

ITEM V-C: **GENERAL PLAN AMENDMENT, REZONE, DEVELOPMENT AGREEMENT AMENDMENT, DESIGN REVIEW PERMIT, & TENTATIVE SUBDIVISION MAP – 1490 BLUE OAKS BOULEVARD (BLUE OAKS OFFICE AND RETAIL) -- FILE#S GPA 05-02, RZ 05-02, DAA 05-04, DRP 05-19, and PM 05-03.**

REQUEST

The applicant requests approval of the following entitlements:

- A **General Plan Amendment** (GPA 05-02) to change the land use of 5.3 acres of the 10 acre property from Business Professional to Community Commercial.
- A **Rezone** (RZ 05-02) to change the zoning of 5.3 acres of the 10 acre property from Business Professional to Community Commercial / Special Area.
- A **Development Agreement Amendment** (DAA 05-04) to modify the Longmeadow Development Agreement to reflect the change in land use and zoning and to outline other development obligations.
- A **Design Review Permit** (DRP 05-19) to allow construction of 13 retail, office, and medical office buildings totaling 94,837 s.f., including a drive thru restaurant, gas station, associated parking, lighting, and landscaping.
- A **Tentative Subdivision Map** (PM 05-03) to subdivide the 10-acre parcel into 12 lots.

Applicant: Jerry Alass, Burrell Consulting Group, Inc.
Property Owner: Abe Alizadeh, Kobra Properties

SUMMARY RECOMMENDATION

The Planning Department recommends that the Planning Commission:

- A. Adopt the Mitigated Negative Declaration;
- B. Recommend the City Council deny the General Plan Amendment;
- C. Recommend the City Council adopt the findings of fact and deny the Rezone;
- D. Recommend the City Council adopt the findings of fact and deny the Development Agreement Amendment;
- E. Adopt the four (4) findings of fact for the Design Review Permit;
- F. Approve the Design Review Permit with 91 conditions of approval;
- G. Adopt the three (3) findings of fact for the Tentative Subdivision Map; and,
- H. Approve the Tentative Subdivision Map with 49 conditions of approval;

Alternative actions are available for the Commission's consideration and are noted in the Recommendation Section of this report.

OUTSTANDING ISSUES

The applicant is not in agreement with the Planning Department's recommendation to deny the request to change the land use and zoning of the property to Community Commercial, or staff's recommendation to relocate the gas station/fast food building/canopy away from the corner should the Rezone be approved. The project is inconsistent with the Longmeadow project that zoned the site Business Professional in order to preserve a job center. As proposed, the gas station / fast food co-brand is the dominant architectural feature on the corner and is inconsistent with the intent of the

Community Design Guidelines, the development pattern established in the Safeway center and Villas Condominium projects across the street, as well as use restrictions contained in the adjacent North Roseville Specific Plan. The proposal is also inconsistent with the design guidelines recommended for approval with the HP Rezone Project that discourage automotive-related uses on the southeast corner of Woodcreek Oaks and Blue Oaks Boulevard. Please see the Rezone and Design Review Permit discussion below for further analysis of zoning and design considerations.

PROJECT DESCRIPTION

The project includes the construction of 13 office and retail buildings totaling 94,837 square feet with associated site improvements. A gas station with convenience store/fast food restaurant co-brand is proposed on the corner of Woodcreek and Blue Oaks Boulevards. Two site plan options (A & B) are proposed by the applicant, with the main difference being Option B includes a retail/drug store in place of retail/restaurant uses. The Design Review Permit would allow flexibility in implementing either Option A or Option B, depending on market conditions and the applicant's success in securing tenants for the project. The changes between the two options are limited in scope to Parcel 12. Please see Exhibits B and C for a comparison of Options A and B.

The applicant is seeking approval to change the existing BP land use and zoning designations of 5.3 acres of the site (southern half of the property) to Community Commercial / Special Area (CC/SA) to allow retail uses along the frontage of Blue Oaks Boulevard. The remainder of the site (4.7 acres) would retain its current BP land use and zoning.

BACKGROUND

The project site is located at the northeast corner of Blue Oaks and Woodcreek Oaks Boulevards within the North Industrial Planning Area (see Attachment 1). The site was originally a part of the larger 498-acre Roseville Technology Park subdivision, which was approved in 1997. In 2004, the property was rezoned by the City Council from Light Industrial to a mix of residential (Single Family and Small Lot), Parks & Recreation, Open Space, and Business Professional. The subject 10-acre property was zoned Business Professional and specifically configured in its current shape (long and shallow) with the intent of accommodating office development similar to the Douglas Boulevard corridor. Initially, the Longmeadow project proposed a commercial designation for this site; however, this was changed to BP to preserve a job center. The job center was deemed an important component of the project given the loss of 100 acres of industrially-zoned property and anticipated jobs. The BP land use was also deemed important in this location due to the general lack of other BP-designated properties in the vicinity and generally west of Highway 65 along the Blue Oaks corridor. Lastly, the BP land use and zoning was chosen for this site due to its compatibility with residential uses adjacent to the site.

A requirement of the Longmeadow development was for the developer to set aside eight acres for a potential elementary school site. As a requirement of the Longmeadow Development Agreement, the developer entered into an option agreement with the Roseville City School District for eight acres north of the subject property (adjacent to Woodcreek Oaks Boulevard) (see Attachment 2). The District has not exercised the option to date; however, if it does, the proposed office and commercial project would be bordered to the north by an elementary school.

SITE INFORMATION

A. Roseville Coalition Of Neighborhood Associations (RCONA): RCONA #29, Industrial Area East – With the exception of the Longmeadow residential development, the Industrial Area East Neighborhood Association is comprised of industrial properties. This association is not active.

B. Total Acreage: ±10 acres

C. Site Access: Access to the project will be provided via two driveways on Blue Oaks Boulevard and one driveway on Woodcreek Oaks Boulevard. The eastern Blue Oaks driveway will align with the proposed Wood Meadow Drive in the HP Rezone project site, which will be signalized. The western Blue Oaks and the Woodcreek Oaks driveways will be restricted to right-turning movements.

D. Physical or Natural Features: The site has been previously rough-graded in association with Roseville Technology Park (prior to Longmeadow). The site is relatively flat at an elevation of approximately 116 feet above mean sea level. There are no natural features such as native oak trees or wetlands present on the property. A masonry wall has been constructed along the north and east property lines adjacent to the residential land use.

E. Grading: Grading of the property will be necessary to provide building pads, parking areas, and drive aisles. Earthwork quantities are expected to balance with 17,000 cubic yards of cut and 14,450 cubic yards of fill (2,500 cubic yards compaction).

