



**PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING**

May 14, 2020

Prepared by: Kinarik Shallow, Associate Planner

ITEM 6.3: Design Review Permit, Tentative Subdivision Map, and Tree Permit – 1950 Blue Oaks Boulevard – WRSP PCL F-31 – The Plaza at Blue Oaks – File # PL17-0368

REQUEST

The applicant requests approval of a Design Review Permit to allow the construction of an 82,100-square-foot shopping center consisting of a 35,000-square-foot anchor grocery store, a 12-pump gas station with a 3,500-square-foot-convenience store and car wash, and seven additional buildings ranging in size from approximately 3,750 square feet to 9,750 square feet. The project includes a Tentative Subdivision Map to subdivide the 13.35-acre parcel into eight (8) lots and a Tree Permit to remove several native oak trees on the westerly portion of the site.

Applicant/Property Owner – Joe Zawidski, Signature Management Company

SUMMARY RECOMMENDATION

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

- A. Adopt the Plaza at Blue Oaks Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program;
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to one hundred one (101) conditions of approval;
- C. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to thirty-nine (39) conditions of approval; and
- D. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The 13.35-acre project site is located in the City's West Roseville Specific Plan (WRSP) area, at the northeast corner of Blue Oaks Boulevard and Fiddymont Road (see Figure 1). The WRSP was approved by the City on February 4, 2004 and established the land use designations and zoning standards for the specific plan area. The subject property is located on Parcel F-31 of the WRSP and has a zoning and General Plan land use designation of Community Commercial (CC). Per the WRSP, Parcel F-31 is anticipated for the development of a conventional community/neighborhood retail center.

The proposed project is a request for a Design Review Permit to construct a retail center consisting of a ±35,000 square-foot anchor grocery store, a 12-pump gas station with a ±3,500 square-foot convenience store and car wash, and seven additional buildings ranging in size from approximately 3,750 square feet to 9,750 square feet, as well as associated parking, lighting, and landscaping. The total building square footage will be approximately 82,100 square feet. The project also includes a Tentative Subdivision Map to subdivide the parcel into eight (8) lots and a Tree Permit to allow the removal of several native oak trees on the westerly portion of the site in order to facilitate development. The proposed Lot 2 on the

northeastern corner of the site encompasses the future second phase of the project and will require a separate Design Review Permit.

Figure 1: Project Location



SITE INFORMATION

Location: 1950 Blue Oaks Boulevard; APN 017-117-093-000

Total Size: 13.35 acres

Topography and Setting: The project site is currently undeveloped and is comprised mostly of annual grasslands and several native oak trees. The site varies in grade; it generally slopes downward on the southwestern and northwestern corners of the site, where the oak trees are located, and then becomes level with the roadways. There are significant grade changes from Fiddymont Road and Harvey Wy. to the project with these roadways being significantly higher than the project site. The site is also adjacent to Harvey Way to the north with an undeveloped High Density Residential (HDR) parcel beyond, Oak Meadow Drive to the east with Fiddymont Ranch Apartments beyond, Blue Oaks Boulevard to the south with single-family residential uses beyond, and Fiddymont Road to the west with a medical office building beyond. Street and utility improvements for the streets adjacent to the site were completed with the Fiddymont Phase 1 infrastructure improvements.

