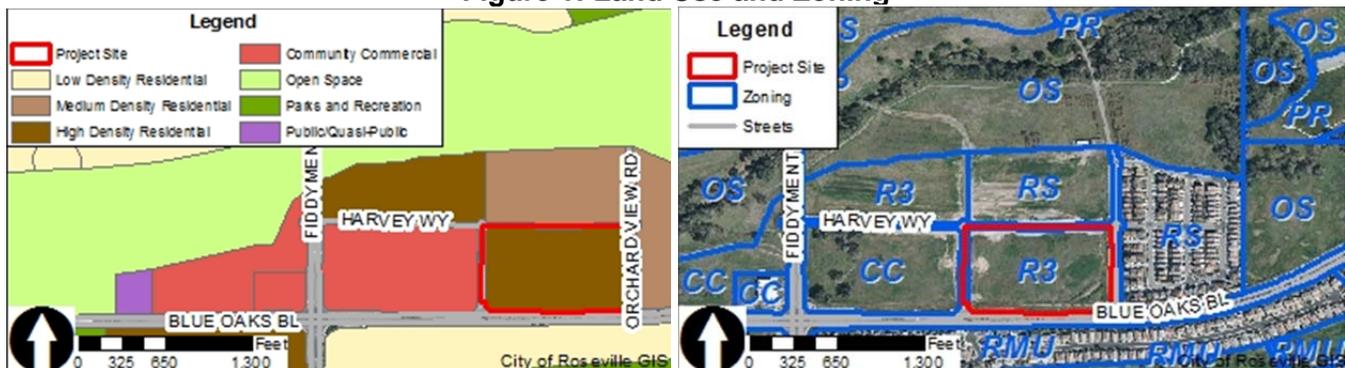
SUMMARY OF OUTSTANDING ISSUES

Staff has received comments on the Initial Study and Negative Declaration from nearby residents. This letter is included as Attachment 1, and a response is included as Attachment 2. Staff has concluded that the Initial Study is adequate, and no additional analysis is needed. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

The project is located within the West Roseville Specific Plan (WRSP), and has a land use designation of High Density Residential (HDR-25) and a zoning of R3 (Attached Housing); see Figure 1. The WRSP was approved by the City on February 4, 2004 and established the land use designations and zoning standards for the specific plan area. The project site is Parcel F-24, which was allocated 300 units. At this time, all of the Fiddyment Ranch Phase 1 major infrastructure (including roads and utilities) has been completed and most of the housing units have been constructed.

Figure 1: Land Use and Zoning



SITE INFORMATION

Location: 1900 Blue Oaks Boulevard

Total Size: 12 acres

Setting and Topography: The site is hilly, with stormwater channels in the southeastern corner (see aerial photograph in Figure 2). The topography is the result of the use of the site to stockpile soil from nearby development. The site is square, and is surrounded on all four sides by roadways. The roadways on the eastern, western, and northern property boundaries are small, two lane streets, while the roadway on the southern side is a four-lane arterial. The properties to the east and to the south of the site are developed with single-family homes (Residential Small-Lot and Residential Mixed Use zoning, respectively), while the properties to the north and west are undeveloped. The undeveloped property on the west of the site is designated for commercial uses (Community Commercial zoning), while the property to the north has an approved subdivision map for single-family homes (Residential Small-Lot zoning).

Figure 2: Aerial Photograph (Year 2013) of Project Site



EVALUATION AND FINDINGS

The evaluation of the project has been based on the applicable development standards within the City's Zoning Ordinance, the design standards of the Community Design Guidelines (Design Guidelines), and the WRSP Design Guidelines. Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with the pertinent requirements and guidelines. Section 19.78.060 of the City of Roseville Zoning Ordinance requires that four findings be made in order to approve or conditionally approve a Design Review Permit. The four findings are listed below in ***bold italics***, and are followed by an evaluation of the map in relation to each finding.