ADJACENT ZONING AND LAND USE

LOCATION	ZONING	GENERAL PLAN LAND USE	CURRENT USE OF PROPERTY
On-Site	Business Professional (BP)	BP	Vacant
North	Small Lot Residential / Development Standards (RS/DS)	Medium Density Residential (MDR-8.9)	Single Family Residences
South	Light Industrial / Special Area (M1/SA) (beyond Blue Oaks BI)	Light Industrial (LI)	Vacant
East	RS/DS	MDR-8.9	Single Family Residences
West	Attached Housing (R3)	High Density Residential (HDR-20)	Villas at Diamond Creek

With the exception of the proposed fast food and gas station use, the proposed project is consistent with the land uses contemplated by the City's General Plan, and the Zoning Ordinance.

APPLICABLE DESIGN AND DEVELOPMENT STANDARDS

Development Standard	Required	Proposed
Building Setbacks	None	40 feet
Landscape Setbacks	50 feet	40 feet (with 10 foot auxiliary lane)
Building Height Limit	50 feet (max)	35 feet to roof of retail buildings; 30 feet to roof of office buildings
Floor Area Ratio	20%-40%	22%
Parking Spaces (Total)	498 (Option A) 478 (Option B)	498 (A) 478 (B) See Design Review Permit discussion
----- % of compact spaces	----- 30% max	----- 20% (A) 16% (B)

Development Standard	Required	Proposed
# of handicapped spaces	36 (Option A) 35 (Option B)	36 (A) 35 (B)
% of shaded parking	50%	50% minimum (as conditioned)
Bicycle Spaces	9 (8 racks, plus 2 lockers)	9 (as conditioned)

PROJECT DESIGN FEATURES

See attached Site Plans (Exhibits B-C), Site Details (Exhibit D), Grading Plan (Exhibit E), Landscape Plan (Exhibit F), Building Elevations (Exhibits H-J); and, reduced color elevations (Attachment 8).

EVALUATION

GENERAL PLAN AMENDMENT & REZONE

When the Longmeadow project was under review by the City, the previous property owner had originally requested that the subject site be rezoned from Light Industrial to Community Commercial. The City was interested in maintaining a business corridor and job center along Blue Oaks Boulevard; however, Community Commercial was not deemed to be the appropriate land use and zoning given the site’s proximity to the then-proposed (and now existing) residential development, as well as its close proximity to other commercial development. The City Council’s primary consideration with designating the site BP (as opposed to CC) was to preserve land use that would generate high-quality employment opportunities typically associated with BP land use, such as medical and professional offices.

In response to these concerns, the site was designated with Business Professional land use and zoning and was configured in such a manner (the site is not as deep as a traditional strip center) to encourage development of an office complex rather than the mix of uses currently proposed. The shape of the parcel was patterned specifically from other BP parcels along the Douglas Boulevard office corridor between Eureka Road and East Roseville Parkway.

In addition to professional/medical office and restaurants, the BP zone district also allows neighborhood commercial types of uses, which include various retail sales and personal services of an appropriate scale that is compatible with adjacent land uses (i.e., residential and school). Furthermore, gas stations are a conditionally permitted use in the BP zone. The list of permitted and conditionally permitted uses for commercial zone districts (including BP) is included as Attachment 3. Aside from the fast food, all of the uses proposed with the project are either principally or conditionally permitted in the existing zone district and a rezone would not be required.

Kobra Properties purchased the property with its current BP zoning and land use designations, along with associated use type restrictions. The applicant requests approval to change the zoning and General Plan land use designation of 5.3 acres of the property from Business Professional (BP) to Community Commercial (CC) to allow fast food uses and to make gasoline sales a principally permitted use. The reasons that commercial zoning was not approved with the Longmeadow Rezone still remain, and apply to the current request. Concerns with the current proposal relate to loss of quality jobs, land use compatibility with the adjacent residential and potential elementary school site, loss of BP land use, and from a design standpoint, the negative aesthetic impact of a gas station and drive-thru land on the corner of a prominent, high volume intersection.

Land Use Compatibility

The General Plan contains a matrix of compatible and conditionally compatible land uses (Table II-12). The proposed CC land use is listed as compatible with BP land use, while CC and Medium Density Residential (MDR) land uses are listed as conditionally compatible. Where Table II-12 states that land uses are conditionally compatible, it is incumbent on the City to review the special characteristics of the affected parcels to determine whether or not the proposed land uses are compatible in each case.

While not immediately adjacent, the proposed CC land use boundary will be within 115 feet of the Medium Density Residential land use (and associated single family homes) in the Longmeadow project.

The CC land use boundary will also be within 130 feet of the elementary school option property. It is staff's concern that operational characteristics of the various uses permitted within the CC land use and zone district could potentially impact these adjacent sensitive receptors, particularly the residential land use. Potential impacts include light and glare from the gas station canopy (typical canopy lighting levels exceed 90 footcandles), noise from the speaker in the fast food order menu, and odors from the gasoline sales and fast food production. The CC zone district does not restrict hours of operation or other operational characteristics. Conceivably, the fast food and gas station could operate 24-hours per day. The Roseville City School District has been notified of the proposal, but has not indicated any concerns with the proposal to date.

It should be noted that the Longmeadow school site is one of two sites under consideration by the District. The second site (preferred by the District) is the 10-acre school property identified in the HP/JMC Rezone project area. The status of the HP Rezone project has been uncertain for several months; however, recent conversations with the applicants indicate that the project may move forward in the near future. If the HP Rezone were to move forward and be approved, the District would likely acquire the HP school site; thus, the compatibility issue noted above between the school site and proposed gas station/fast food/convenience store would no longer be an issue. Regardless, the compatibility issues between the proposed uses and the existing adjacent residential remain a primary concern.

Neighborhood Design and Form

As proposed, the gas station / fast food co-brand is the dominant architectural feature on the corner and is inconsistent with the development pattern established with the Crocker Ranch (Safeway) Center and the Villas Condominiums on opposing corners. The Crocker Ranch Center incorporates a fueling station and fast food restaurant with a drive-thru; however, both of those uses are located away from the corner (see Attachment 3). The predominant architectural feature on the corner in the Crocker Ranch Center is a pad building with a high degree of architectural detailing and interest. The difference between the subject application and the Crocker Ranch Center site is that the latter was zoned Community Commercial with adoption of the specific plan and was anticipated to develop with the types of uses permitted by the CC zone district. The subject site was zoned BP (and specifically configured) and was anticipated to develop with associated BP uses.

In June 2006, the Commission forwarded a recommendation to the City Council to approve the HP/JMC Rezone Project. The Design Guidelines recommended for adoption with the project included a guideline for the commercial center that discouraged automotive-related uses on the corner of Blue Oaks and Woodcreek Oaks Boulevards (primarily fast food and gas station). It should be noted that John Mourier Construction has submitted a letter (Attachment 6) that indicates support for placing the fast food and gas station on the corner of the proposed project site, and further indicates JMC's desire to do the same. Staff's concern relative to approval of the subject rezone request is that it will set a precedent for design of the opposite corner if and when the commercial center in the HP project area comes forward.