EVALUATION: DESIGN REVIEW PERMIT

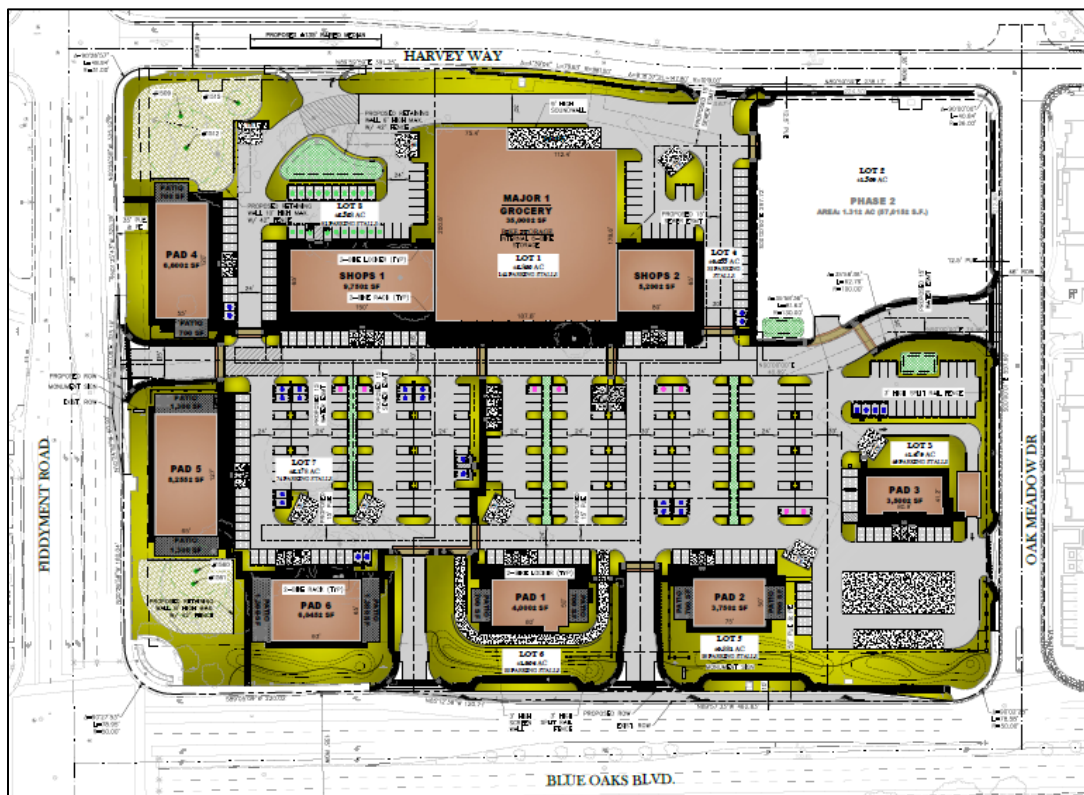
Section 19.78.060(B) of the City of Roseville Zoning Ordinance requires four findings of fact be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below and are followed by an evaluation.

1. ***The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.***
2. ***The project site design as approved provides open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the West Roseville Specific Plan.***
3. ***The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the West Roseville Specific Plan.***
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.***

The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the WRSP. Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with the pertinent requirements and guidelines. The following sections of evaluation focus on areas of interest.

Site Planning & Building Siting: The project creates a commercial setting along the adjacent roadways by situating the pad buildings forward along the street (outside of the frontage easements) and locating the parking lots internal to the site (see Figure 2).

Figure 2: Site Plan



The anchor grocery store is identified as Major 1 with in-line tenants on either side (identified as Shops 1 and Shops 2), and is located on the northern portion of the site. A loading dock is proposed on the rear of the building that will be screened with a 9-foot tall wall to comply with the recommendations of the noise study (see Attachment 6 of Exhibit A, the Initial Study/Mitigated Negative Declaration). In addition, a 6-foot tall masonry wall with decorative stone pilasters will be located behind the proposed landscaping along Harvey Way to buffer the future HDR use to the north from the project's loading dock and on-site truck circulation areas.

Pad 1 is designed to accommodate a drive-through user. Although Pad 1 is located along Blue Oaks Boulevard, the drive-through aisle will be screened by a 3-foot tall wall and by the 50-foot wide landscape corridor, consistent with the CDG. Pad 3 is anticipated to be a convenience store with a gas station and drive-through car wash; however, building elevations for Pad 3 and the gas canopy were not included with the project materials. As such, a condition of approval has been added requiring a separate Design Review Permit for Pad 3 to ensure consistency with the overall project design and compliance with applicable design guidelines and standards (Condition #4 of the Design Review Permit).