- 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.***

In order to develop a site with high density residential, it is necessary to grade the property flat and provide large areas for building footprints, parking, and community amenities. Thus, high density residential land use designations are generally located in areas such as this project site, which are suitable to this type of development, and where natural features are absent. Thus, the project is consistent with this finding, as it involves the scope of work needed to allow beneficial use of the site for development and will not result in the loss of any natural features.

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, the Community Design guidelines, and the applicable Specific Plan and/or applicable design guidelines.

Access and Circulation: The site is surrounded on all four sides by roadways, and will include access driveways to three of them: Orchard View Lane (east), Harvey Way (north), and Oak Meadow Drive (west). These three roadways are two-lane facilities. The roadway on the south side is Blue Oaks Boulevard, which is a four-lane arterial. Each of the three access driveways will allow full movements (right and left turns either in or out). The primary entrance is designed to be off of Harvey Way, so this driveway will be 50 feet wide (rather than the 35 feet of the other two), will include a landscaped median in the driveway throat, and includes entryway features and landscaping. The vehicle access points have been reviewed by Engineering and Fire Department staff, and have been found to meet design standards.

The internal circulation of the project relies on two drive-aisle loops through the site. The primary loop is the outer one, and includes surface parking on one side of the loop and garage access on the other. The internal loop primarily provides garage access, with surface parking only on the southern side of the loop. This internal circulation system has been reviewed by Engineering, Fire Department, and Environmental Utilities staff, and has been found to meet design standards; both emergency apparatus and garbage vehicles will be able to gain the necessary access.

The project includes many internal sidewalks connecting the various buildings with each other and with the central clubhouse and common areas, consistent with Design Guideline MF-19. In addition to the internal sidewalks, the project will include the construction of separated sidewalks around all four sides of the site. The sidewalks on the north, east, and west will be four feet wide, while the public sidewalk on Blue Oaks Boulevard will be eight feet, consistent with the WRSP design standards. There will be no gates around the apartment complex, which will allow residents to freely circulate through the community to reach nearby parks and schools.

Parking: The City of Roseville Zoning Ordinance includes parking requirements for multiple-family developments, as described in the table below. Design Guideline MF-18 also states that parking should be provided in accordance with the Zoning Ordinance. Based on the number and type of units, a total of 593 parking spaces are required to support the proposed development. The applicant has provided this amount of parking. Of the parking provided, 225 spaces are within garages, 71 spaces are covered, and the remainder are dispersed throughout the site in uncovered spaces. The garage spaces have been designed with an extra 10 feet of space, to provide room for storage.

Parking is permitted on both sides of Harvey Way, where more than 30 additional cars could be accommodated in case of overflow. Based on visits to the site, this portion of the roadway is not being used by existing residents of the adjacent residential area. The proposed residential development across Harvey Way from this site is designed to have the homes back up to the street, so parking along Harvey Way would not disturb that neighborhood. After reviewing the circumstances, staff is confident that the proposed project includes sufficient parking to support the development.

Table 1: Parking Requirements

Zoning Standard	Total Required	Total Provided
1 bedroom: 1.5 spaces	113	113
≥ 2 bedrooms: 2 spaces	450	450
Visitor: 1 per 10 units	30	30
TOTAL	593	593

Landscaping: The project includes frontage landscaping around all four sides of the project, with deep landscaping along Blue Oaks Boulevard. Although shrubs and groundcover will be provided, the landscaping plan only shows the trees; there is an extensive use of trees, and adding shrubs and groundcover on the plan would make it unreadable. Staff determined that specifying the tree locations was vital, but that the use of shrubs and groundcover could be appropriately handled by adding conditions to ensure consistency with the plant palettes and use guidance already identified in the WRSP Design Guidelines.

Japanese birch and maple trees are the primary species used around the perimeter of the site, with Chinese pistache and London plane as secondary trees. Where trash enclosures or carports would be visible from the street, deodar cedars will be planted to screen them from view. The primary entrance on Harvey Way will include grape vines trained as a small ornamental vineyard, two olive trees at the rear of the vineyard area, and purple leaf plum trees lining the entryway. The plum trees will also be used to highlight unit entrances. Turf is proposed around the clubhouse and pool area, while a no-mow fescue is proposed within several long planters that are being used as water quality treatment structures.