Lastly, while not in the North Roseville Specific Plan, the project site is located adjacent to the eastern entry of the Diamond Creek neighborhood (via Woodcreek Oaks Boulevard). The North Roseville Specific Plan (Section 2.2.2.2) identifies use type restrictions for the commercial component of Diamond Creek. Among others, the specific plan prohibits gasoline sales, and fast food restaurants with drive-thrus. The intent behind this restriction is to create pedestrian oriented, neighborhood-serving uses that incorporate quality design on a neighborhood scale. The proposed gas station / fast food drive-thru is not consistent with the design intent established for the Blue Oaks Boulevard corridor in this area.

Alternative Actions

The recommendation for denial of the Rezone and General Plan Amendment is based on policy considerations, establishment of precedence, and an effort to promote quality project design and neighborhood-sensitive land use patterns. Should the Commission find that the proposed CC land use and zoning are appropriate for the property, the following alternative actions are available for consideration:

1. Recommend approval of CC zoning, with Special Area Overlay district and use type and operating restrictions, or
2. Approve request as proposed (CC zoning with no Overlay or use restrictions).

➤ Alternative #1

Should the Planning Commission find that Community Commercial zoning and land use is appropriate in this location, staff recommends that a Special Area (SA) district overlay be adopted, as provided by the Zoning Ordinance. The SA overlay allows modification of the underlying general district regulations (including permitted use types and development standards). The SA overlay could be structured to allow the specific uses sought by the applicant (gas station & fast food), but prohibit other potentially incompatible uses such as auto repair, nightclubs, equipment maintenance and repair, to name a few. Proposed modifications to the Community Commercial zone district for the project site are included as Exhibit M.

Operational restrictions such as hours of operation can also be imposed through the Special Area overlay district. Should the Commission determine that fast food and gasoline sales are acceptable uses, staff recommends that the hours of operation of such uses be limited to reduce potential noise incompatibilities with the adjacent residential. Staff also recommends that the zoning restrict delivery hours and loading dock operations (if the drug store option is pursued by the applicant) to 7 a.m. through 10 p.m., consistent with the hours of day applicable to daytime standards in the City's Noise Ordinance.

Associated with Alternative #1, and as discussed further in the following Design Review Permit discussion, staff recommends that the gas station and fast food use be relocated away from the corner. An alternative site plan is provided as Attachment 7 that illustrates the potential building configuration with the gas station / fast food use located more centrally on the parcel. Should the Commission determine that Alternative #1 is preferred, Design Review Permit **Condition 3a** would need to be modified to reflect relocation, rather than elimination, of the gas station and fast food buildings.

➤ Alternative #2

Should the Commission determine that the project as proposed is acceptable (Community Commercial zoning and land use without restriction, and gas station / fast food on the corner), staff recommends that Alternative #2 be forwarded to the Council for its consideration, which is to approve the project as

proposed by the applicant. Should the Commission not be comfortable with any of the alternatives presented, staff requests that the Commission provide design and policy direction and continue the item off calendar. Staff would bring the item back for consideration at a later date once modifications were made in response to Commission direction.

DEVELOPMENT AGREEMENT AMENDMENT

Should the Commission determine that Community Commercial zoning is appropriate for the property, the Longmeadow Development Agreement must also be updated to reflect the change in land use. Specifically, Section 2.2 of the agreement will be modified to reflect the reduction in BP land use and the addition of CC land use. Other modifications proposed to the Development Agreement include provisions for bus shelter maintenance (Section 3.10.6.1) and property owner participation in funding for the Short and Long-term Master Transit Plan (Section 3.10.5) (See Exhibit N).

DESIGN REVIEW PERMIT

As noted in the project description, the applicant has presented two site plans for the Commission's consideration to provide flexibility in accommodating future tenants. The difference between the two plans involves Parcel 12. Option A provides for a 15,491 square foot restaurant and retail building, while Option B provides for a 17,421 square foot retail drug store (tenant TBD). All other building layouts and site improvements remain the same between Options A and B.

Figure 1: Option A

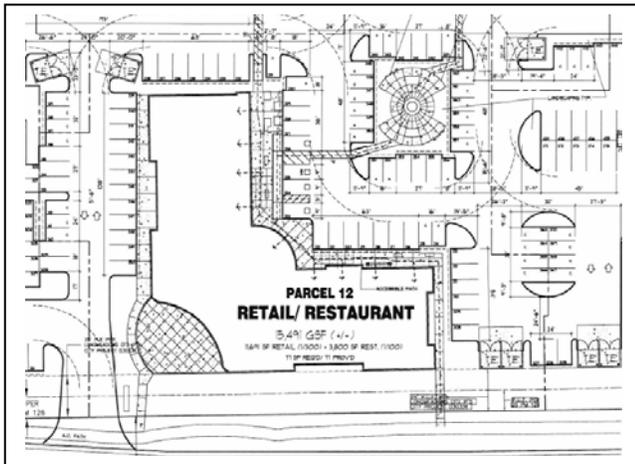
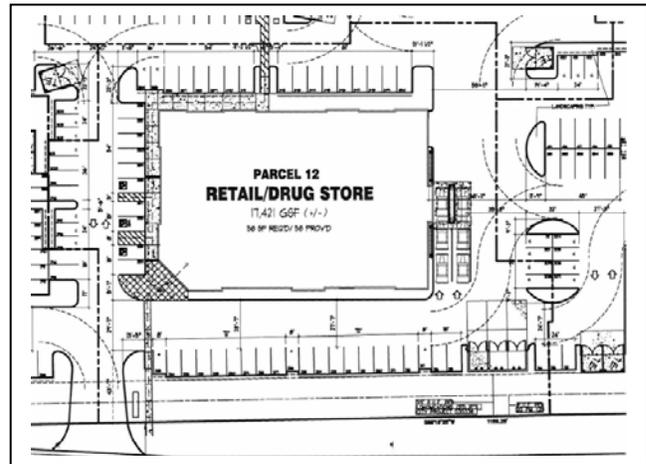


Figure 2: Option B



The Design Review Permit would allow flexibility in implementing either option and would be reviewed by the Planning Department during plan check. Both options have been evaluated against the applicable development standards within the City's Zoning Ordinance, the North Roseville Area Design Guidelines, and the design standards of the City's Community Design Guidelines. As proposed and conditioned, the project complies with the applicable guidelines identified in the Community Design Guidelines document. The remainder of the Design Review Permit evaluation section will focus on design guidelines that warrant additional review and consideration by the Planning Commission.