Vehicle Access & Circulation: The proposed project includes two entries on Blue Oaks Boulevard, one entry on Fiddymment Road, two entries on Harvey Road, and two entries on Oak Meadow Drive. All driveways will be restricted to right turn ingress and egress only, with the exception of the eastern driveway along Harvey Road and the two driveways on Oak Meadow Drive, which will allow for both right and left turning movements. The proposed access and circulation design was evaluated in a technical memorandum prepared by Kimley-Horn, which is included as Attachment 7 of Exhibit A. This study was used to determine driveway spacing, entryway throat depths, turn pocket lengths, and other elements of access and circulation design for the proposed project. The project was also reviewed by the City Engineering and City Fire Department staff and was found to comply with refuse service standards and with emergency circulation requirements.

Pedestrian Access & Circulation: The project includes several internal pedestrian pathways and includes the completion of sidewalks and landscaping around the project perimeter. The sidewalks will provide access from the surrounding uses. Consistent with the WRSP, all frontage pedestrian paths will be a minimum of eight (8) feet in width along Blue Oaks Boulevard and Fiddymment Road, and a minimum of four (4) feet in width along Harvey Way and Oak Meadow Drive. In addition to the sidewalks along the vehicle entries, pedestrian connections will be provided at locations where foot traffic is most likely to occur to provide easy access to the site. These connections are provided near the corner of Blue Oaks Boulevard and Fiddymment Road, near the corner of Fiddymment Road and Harvey Way, and along Oak Meadow Drive. The project is consistent with the WRSP and CDG related to pedestrian access and circulation.

Parking: Based on the City's Zoning Ordinance parking standards for shopping centers, the project is required to provide a total of 411 parking spaces (one space per 200 square feet). As tenant spaces are leased, each tenant will utilize the applicable parking requirement for the use as outlined in the Zoning Ordinance. The project provides a total of 420 parking spaces, which exceeds the total parking requirement. Additionally, the WRSP designates the project site as a Park and Ride lot, with a total of 20 spaces required. The project provides these spaces to the north of the Shops 1 building, which is in close proximity to the transit stop along Fiddymment Road.

Architecture: The WRSP provides standards and guidelines for streetscapes and project design intent, but defers to the CDG for the evaluation of architecture and building design. Key guidelines related to architectural design within the CDG include direction to define development character through the use of a consistent design concept (CC-39), to use variation in wall planes and building form (CC-41), to provide articulation at main building entries (CC-44), to use a variation of colors and materials (CC-46), and to apply architectural treatment to all sides of a building facing public areas (CC-47).

The applicant has proposed a "contemporary prairie" design concept, with an emphasis on clean, horizontal lines and a complementary mix of materials. The building façades have overlapping rectangular forms and flat roofs of varying heights, which provide sufficient screening of mechanical rooftop equipment. Consistent

with the CDG, the building design is well articulated through the use of building projections and recesses, trellises, awnings, and window styles. The building materials primarily consist of cement plaster with brick veneer applied strategically to highlight areas of interest. The buildings include metal cornices and bands, modern glass and anodized aluminum storefronts, and metal trellises. Fabric awnings are used to complement these materials and soften the façades. The building colors consist of earth tones including olive green, gray, tan, and rust colored panels and banding. Figure 3 illustrates the front building elevation of the in-line building that consists of Major 1 (the anchor grocery store) and Shops 1 and 2. The main building entry areas are defined by forward presentation, variation in the roofline, and aluminum storefront windows. The variation in colors and materials combined with the variation in wall planes create texture and depth in the façade.

Figure 3: Major 1, Shops 1 and 2 Front Elevation



The project's street-facing elevations are designed with faux storefronts and other architectural detailing such as clerestory windows, green screen trellises, fabric awnings, and angled roof elements to provide a visually engaging streetscape. Figure 4 below illustrates the south and west elevations of Pad 6, which face Blue Oaks Boulevard and Fiddymment Road, respectively. Overall, the pad buildings are designed to tie in cohesively with the anchor building, achieving a consistent design character for the center. The project architecture is also harmonious with development in the vicinity of the site, using similar and complementing earth tone colors and materials as the medical office building to the west and the Fiddymment Ranch Apartments to the east.