The landscaping along Blue Oaks Boulevard varies from the other three perimeter landscapes, both because there is a 50-foot pedestrian easement for a wide landscaping area, and because there is a powerline easement which restricts the type of plants which may be used. The primary street trees used will be London plane and Chinese pistache, but these must be located outside of the easement. Within the powerline easement, the selected species are all varieties that do not exceed 12 feet in height, such as magnolia, pear, redbud, and flowering plum.

The Community Design Guidelines policy MF-54 states that carports or trees should shade at least 50% of the paved parking areas, as measured at 15-year maturity. The shade values for trees are based on the species and the exposure (east, west, south, or north). The total paved parking area is 88,092 square feet, making the required shading 44,046 square feet. The carports provide 11,718 square feet of shading, and the provided trees shade a further 42,916 square feet. The total shade provided is 54,634 square feet, which exceeds the 50% minimum requirement.

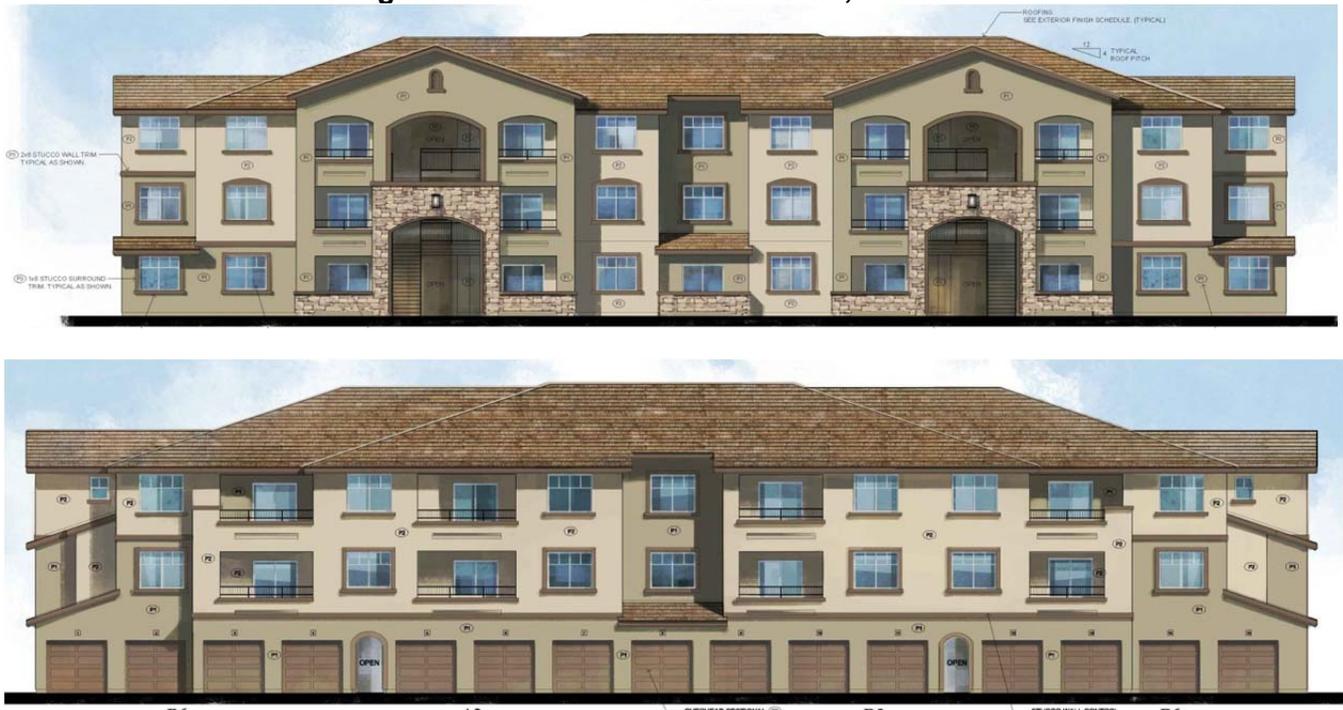
Lighting: The proposed lighting plan shows the use of LED fixtures for wall and pole lighting, and fluorescent bars underneath the carport roofs. Wall lighting is provided at all building entrances and at other key locations (such as building corners), while pole lighting is provided along internal pathways, around the clubhouse, and within the parking lot. Staff has reviewed the lighting plan, and determined that it meets design standards.