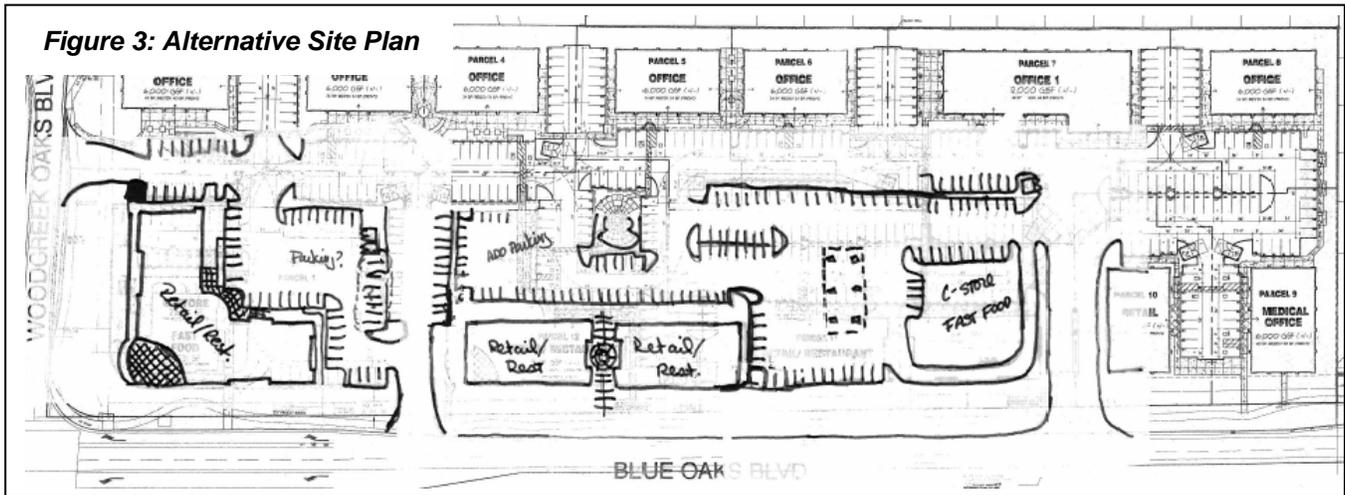
SITE DESIGN GUIDELINES

Fueling Station / Fast Food Drive-Thru

The proposed location of the fast food restaurant and fuel station canopy is located at the southwest corner of the site (Exhibit B). This location would be highly visible from the corner of Blue Oaks and

Woodcreek Oaks Boulevard; the drive-thru would be visible from both roadways, with the pickup window oriented toward Blue Oaks Boulevard. As noted in the Rezone evaluation, staff's recommendation is to eliminate the gas station and fast food buildings entirely, as they are inconsistent with the existing zoning.

To present the Commission with alternative site designs to consider, staff had requested that the applicant explore other site plan configurations that would reorient the fast food/gas station and canopy more centrally on the parcel. One option that staff had suggested included shifting the restaurant and retail buildings (or the drug store building presented in Option B) on Parcels 11 and 12 toward the west and moving the fast food and gas station to the current location of the retail building on Parcel 11. This option would place either the "L"-shaped or drug store buildings on the corner, both of which provide a more suitable interface with the intersection.



The applicant has not been receptive to this idea and has stated that the project will not work without the fast food and gas station on the corner. Because of this, the applicant has not provided any alternative site designs for staff review or the Commission's consideration. No specific reasons were provided by the applicant as to why the project will not work if reconfigured.

Listed below are three main points to consider when examining the placement of the fast food restaurant and gas station:

- A stated intent of the Community Design Guidelines is to “establish a streetscape presence and appearance through setbacks, landscaping, building placement and architecture that defines the pedestrian and vehicle corridor, and presents an appealing and continuous theme along a sidewalk or street.” The CDG also recommends that “...fast food drive-thru buildings be oriented so the drive-thru aisles do not directly face the primary street frontage.”

Staff believes these design policies clearly discourage the placement of fast food restaurants with a drive-thru and fuel stations directly at the intersection of two main arterial streets.

- As noted in the Rezone evaluation above, this area is a gateway into the North Roseville Specific Plan. Given the visibility of this intersection, a fast food restaurant and gas station should not be the defining architectural statement at this corner. While the fast food building does incorporate some of the architectural treatments of the rest of the center, the building's massing will not contribute to the streetscape presence already established by the Crocker Ranch Center.

- There are several examples of other shopping areas throughout the City and nearby communities where shopping centers have incorporated the fuel station into the design of center and placed buildings with strong architectural elements on the corner of major intersections, Crocker Ranch Center being one of them. The photos contained in *Figures 4 and 5* (below) and as Attachments 4 and 5 show the desired and undesired treatment at the corner.

**Figure 4: Undesired - Canopy defined corner
Blue Oaks / Foothills)**



**Figure 5: Desired - Building defined corner
(Crocker Ranch Center)**



Should the Commission determine that Alternative #1 is the most appropriate action, staff recommends that the Planning Commission modify Design Review Permit **Condition 3a** as follows:

- **Modified Condition 3a:** *The Fuel Station and canopy shall be relocated from the corner of Blue Oaks and Woodcreek Oaks Boulevards to the location of Parcel 11. The retail/restaurant building on Parcel 12 shall be located at the corner of Blue Oaks and Woodcreek Oaks Boulevards, as suggested in Attachment 7.*

The applicant is not in agreement with this condition.

Streetscape

It is unclear from the exhibits provided if a three-foot tall screen wall is proposed along the outer edge of the drive-thru aisle. Knee walls are intended to soften the appearance of the drive-thru aisle and to screen queued vehicles and have been successfully incorporated into other fast food projects. Should the Commission determine that the fast food restaurant is appropriate on the corner, staff recommends **Condition 3d**, which requires a minimum three-foot tall screen wall to be constructed along the outer length of the drive-thru aisle. The materials and finish of the wall shall match those incorporated into the main building design (i.e., stucco & stone veneer). Should the Commission determine that the fast food / gas station building is more appropriate internally to the site, this condition would still apply if the drive-thru aisle were oriented toward the street. The applicant is in agreement with this condition.

Trash/Recycling

The CDG states that trash enclosures should be consistent with, and complimentary to, the building materials and finishes. The site details provided for the project (Exhibit D) indicate trash enclosures constructed of split-faced CMU block. As indicated on the Site Plan (Exhibit B-C), several trash enclosures are located adjacent to the landscape setback on Blue Oaks Boulevard and will be visible

from the roadway. Staff recommends that the trash enclosures incorporate a cement plaster finish and color similar to the adjacent restaurant and retail buildings. **Condition 3b** reflects this requirement. The applicant is in agreement with this condition.

ARCHITECTURAL GUIDELINES

Massing and Form

The CDG states that roof lines, wall planes and wall heights should be varied and significantly articulated to avoid blank expanses of building. Materials, shapes, elements and details used on the front or main building elevation, including the roof style and materials, should also be extended to all elevations. The details provided of the gas station canopy (Exhibit J) indicate a flat roof canopy with ten-inch wide supporting steel columns. Staff believes this design to be inconsistent with the pitched-roof design of the retail buildings and the pitched-roof elements incorporated into the fast food restaurant. Staff recommends that the canopy incorporate a mansard roof with concrete tile to match the adjacent retail and office buildings (see **Condition 3e**). The mansard roof is also consistent with other gas stations throughout the city, including the Safeway gas station across the street.

In addition, staff recommends that the ten-inch wide supporting columns be clad with a stone veneer or acceptable alternative that matches the main buildings so that the outer dimensions of the columns are 18 inches square. The wider columns are more proportional to the scale of the mansard roof and are necessary to avoid appearing “spindly” and top heavy. **Condition 3f** reflects this requirement.