Figure 4: Pad 6 South and West Elevations



Landscaping and Lighting: Landscaping for the project site includes frontage improvements along the perimeter of the property, at project entry points, and within the parking lot. As required by the WRSP Design Guidelines, the landscape corridors for Blue Oaks Boulevard and Fiddymment Road have widths of 50 feet and 35 feet, respectively. Primary street trees consist of Grecian laurel and red maple along Blue Oaks Boulevard, Interior live oak and sour gum along Fiddymment Road, deodar cedar along Harvey Way, and red maple along Oak Meadow Drive. Hedge and border shrubs are proposed around the entire project perimeter to screen parking areas, service areas, future gas station canopies, and drive-through lanes from view. The City's minimum requirement of 50% shading in parking lots is accomplished with a mix of Chinese pistache and evergreen elm trees. As proposed and conditioned, staff finds the landscape plan meets the intent of the CDG and the WRSP design guidelines, and is consistent with the City's Water Efficient Landscape Ordinance.

As mentioned, the project is located at the northeast intersection of Blue Oaks Boulevard and Fiddymont Road, which is considered a key intersection in the WRSP. The existing neighborhood entry feature located at this corner will be retained, which consists of a combination of plant materials, hardscape elements (such as pilasters and raised planters), and signage that is intended to visually define the Plan Area and reinforce the streetscape theme within the Fiddymont Ranch neighborhood. Although the project will involve the removal of native oak trees, some of the existing oak trees located at the northwestern and southwestern corners of the site will be retained and incorporated into the project design, which will help frame the intersections. The outdoor patios of Pads 4—6 will provide views of these oak trees. Further discussion on the removal of oak trees is provided in the Tree Permit evaluation section of this report.

In addition to the planting plan, the landscape plans also include furnishings and fixtures. Furnishings include three-foot tall pre-cast concrete split-rail fencing, building mounted light fixtures that complement the style of the building, steel shade arbors in outdoor patio areas, and the use of stamped and decorative pavement in key areas and pathways to define the pedestrian environment. A photometric plan was included for the project, which demonstrates consistency with the City's minimum lighting level requirements (0.5 foot-candles in pedestrian areas and 1.0 foot-candles in vehicle areas).

Design Review Permit Conclusion

Based on the analysis contained in this staff report and with the project conditions, staff finds that the proposed project is consistent with the policies and intent of the General Plan, the WRSP, and the City's Community Design Guidelines. The project will not be detrimental to public health or safety, nor will it be detrimental to the public welfare.

EVALUATION: TENTATIVE SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in ***italicized, bold*** text 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 subdivision 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, whichever is more restrictive, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

Parcel size, design, configuration, location, orientation, and character: The proposed subdivision will result in the creation of eight parcels ranging in size from approximately 0.66 to 2.87 acres. The locations of the parcels are based on the locations of the proposed buildings and their associated parking areas. The Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes. Based on the Design Review Permit evaluation section, the lots are large enough to adequately allow for the proposed development on the parcels.

Grading and Drainage: Grading and drainage required for development of the parcels have been reviewed with the Design Review Permit and have been determined to comply with City standards as shown in the grading and drainage plan, and as conditioned.

Access & Circulation: The project is conditioned to ensure the driveways are constructed to comply with the City's design standards, and to allow reciprocal access and parking easements on both parcels. On-site circulation has been reviewed with the Design Review Permit and found to be adequate. Access and circulation is consistent with the City's Subdivision Ordinance and the City's Improvement Standards.

- 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.

The proposed parcels are of sufficient size and shape to accommodate the proposed development and are consistent with the applicable zoning and design requirements, as discussed in the Design Review Permit evaluation section of the staff report. There are no watercourses or other natural features on the site that would impede development.

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.

Anticipated water quality impacts and discharge of waste are not affected by the proposed Tentative Subdivision Map. 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 development on the proposed parcels created by the Tentative Subdivision Map.