Conclusion: The project includes appropriate vehicle, bicycle, and pedestrian access to allow both visitors and residents to circulate through the development; sufficient parking to meet the Zoning Ordinance requirements; ample landscaping along the frontages and the interior of the site; and adequate lighting. Staff has found that the project is consistent with the goals and requirements of the Community Design Guidelines, Zoning Ordinance, and West Roseville Specific Plan.

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, the Community Design Guidelines, and the applicable Specific Plan and/or applicable design guidelines.

There are three color schemes proposed to be used throughout the project, each of which includes two body colors, an accent color, and the use of stone. Scheme three is shown in the figure below (Figure 3), as an example. Each color scheme uses a paler, warm neutral color combined with a richer neutral tone, and set off with a dark brown accent color. There is good variation in the use of these colors on the façade and the stone is placed to provide an accent note to the primary entrances of each building, consistent with Design Guidelines policies MF-32 and MF-34. Architectural treatments have also been provided on all sides of the building, consistent with policy MF-33; treatments include window trim, variation in the framing around windows and entryways (squared and arched), decorative vents, decorative window panes, and decorative lighting above each primary entrance. The buildings also include variation in the wall planes, rooflines, and building form—consistent with policy MF-28—in a manner that is visually engaging and cohesive.

Figure 3: Front and Rear Elevations, Scheme 3



Each of the proposed buildings along the perimeter of the site have been designed to face the public streets, in order to provide street presence and enhance neighborhood character (policy MF-3). The complex has a centralized public activity area, including a bar-b-que area, play structures, lawn, and pool (policy MF-1 and MF-2). Although the Design Guidelines call for major intersections and corners to be treated as project entryways (MF-5), this is not feasible on this particular site. Blue Oaks Boulevard includes a 50-foot pedestrian easement and an overhead powerline easement that restricts the ability to place structures along the frontage. Nevertheless, this policy has been respected, by having the buildings face the street and including pedestrian pathways along the frontage.

Staff review of the proposal has concluded that the project is consistent with the applicable goals, policies, and objectives set forth within the General Plan, Design Guidelines, and the WRSP.

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.*

All trash containers will be screened within trash enclosures. The enclosures will surround the three non-accessible sides of the trash container, and will be built of block walls with stucco painted to match the buildings. Where the enclosures would be visible from the public street, the enclosures will be fully screened by deodar cedars and other smaller trees. Internally to the site, there will also be landscaping around the trash enclosures. Electrical equipment cabinets are not well-screened, but this is because a minimum clearance around them is required to be maintained, and their locations are strongly determined by the needs of Roseville Electric; they typically cannot be hidden from view, and will be visible from the street. However, they will be painted green, so as to better blend with landscaping in the vicinity.

PUBLIC OUTREACH

The project was brought to the December 9, 2014 Fiddyment Farms Neighborhood Association meeting as an informational item. The project was listed on the agenda and the neighborhood was notified of the agenda item via the Neighborhood Association Newsletter. City staff and members of the applicant's team were present to answer questions and take comments from those in attendance. Attendees asked many questions on a wide variety of topics, including questions about the prospective rents, whether pets would be allowed, pet waste management, the target market for the rentals, garage access, storage, and the expected project construction schedule. While there were many questions about the operation of the project, the design appeared to be well-received.