Lighting

The CDG requires lighting sources to be thoughtfully located and have cut off lenses to avoid light spillage and glare on adjacent properties. No lighting details have been provided such as fixture type, mounting height, or luminaries wattage. Given the proximity of the parking lot to adjacent residential properties, staff recommends that parking lot fixture mounting height be restricted to a maximum of 15 feet (inclusive of plinth and pole) to avoid potential spillage and glare impacts (**Condition 4b**). Furthermore, **Condition 4c** requires that no wall mounted light fixtures be permitted on the back side of the office buildings adjacent to the residential. Should light be required behind the building for security, safety, or exiting, staff recommends the requirement for low height bollard lighting to be directed away from the masonry sound wall (**Condition 4c**).

As briefly noted in the Rezone evaluation, gas station canopies generally require a high level of under-canopy lighting often in excess of 90 footcandles. Many gas stations maintain this lighting level during all hours of darkness, which raises compatibility concerns with the adjacent residences approximately 190 feet away. As previously indicated, staff believes that a gas station use is not appropriate for this location. However, should the Commission find the use appropriate, staff recommends that all under-canopy lighting be flush-mounted to direct light downward (**Condition 4f**), and that lighting levels be restricted to a maximum of 50 footcandles (**Condition 4g**). Furthermore, **Condition 4g** prohibits any lighting of the gas station canopy on the fascia facing the residences.

A related issue, but not within the scope of the Design Review Permit, involves tenant signage. In keeping with past precedent for projects in close proximity to residential land use, staff recommends that all building-mounted signage incorporate reverse pan channel (“Halo”) illumination. Halo illumination is less visually obtrusive, and produces less glare, which will reduce potential lighting-related impacts on adjacent residential properties. Staff intends to require this provision in the Planned Sign Permit Program when it is submitted to the Planning Department for administrative approval.

Design Review Permit Conclusion

Section 19.78.060(B) of the Zoning Ordinance requires that four findings be made in order to approve a Design Review Permit. Based on the analysis contained in this staff report and with the project conditions, the required findings can be made for the proposed Design Review Permit. The four findings for approval of the Design Review Permit are contained in the Recommendation section of this report.

TENTATIVE SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Map. The three findings are listed below in *italics* and are followed by an evaluation of the map in relation to each finding.

- 1. The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable Specific Plan for the area, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.*

Parcel size, design, configuration, location, orientation and character: As indicated in the project description and as shown in Exhibit G, the applicant is proposing to subdivide the ±10-acre property into 12 parcels as follows:

Parcel	Lot Size (Ac)
1	1.46
2	0.78
3	0.51
4	0.50
5	0.50
6	0.51
7	1.06
8	0.53
9	0.64
10	0.55
11	1.60
12	1.38

The Planning and Engineering Departments have reviewed the map and have no objections to the proposed parcel configuration.

The General Plan and Zoning Ordinance do not establish minimum lot sizes for parcels within the Community Commercial or Business Professional zone district. Instead, the City reviews tentative maps on a case-by-case basis to insure that the parcels are of adequate size for development. Absent a development plan, staff would typically have concerns over the size of the smaller parcels (those less than an acre), their suitability for commercial development, and their ability to be developed consistent with the City's Development Standards. However in this case, a Design Review Permit is being processed concurrently with the map. As a result, staff can adequately evaluate whether or not the proposed parcels can accommodate the proposed project. Modification of the site layout, as discussed in the Design Review Permit evaluation, should not significantly affect parcel configuration.

Grading: Grading of the property will be necessary to provide building pads, parking areas and drive aisles. Earthwork quantities are expected to balance with 17,000 cubic yards of cut and

14,450 cubic yards of fill (2,500 cubic yards compaction). The grading is consistent with that proposed for the DRP, which has been found to be appropriate for the development of the site.

Access & Circulation: Access and circulation are discussed above with the Design Review Permit.

Improvements: The project will also include shared utility infrastructure, including looped water, sewer, electric, fire hydrants and other utility mains. The Design Review Permit was conditioned to require that these site improvements be provided. The requirements for access and service improvements have been included in the conditions of approval for both the Design Review Permit as well as this Tentative Map.

2. *The subdivision will result in lots that can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.*

As discussed previously, Planning and Engineering staff has determined that the design, layout, configuration, and size of the proposed lots are sized to accommodate future development in accordance with City standards. There are no watercourses, other natural features, or unique topography on the site that would preclude development of the proposed lots.

3. *The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.*

The water quality impacts associated with the project and the expected discharge of waste for this project are consistent with what has been anticipated by the General Plan EIR. In addition, the design of the sewer lines in the project area and treatment capacity at the City's sewage treatment plant have adequate conveyance and capacity to accommodate the existing and future development on the parcels proposed by the Tentative Map.

ENVIRONMENTAL DETERMINATION

The Roseville Planning Department prepared an Initial Study and Mitigated Negative Declaration for this project, which was posted with the City Clerk's office on November 22, 2006. The document is available for review at the Planning Department office, located at 311 Vernon Street, Roseville, CA 95678. The public review period lasts until December 14, 2006. To date, no comments on the document have been received.

RECOMMENDATION

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

- A. Adopt the Mitigated Negative Declaration;
- B. Recommend that the City Council deny the GENERAL PLAN AMENDMENT – 1490 BLUE OAKS BOULEVARD (BLUE OAKS OFFICE AND RETAIL) – FILE #GPA 05-02 to amend the Land Use Map as shown in Exhibit K.
- C. Recommend the City Council adopt the two findings of fact as stated below for the REZONE -- 1490 BLUE OAKS BOULEVARD (BLUE OAKS OFFICE AND RETAIL) – FILE #RZ 05-02:

1. *The proposed rezone is not consistent with the General Plan; and*

2. *The proposed rezone is not consistent with the public interest, health, safety, and welfare of the City.*
- D. Recommend that the City Council deny the REZONE -- 1490 BLUE OAKS BOULEVARD (BLUE OAKS OFFICE AND RETAIL) – FILE #RZ 05-02 as shown in Exhibits L-M.
- E. Recommend that the City Council adopt the five findings of fact for the DEVELOPMENT AGREEMENT AMENDMENT - 1490 BLUE OAKS BOULEVARD (BLUE OAKS OFFICE AND RETAIL) – FILE #DAA 05-04:
1. *The Development Agreement Amendment is not consistent with the objectives, policies, programs and land use designations of the City of Roseville General Plan and the Northeast Roseville Specific Plan;*
 2. *The Development Agreement Amendment is not consistent with the City of Roseville Zoning Ordinance;*
 3. *The Development Agreement Amendment is not in conformance with the public health, safety and welfare;*
 4. *The Development Agreement Amendment will adversely affect the orderly development of the property or the preservation of property values; and*
 5. *The provisions of the Development Agreement Amendment will not provide sufficient benefit to the City to justify entering into the Agreement;*
- F. Recommend that the City Council deny the DEVELOPMENT AGREEMENT AMENDMENT - 1490 BLUE OAKS BOULEVARD (BLUE OAKS OFFICE AND RETAIL) – FILE #DAA 05-04 as shown in Exhibit N.
- G. Adopt the four findings of fact as stated below for approval of the DESIGN REVIEW PERMIT – 1490 BLUE OAKS BOULEVARD (BLUE OAKS OFFICE AND RETAIL) – FILE #DRP 05-19:
1. *The project, as approved, preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and watercourses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.*
 2. *The project site design, as approved, provides open spaces, 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 North Roseville Area Design Guidelines, and the Community Design Guidelines.*
 3. *The building design, including the material, 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 North Roseville Area Design Guidelines, and the Community Design Guidelines.*
 4. *The design of the public services, as approved, including, but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are*

screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.