EVALUATION – TREE PERMIT

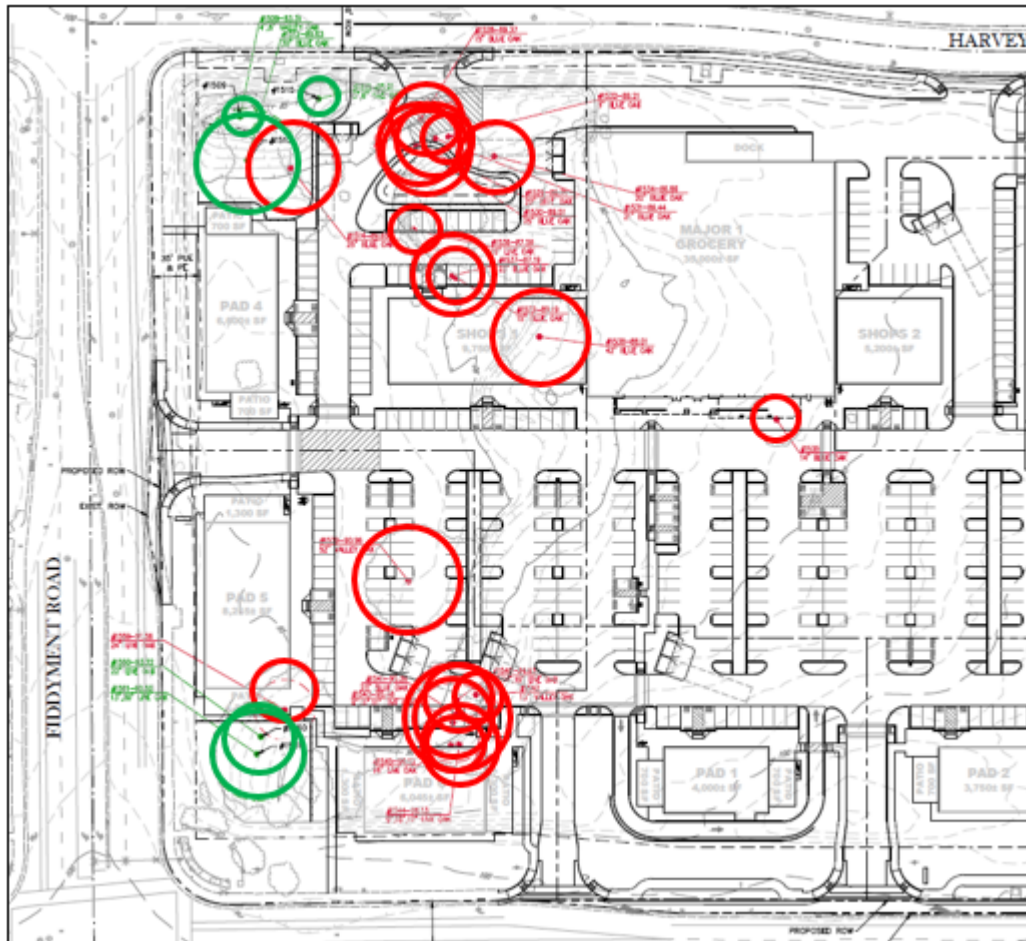
Pursuant to Zoning Ordinance Section 19.66.030, a Tree Permit is required for any removal of native oak trees or for more than 20% encroachment into the dripline of a native oak tree. The proposed project will result in the removal of several native oak trees. The required findings to approve a Tree Permit are listed below.

- 1. Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66.***
- 2. Measures have been incorporated into the project or permit to mitigate impacts to remaining trees or to provide replacement for trees removed.***

An arborist report including a tree inventory summary was provided by California Tree and Landscape Consulting, Inc., dated February 20, 2020 (see Exhibit J). A total of 33 protected oak trees were identified on the property. Staff worked with the applicant to preserve as many of the trees to the extent feasible; however, a majority of the trees will require removal because they conflict with the proposed improvements. The loss of these trees were anticipated in the WRSP Environmental Impact Report, which identified the oak trees on the project site as being lost due to development. Of the 33 trees, 28 trees with a total aggregate diameter of 721 inches are proposed for removal to facilitate development of the site, while five (5) trees are proposed to be retained. Eight (8) of the trees proposed for removal were identified as having failed and being in a down and dead condition. Figure 5 and Exhibit K includes the tree locations; those identified in green are proposed for retention and those identified in red are proposed for removal.