In addition to the above items, concerns have been expressed by the community about the sufficiency of parking, and the potential for overflow parking spilling out into the surrounding neighborhoods. Attendees at the meeting inquired about this issue, and staff received phone calls prior to the meeting inquiring about parking sufficiency. Staff explained that the project meets Zoning Ordinance parking standards, which appeared to alleviate the expressed concerns.

ENVIRONMENTAL DETERMINATION

Pursuant to CEQA Guidelines Section 15183, any project which is consistent with the development densities established by zoning, a Community Plan, or a General Plan for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. An Environmental Impact Report (EIR) was certified for the WRSP and the City-wide impact analysis was updated by a Subsequent EIR for the Fiddyment Ranch Phase 3 project. Consistent with Section 15183, an Initial Study was prepared to examine project-specific issues. The Planning Division determined that the project will not have a significant adverse effect on the environment, and proposes the adoption of a Negative Declaration with no additional mitigation required. The Initial Study was circulated for a 20-day public review period that began on December 19 and ended on January 8, 2015. At this time, one comment letter has been received on the environmental document, dated January 2, 2015. Staff has been advised that a second letter is forthcoming; staff will deliver this second letter separately to the Design Committee. The January 2 letter is included as Attachment 1 of this staff report, and a response memorandum is included as Attachment 2.

RECOMMENDATION

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

- A. Adopt the Negative Declaration for the **DESIGN REVIEW PERMIT – 1900 BLUE OAKS BOULEVARD – WRSP PARCEL F-24 AVIA AT FIDDYMENT RANCH – PL14-0504**.
- B. Adopt the four (4) findings of fact as stated in the staff report for the **DESIGN REVIEW PERMIT – 1900 BLUE OAKS BOULEVARD – WRSP PARCEL F-24 AVIA AT FIDDYMENT RANCH – PL14-0504**.
- C. Approve the **DESIGN REVIEW PERMIT – 1900 BLUE OAKS BOULEVARD – WRSP PARCEL F-24 AVIA AT FIDDYMENT RANCH – PL14-0504** as shown in Exhibits A–E, subject to eighty-eight (88) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT

1. This design review permit approval shall be effectuated within a period of two (2) years from **January 15, 2015** and if not effectuated shall expire on **January 15, 2017**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval shall not be extended beyond **January 15, 2018**.
2. The project is approved as shown in Exhibits A–E and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the West Roseville Specific Plan EIR. Pursuant to the analysis of the Initial Study, a soundwall along Blue Oaks Boulevard is not required and the improvement plans shall reflect the updated standard language for Measures AQ-1 and AQ-2. (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. The project Landscape Plans shall comply with the following:
- a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventers, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, 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 West Roseville Specific Plan and the City of Roseville Water Efficient Landscape ordinance. Tree species and locations shall be as shown on the approved landscaping plans. Shrubs and groundcover consistent with the West Roseville Specific Plan Landscape and Design Guidelines shall also be planted throughout the development. In particular, groundcover shall be planted in all portions of landscape easements not planted with shrubs, and shrubs shall be used in landscape easements. Turf shall be planted in parkway strips between the sidewalk and curb. (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)
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. 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)
16. 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)
17. For restaurants or other food services: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
18. For restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
19. 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.
20. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Engineering)
21. 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)

22. 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)

23. A covered seating area shall be located at the main entrance to the clubhouse, visible from the drive aisle for Dial-A-Ride passenger drop-off and pick-up. (Alternative Transportation, Planning, Engineering)

24. Bike parking shall be provided per the zoning ordinance. A total of ten (10) spaces are required. (Alternative Transportation, Building)

25. Each new resident shall be provided educational and marketing materials for alternative modes of transportation. To implement this requirement, the landowner will contact the Alternative Transportation Division at least annually to obtain current City prepared and produced information. (Alternative Transportation)

26. The Blue Oaks Blvd Frontage shall be improved with an 8 ft. wide pedestrian path. The Harvey Way and Oak Meadow Drive frontages shall be improved with 4 ft. wide pedestrian paths. (Engineering)