- H. Approve the DESIGN REVIEW PERMIT – 1490 BLUE OAKS BOULEVARD (BLUE OAKS OFFICE AND RETAIL) – FILE #DRP 05-19 with the 91 conditions listed below;
- I. Adopt the three (3) findings of fact as stated in the staff report for approval of the TENTATIVE SUBDIVISION MAP -- 1490 BLUE OAKS BOULEVARD (BLUE OAKS OFFICE AND RETAIL) – FILE #PM 05-03:
 - 1. *The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable Specific Plan for the area, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.*
 - 2. *The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.*
 - 3. *The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.*
- J. Approve the TENTATIVE SUBDIVISION MAP -- 1490 BLUE OAKS BOULEVARD (BLUE OAKS OFFICE AND RETAIL) – FILE #PM 05-03 with 49 conditions of approval.

ALTERNATIVE RECOMMENDATION #1

- A. Adopt the Mitigated Negative Declaration;
- B. Recommend that the City Council approve the GENERAL PLAN AMENDMENT – 1490 BLUE OAKS BOULEVARD (BLUE OAKS OFFICE AND RETAIL) – FILE #GPA 05-02 to amend the Land Use Map as shown in Exhibit K.
- C. Recommend the City Council adopt the two findings of fact as stated below for the REZONE -- 1490 BLUE OAKS BOULEVARD (BLUE OAKS OFFICE AND RETAIL) – FILE #RZ 05-02:
 - 1. *The proposed rezone is consistent with the General Plan; and*
 - 2. *The proposed rezone is consistent with the public interest, health, safety, and welfare of the City.*
- D. Recommend that the City Council approve the REZONE -- 1490 BLUE OAKS BOULEVARD (BLUE OAKS OFFICE AND RETAIL) – FILE #RZ 05-02 as shown in Exhibit L-M.
- E. Recommend that the City Council adopt the five findings of fact for the DEVELOPMENT AGREEMENT AMENDMENT - 1490 BLUE OAKS BOULEVARD (BLUE OAKS OFFICE AND RETAIL) – FILE #DAA 05-04:

1. *The Development Agreement Amendment is consistent with the objectives, policies, programs and land use designations of the City of Roseville General Plan and the Northeast Roseville Specific Plan;*
 2. *The Development Agreement Amendment is consistent with the City of Roseville Zoning Ordinance;*
 3. *The Development Agreement Amendment is in conformance with the public health, safety and welfare;*
 4. *The Development Agreement Amendment will not adversely affect the orderly development of the property or the preservation of property values; and*
 5. *The provisions of the Development Agreement Amendment will provide sufficient benefit to the City to justify entering into the Agreement;*
- F. Recommend that the City Council approve the DEVELOPMENT AGREEMENT AMENDMENT - 1490 BLUE OAKS BOULEVARD (BLUE OAKS OFFICE AND RETAIL) – FILE #DAA 05-04 as shown in Exhibit N.
- G. Adopt the four findings of fact as stated below for approval of the DESIGN REVIEW PERMIT – 1490 BLUE OAKS BOULEVARD (BLUE OAKS OFFICE AND RETAIL) – FILE #DRP 05-19:
1. *The project, as approved, preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and watercourses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.*
 2. *The project site design, as approved, provides open spaces, 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 North Roseville Area Design Guidelines, and the Community Design Guidelines.*
 3. *The building design, including the material, 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 North Roseville Area Design Guidelines, and the Community Design Guidelines.*
 4. *The design of the public services, as approved, including, but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.*
- H. Approve the DESIGN REVIEW PERMIT – 1490 BLUE OAKS BOULEVARD (BLUE OAKS OFFICE AND RETAIL) – FILE #DRP 05-19 with the 91 conditions listed below;
- I. Adopt the three (3) findings of fact as stated in the staff report for approval of the TENTATIVE SUBDIVISION MAP -- 1490 BLUE OAKS BOULEVARD (BLUE OAKS OFFICE AND RETAIL) – FILE #PM 05-03:

1. *The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable Specific Plan for the area, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.*
 2. *The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.*
 3. *The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.*
- J. Approve the TENTATIVE SUBDIVISION MAP -- 1490 BLUE OAKS BOULEVARD (BLUE OAKS OFFICE AND RETAIL) – FILE #PM 05-03 with 49 conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT 05-19:

1. This design review permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **December 14, 2008**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **December 14, 2008**.
2. The project is approved as shown in Exhibits A - N and as conditioned or modified below.
3. The Site Plan and Elevations shall be modified to reflect the following:
 - a. The gas station & fast food restaurant buildings shall be removed from the site plan. (Planning)
 - b. All trash enclosures shall incorporate a cement plaster finish and colors consistent with the main buildings. Trash enclosures shall be further screened with a combination of evergreen street trees, evergreen shrubs, and vines. (Planning)
 - c. The project includes an alternative plan set that will allow for the construction of a drugstore building instead of Building 12. At the time of plan check submittal for the first building or early submittal of improvement plans, the applicant shall indicate which project design will be constructed. If the applicant opts to construct the drugstore (Option B) any delivery/loading areas shall be screened to the satisfaction of the Planning Department. If Option B is selected, a noise study shall be submitted for review by the Planning & Redevelopment Department to verify that noise levels resulting from the loading/unloading areas will not exceed Noise Ordinance standards. Should projected noise levels exceed applicable standards, the applicant shall incorporate all recommended mitigation measures, including building re-orientation. (Planning)
 - d. A minimum three-foot tall screen wall shall be constructed along the outer perimeter of the drive-thru aisle. The materials and finish of the wall shall match those incorporated into the main building design (i.e., stucco & stone veneer) to the satisfaction of the Planning Department. (Planning)
 - e. The gas station canopy shall incorporate a mansard roof with concrete tiles to match the office and retail buildings. (Planning)