The applicant has proposed to comply with the compensation requirements of the City's Tree Preservation Ordinance. Mitigation will be completed with a combination of on-site planting and payment into the City's in-lieu fee program. The total number of mitigation inches for this project is 721. The Tree Preservation Ordinance allows up to 50% of the replacement requirement be met with planting of non-native species, which amounts to 360.5 inches for this project. The project also includes the planting of 13, 24-inch box native oak trees, which provide a total mitigation credit of 26 inches. The remaining 333 inches will be mitigated through payment of in-lieu fees. These funds are used for the replanting and preservation of trees throughout the City. Mitigation fees are calculated at \$118 per inch of tree removed when measured at the tree's diameter at breast height (DBH). The tree mitigation fees for the project equate to \$39,294 and are required to be paid prior to the removal of the trees.

Figure 5: Protected Oak Tree Locations



The Tree Permit contains all of the standard conditions of approval, which includes a requirement to follow all of the recommendations of the Arborist Report. The arborist's recommendations include monitoring any excavation for the retaining wall footings for the trees to remain on the site. The removal of these trees will not be detrimental to the public health, safety, or welfare, and measures have been incorporated to mitigate impacts.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations (RCONA), and the project was brought to the joint Westpark/Fiddyment Farms Neighborhood Association meeting of February 11, 2020. Feedback at the neighborhood meeting, which was attended by more than 50 people, was positive. Questions were generally focused on the types of tenants expected in the center and construction timelines. A public notice of the Planning Commission hearing was published on May 1, 2020 and a notice of hearing was also distributed to RCONA, to all interested persons, and to all property owners within 300 feet of the site. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

As required by the California Environmental Quality Act (CEQA), the City of Roseville, acting as Lead Agency, prepared an Initial Study/Mitigated Negative Declaration (IS/MND) to evaluate the environmental effects of the project. The document was released for a 20-day public comment period, which began on April 17, 2020 and ended on May 7, 2020. The document analyzed the potential for environmental impacts due to project implementation and determined that potentially significant impacts related to Biological Resources, Noise, and Cultural Resources could be reduced to less than significant levels with mitigation. The Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program are included as Exhibit A. On May 7th, Staff received a letter from the Law Office of Robert M. Bone, representing an unincorporated association of Roseville community residents, expressing concern that the environmental impacts of the proposed project had not been adequately reviewed. Staff will provide a separate memorandum including the correspondence and staff's response to the letter prior to the hearing.

RECOMMENDATION

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

- A. Adopt the **Plaza at Blue Oaks Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program**;
- B. Adopt the four (4) findings of fact as stated in the staff report and approve the **DESIGN REVIEW PERMIT – 1950 BLUE OAKS BOULEVARD – WRSP PCL F-31 – THE PLAZA AT BLUE OAKS – PL17-0368** subject to one hundred one (101) conditions of approval;
- C. Adopt the three (3) findings of fact as stated in the staff report and approve the **TENTATIVE SUBDIVISION MAP – 1950 BLUE OAKS BOULEVARD – WRSP PCL F-31 – THE PLAZA AT BLUE OAKS – PL17-0368** subject to thirty-nine (39) conditions of approval; and
- D. Adopt the two (2) findings of fact as stated in the staff report and approve the **TREE PERMIT – 1950 BLUE OAKS BOULEVARD – WRSP PCL F-31 – THE PLAZA AT BLUE OAKS – PL17-0368** subject to twenty (20) conditions of approval.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT (FILE #PL17-0368)