27. Project driveways shall be constructed as follows:

- a. Harvey Way: A 50 ft. wide A-7 driveway modified to include a 10 ft. raised median.
- b. Orchard View Rd: A standard 35 ft. A-7 driveway.
- c. Oak Meadow Drive: A standard 35 ft. A-7 driveway. (Engineering)

28. The landowner 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)

29. Landowner shall dedicate a 12.5 ft. wide Public Pedestrian Easement across the Harvey Way and Oak Meadow Drive frontages. A separate document shall be drafted for approval and acceptance by the City of Roseville and recorded at the County Recorder’s Office. (Engineering)

30. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP’s) per the City’s Stormwater Quality Design Manual and as shown on the approved Site Plan. 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)

31. 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. (Engineering)

32. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
33. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the 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)
34. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
35. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
36. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. For cuts within City moratorium streets pavement rehab shall be as approved by City Engineer. (Engineering)
37. The project shall be addressed as 1900 Blue Oaks Boulevard. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Development Services Department – Planning Division for building/suite addressing. (Planning)
38. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
39. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)"
40. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
41. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' 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)
42. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
43. Existing water and sewer stubs not being used are to be abandoned. (Environmental Utilities)
44. 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)
45. 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)
46. 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)
47. 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)
48. 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)
49. The required fire department access with turning radii of 30 and 50 feet respectively shall be continued 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 apparatus 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. (Fire)
50. 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)
51. 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)
52. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
53. The phasing of this project shall not limit the fire department requirements for access and circulation throughout the project as a result of continuous construction in accordance with the California Fire Code, 2013 with the City of Roseville's Amendments. A separate phasing plan (and permit issued by the Building Department) shall be reviewed and approved by this department. (Fire)
54. The on-site fire flow requirement shall not exceed the flow characteristic allowed by the listed manufacturer's back-flow assembly specification. The maximum flow, friction loss and velocity shall be highlighted as part of the submitted hydraulic-flow analysis based on the Hazen-Williams Hydraulic formula in accordance with NFPA 24. (Fire)
55. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
- a. one (1) set of improvement plans
 - b. load calculations
 - c. electrical panel one-line drawings (Electric)
56. 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)
57. 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)
58. 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

59. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
- a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
 - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
60. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. A 25 foot wide public utilities easement along Orchard View Road and Harvey Way shall be dedicated. A 50 foot wide public utilities easement along Blue Oaks Boulevard and a 12.5 foot wide public utility easement along Oak Meadow Drive shall be dedicated. (Electric).
 - b. Water, sewer, and reclaimed water easements. (Environmental Utilities)
 - c. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
 - d. A common area public utility easement across the entire site with the exception of the building footprints shall be dedicated. (Electric, Environmental Utilities)
61. Easement widths shall comply with the City's Design 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)
62. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
- a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)

63. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
64. 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)
65. 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)
66. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
67. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)
68. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
69. 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)
70. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
71. 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)
72. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
73. 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)
74. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

75. There are existing streetlights along Orchard View Rd, Harvey Way and Oak Meadow Dr. Some lights may need to be relocated due to the proposed development and will need to be relocated at the developers expense. (Electric)
76. No private utility or service facilities shall be placed in the PUE. (Electric)
77. The landscape proposed along Blue Oaks Blvd. shall maintain the proper lighting distribution pattern. The clear space for lighting can be found in the Electric Departments "Specification for Commercial Construction" Page 10.5. (Electric)

OTHER CONDITIONS OF APPROVAL

78. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
79. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
80. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
81. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
82. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
83. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
84. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
85. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
86. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an

original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)

87. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)
88. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Department and shall include 10 copies of the following:
 - a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
 - 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. Comment letter dated January 2, 2015
2. Response memorandum dated January 7, 2015

Exhibits

- A. Site Plan Sheets 1–5
- B. Elevations
- C. Floor Plans
- D. Landscape Plan
- E. Lighting Plan
- F. Negative Declaration and Initial Study

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