- f. The gas canopy supporting columns shall be clad with stone veneer (or alternative acceptable to the Planning Department) to match the office and retail buildings. The columns shall be a minimum of 18 inches square (outside dimension). (Planning)
4. The applicant shall submit an Exterior Lighting Plan that provides for the following:
 - a. The plan shall provide details and show locations for all proposed exterior lights, including pole lights, canopy lights and bollard/pedestrian lights.
 - b. Pole mounted fixtures shall not exceed an overall mounting height of 15 feet.
 - c. No building-mounted lighting is permitted on the backside of the office buildings abutting residential properties. If lighting is required behind the building for security purposes, fixtures shall be restricted to bollard lighting only and shall be directed away from the masonry screen wall to the satisfaction of the Planning & Redevelopment Department.
 - d. The architectural design of the light fixtures shall be compatible with the design of the buildings.
 - e. All external lighting shall be installed and directed to have no off-site glare or light spillage. Glare shields shall be provided as necessary.
 - f. The under-canopy lights shall be recessed within the underside of the canopy (i.e., flush mounted) and shall not extend below the bottom plane of the canopy.
 - g. Lighting levels within the footprint of the canopy shall not exceed 50 footcandles.
 - h. No canopy mounted lighting (inclusive of signs, direct, indirect, or LED lighting) is permitted on the north canopy elevation.
 - i. A photometric analysis of the exterior lighting shall be provided. Lighting shall provide a maintained minimum of one (1) foot candle within the parking areas, 0.5 foot-candles for walkways, and a maximum of 50 footcandles beneath the footprint of the gas station canopy.
 - j. All exterior light fixtures shall be vandal resistant. (Planning & Police)
 5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
 6. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
 7. The applicant shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works (Engineering)
 8. 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)
 9. A traffic signal shall be installed at the intersection created by the eastern driveway on Blue Oaks Blvd. The developer is completely responsible for traffic signal costs as the sole purpose is to provide access to the site. If in the future a public roadway is constructed on the south side of Blue Oaks, making this a four way signalized intersection, the developer may enter into a reimbursement agreement for up to 50% of the total cost associated with the signal. (Engineering)
 10. The eastern driveway on Blue Oaks Blvd. shall be a 40 ft. type A-7 driveway, that shall consist of one 18 ft. ingress lane, a 6 ft. median and two 11 ft. egress lanes. In addition, a 10 foot right turn lane shall be constructed east of the driveway and will tie into the existing right turn lane at the eastern property line. The entire frontage of Blue Oaks Blvd. shall include an 8 ft. meandering pedestrian path. (Engineering)

11. The western driveway on Blue Oaks Blvd. shall be a 35 ft. type A-7 driveway. A 10 ft. right turn/auxiliary lane shall be constructed for this driveway and extend the frontage of the project and terminate with a 60 ft. taper at the western curb return of the easterly driveway. A portion of Blue Oaks Blvd. will need to be reconstructed to remove this driveway from the existing right turn lane taper. A bus turnout shall be incorporated with this right turn/auxiliary lane. A standard bus shelter pad shall be constructed 240 ft. from the westerly curb return of the easterly driveway. The Developer and City shall 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 to be installed at this location. (shelter # 06-227) (Engineering, Transportation).
12. The driveway on Woodcreek Oaks Blvd. shall be a 35 ft. type A-7 driveway. A right turn lane shall be constructed south of the driveway and shall be a minimum of 80 ft. in length with a 60 ft. taper. To the north of the driveway a bus turn out and pad shall be constructed. The bus turn out shall be a minimum of 60 ft. in length. If additional right of way can not be acquired to accommodate a 60 ft. taper, a 20 ft. taper may be constructed and the project proponent may enter into a deferred improvement agreement to complete the 60 ft. taper once the City has acquired the appropriate right of way. (Engineering, Transit)
13. If the 24" storm drain stub and manhole along Blue Oaks Blvd is not utilized, the manhole will need to be removed and the storm drain stub plugged with concrete slurry (Engineering)
14. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with a sand/oil separator. The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)
15. Bike parking shall be provided per Zoning Ordinance requirements (9 spaces). A minimum of two (2) bicycle parking spaces shall be in the form of bicycle lockers. (Planning, Transportation)
16. The site plan shall provide four (4) designated dial-a-ride pick-up and drop-off locations. One location shall be provided for each of the three (3) medical office buildings and the fourth shall be located near the retail building. The locations shall preferably be located at the accessible path that leads from the parking lot to the buildings. Each location shall include a bench and a sign designating the location. (Transportation)

PRIOR TO BUILDING PERMITS:

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

- i) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
18. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
19. 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)
20. The Landscape plan shall comply with the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
21. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
22. 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)
23. 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)
24. 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)
25. 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)
26. 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)
27. Building permit plans shall comply with all applicable code requirements (Uniform Building Code - UBC, Uniform Mechanical Code - UMC, Uniform Plumbing Code - UPC, Uniform Fire Codes - UFC and National Electrical Code - NEC), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)
28. Restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
29. 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.

30. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
31. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by Engineering prior to approval of the improvement plans.
 - d. Access to the floodplain as required by Engineering and the Streets Department.
 - e. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
32. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
33. Prior to the approval of the improvement plans, it will be the project proponents responsible to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
34. Prior to the approval of the Improvement Plans, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)
35. "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)"
36. The applicant shall pay for all applicable water and sewer fees to include the North Industrial Reimbursement fee to the North Central Roseville Specific Plan. (Environmental Utilities)

37. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and reclaimed mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
38. 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)
39. The existing recycled water stub shall be utilized to irrigate the landscape corridors along Woodcreek Oaks and Blue Oaks Blvd. (Environmental Utilities)
40. Sewer service for the site shall be designed to flow to the existing sewer manhole in Woodcreek Oaks Blvd over the 42" sewer main. (Environmental Utilities)
41. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Blue Oaks Office & Retail to be reviewed and approved by the Transportation Commission. (Transportation)
42. 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)
43. 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)
44. 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)
45. 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)
46. 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)
47. 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 including a basemap in Autocad R14 format
 - b. load calculations
 - c. electrical panel one-line drawing
48. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas shall provide a maintained minimum of one (1) foot candle of light and plazas and internal sidewalks ½ foot candle. All exterior light fixtures shall be vandal resistant. (Planning & Police)
49. 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)
50. 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:

51. 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)
52. 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 all road frontages.
 - b. Water, sewer, and reclaimed water easements.
 - c. Water and sewer easements (Electric, Engineering, Environmental Utilities)
53. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Engineering, Environmental Utilities, Electric)
54. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
55. 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)

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

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

- a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.
- b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
- c. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
- d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
- e. The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (Engineering)

57. The project shall be addressed as follows:

- Parcel 1 (Fast Food/Gas Station) – 1498 Blue Oaks Boulevard
- Parcel 2 (Medical Office) – 1496 Blue Oaks Boulevard
- Parcel 3 (Office) – 1494 Blue Oaks Boulevard
- Parcel 4 (Office) – 1492 Blue Oaks Boulevard
- Parcel 5 (Office) – 1486 Blue Oaks Boulevard
- Parcel 6 (Office) – 1484 Blue Oaks Boulevard
- Parcel 7 (Office) – 1478 Blue Oaks Boulevard
- Parcel 8 (Office) – 1474 Blue Oaks Boulevard
- Parcel 9 (Medical Office) – 1472 Blue Oaks Boulevard
- Parcel 10 (Retail) – 1476 Blue Oaks Boulevard
- Parcel 11 (Retail/Restaurant) – 1480 & 1482 Blue Oaks Boulevard
- Parcel 12 (Retail/Restaurant) – 1488 Blue Oaks Boulevard

All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Engineering Division for building/suite addressing. (Engineering)

58. This project falls within the community commercial land use category of the Pleasant Grove Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)
59. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. (Engineering)
60. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
61. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
62. 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)
63. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Blue Oaks Office & Retail to be reviewed and approved by the City Manager. (Transportation)
64. 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)
65. All water backflow devices shall be tested and approved by the Environmental Utilities Department. Water service manifolds shall be placed near the point(s) of connection (Environmental Utilities)
66. Restaurants **or other food services**. The developer shall install exterior grease interceptor if the proposed business could potentially discharge any grease type product. (Environmental Utilities)
67. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
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. An existing 4'x4' concrete 12kV junction box located at sta. 102+25 is located in or near the handicap access at the westerly driveway on Blue Oaks Blvd. The driveway may need to be relocated or the developer shall be responsible for relocating this equipment. (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. Additional information must be provided on any signage to be placed within the PUE to assure proper clearance. No portion of any building shall be closer than 15' radial clearance from the nearest overhead conductor at maximum sag. This restriction may affect the large retail building on the west side of the site as well as the fast food building. (Electric)

72. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Department's "Specification for Commercial Construction." Landscape plans shall show all existing electrical facilities, street lights and roadway stationing. Plans must also demonstrate proper clearances from all equipment and reflect the required lighting cone. No trees greater than 15' in height at maturity may be planted within the existing 40' overhead power line easement along the east side of Woodcreek Oaks Blvd. (Electric)
73. 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.
74. One ¾" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
75. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

76. The applicant shall pay City's actual cost for providing plan check, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities)
77. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
78. The project shall comply with the following mitigation measures identified in the Blue Oaks Office/Retail Initial Study & Mitigated Negative Declaration.
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. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
81. 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)

82. 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)
83. 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)
84. 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)
85. 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)
86. 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)
87. 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)
88. 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)
89. 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)
90. 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)

91. The Design Review Permit application shall not be deemed approved until the actions on the General Plan Amendment, Rezone, and Development Agreement Amendment are approved and become effective.

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP 05-03:

1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
2. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
3. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
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, Finance)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

5. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - d. Access to the floodplain as required by Engineering and the Streets Department.
 - e. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
6. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)

7. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way and/or City easements. (Engineering)
8. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
9. All drainage facilities shall conform with natural drainage sheds. (Engineering)
10. The following note shall be added to the Grading and/or Improvement Plans:

To minimize dust/grading impacts during construction the applicant shall:
 - a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.
 - b. Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.
 - c. Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
 - d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.
 - e. The City shall have the authority to stop all grading operations if, in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
11. All cud-de-sacs with lengths in excess of 200 feet, as measured from the center of the bulb to the center line of the intersecting street, shall be constructed with increased bulb radii of 50 feet to the back of the curb. (Engineering, Fire)
12. Prior to the approval of the improvement plans, it will be the project proponents responsible to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
13. **Prior to the approval of the Improvement Plans**, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)
14. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following items:
 - a. Creation of a Business Owners Association. (Attorney)
 - b. Business Owners Association shall be responsible for maintenance of all common areas including landscaping, parking areas, and drive aisles. (Attorney)

- c. The common areas provide reciprocal access and parking for the mutual benefit of all numbered parcels.
 - d. A clause shall be included within the CC&R's that prohibits changes to any of the items required by the City unless approved by the City.
 - e. A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville.(Attorney)
15. Either all improvements shall be substantially completed prior to Final Map recordation OR easements for all utilities (including traffic signals and loops) and access shall be shown and recorded on the final map. Blanket utility easements will not be acceptable in this case. (Engineering, Electric)
16. Prior to the approval of Improvement Plans, the applicant shall submit to the Engineering Division of Public Works, a paper copy and an electronic copy of the final set of Improvement Plans per the Division's "Digital Submission of Utility Composites" standards. Additionally, the applicant shall submit approved/proposed street names for the approved subdivision map. Final street names for the subdivision shall be approved by the Engineering Division prior to the approval of the Improvement Plans. The approved street names shall be included on the final set of Improvement Plans. (Engineering)
17. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
- a. Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
 - b. 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.)
 - c. Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions
 - d. All sewer manholes shall have all weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
18. 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)
19. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1000 feet on center. (Fire)
20. Minimum fire flow is 3,000 gallons per minute with 20 lbs. psi residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)

21. 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)
22. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
23. All landscaping in areas containing electrical service equipment shall conform with the “Electric Department Landscape Design Requirements” as outlined in Section 10.00 of the Electric Department’s “Specifications for Commercial Construction.” (Electric)
24. 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
25. The location and design of the gas service shall be determined by PG&E. The design of 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)
26. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

27. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
 - a. A 25 foot wide public utilities easement along all road frontages; and
 - b. Water, sewer, and reclaimed water easements.

Easement widths shall comply with the City’s Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
28. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
29. 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 (Environmental Utilities, Electric, Engineering)
30. The City shall not approve the Final Map for recordation until either:
 - a) A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

OR

- b) The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)
31. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
32. All parcels/lots shall have rights of reciprocal access, rights to construct, and parking. A separate agreement to this effect shall be submitted to the City as a part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)
33. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. (Engineering)
34. 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)
35. The Final/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)
36. The cost of any facilities which are identified in the CIP and are beyond those needed for this project may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which improvements are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)
37. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
38. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
39. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
40. 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)
41. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
42. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

43. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)
44. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
45. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
46. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
47. 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. (Engineering)
48. 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 shall 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. Non emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)
49. The Tentative Subdivision Map application shall not be deemed approved until the actions on the General Plan Amendment, Rezone, and Development Agreement Amendment are approved and become effective. (Planning)

ATTACHMENTS:

1. Vicinity Map
2. Longmeadow Subdivision and School District Option Property
3. Commercial Zone District Use Table
4. Photographs – Crocker Ranch Center
5. Photograph – Canopy-Defined Corner at Blue Oaks and Foothills Boulevard
6. Letter from John Mourier Construction dated September 25, 2006
7. Suggested Site Plan Alternative
8. Reduced Color Elevations

EXHIBITS:

- A. Initial Study and Mitigated Negative Declaration
- B. Site Plan – Option A
- C. Site Plan – Option B
- D. Site Details
- E. Grading Plan
- F. Landscape Plan
- G. Tentative Subdivision Map

- H. Architectural Elevations – Office
- I. Architectural Elevations – Retail
- J. Architectural Elevations – Fast Food and Gas Station
- K. Land Use Exhibit
- L. Zoning Exhibit
- M. General Commercial / Special Area Zone District Standards
- N. Development Agreement Amendment

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