- 1. This design review permit approval shall be effectuated within a period of two (2) years from **May 14, 2020** and if not effectuated shall expire on **May 14, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **May 14, 2023**. (Planning)
- 2. The project is approved as shown in Exhibits B—K, and as conditioned or modified below. (Planning)
- 3. The project shall comply with all required environmental mitigation identified in the Plaza at Blue Oaks Mitigated Negative Declaration. (Planning)
- 4. The applicant shall submit and gain approval of a Design Review Permit for Pad 3 prior to building permit issuance. (Planning)
- 5. The applicant shall submit and gain approval of a Design Review Permit for the future development of Phase 2 (Lot 2). (Planning)
- 6. The project shall be addressed as 1950 Blue Oaks Blvd. The lots and the buildings thereon shall be addressed as follows: Lot 1 (along with Major 1) shall be addressed as 1970 Blue Oaks Blvd, Lot 2 shall be addressed as 2081 Oak Meadow Dr, Lot 3 (along with the building on PAD 3) shall be addressed as 1930 Blue Oaks Blvd, Lot 4 (along with Shops 2) shall be addressed 1960 Blue Oaks Blvd, Lot 5 (along with the building on PAD 2) shall be addressed 1940 Blue Oaks Blvd, Lot 6 (along

with the building on PAD 1) shall be addressed 1980 Blue Oaks Blvd, Lot 7 (along with the building on PAD 6) shall be addressed 2000 Blue Oaks Blvd and the building on PAD 5 shall be addressed 2010 Blue Oaks Blvd, Lot 8 (along with Shops 1) shall be addressed 1990 Blue Oaks Blvd and the building on PAD 4 shall be addressed 2020 Blue Oaks Blvd. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) and suite numbers to the Development Services Department (Business Services – Addressing) for review and approval. The City Addressing Guidelines should be used for reference when assigning suite numbers. (Business Services)

7. 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. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
8. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
9. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Development Service Engineering Division (Engineering)
10. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

11. 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 about a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--9 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11B of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)

12. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
13. 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)
14. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, 3" bark (no shredded bark) or 3" mulch covering. (Planning)
 - d. The landscape plan shall comply with the Landscape Guidelines for West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
 - f. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
15. 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)
16. 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)
17. A separate Architectural 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)
18. For Multiple Building Complexes: As part of the required Architectural 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)
19. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code-CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)

20. Parapet/cornice construction shall support the weight of a ladder leaning against the parapet as well as a 330-pound vertical load applied to the **leading edge** of the horizontal projection of the cornice (a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder onto the top of the cornice). (CFC Chapter 1) (Building)
21. For restaurants, or other food services, contact the Placer County Health Department. (Building)
22. For restaurants, or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
23. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
24. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
25. A note shall be added to the grading plans that states:
*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
26. Blue Oaks Boulevard shall be improved with two A-7 driveways. The western driveway shall be a minimum of 30-foot in width and the eastern driveway shall be a minimum of 35-foot in width. Both driveways shall be restricted to right turn ingress and egress only. An Auxiliary lane with a 90-foot entry taper shall be constructed along the frontage to provide right turn access to the driveway and will terminate into the existing right turn lane at Fiddymment Road. All frontage pedestrian paths shall be a minimum of 8-foot in width. (Engineering)
27. Fiddymment Road shall be improved with a 35-foot wide A-7 driveway. This driveway shall be restricted to right turn ingress and egress only. All frontage pedestrian paths shall be a minimum of 8-foot in width. (Engineering)
28. Harvey Way shall be improved with two A-7 driveways. The western driveway shall be a minimum of 35-foot in width and restricted to right turn ingress and egress access only. The eastern driveway shall be a minimum of 30-foot in width. All frontage pedestrian paths shall be a minimum of 4-foot in width. (Engineering)
29. Oak Meadow Drive shall be improved with two 35-foot wide A-7 driveways. All frontage pedestrian paths shall be a minimum of 4-foot in width. (Engineering)
30. The Developer shall provide striping and signage to prevent the blockage at the first onsite intersections located off of Fiddymment Road driveway and the western driveway on Harvey Way. (Engineering)
31. The Developer shall enter into a construction fee agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter on the NE corner of Fiddymment Road and Blue Oak Blvd. (shelter number 176) (Engineering, Alternative Transportation)

32. The project shall include a 20-space park-and-ride per the Specific Plan requirements and in proximity to the transit shelter on Fiddymment Road. The park-and-ride lot shall include accessible parking as required by the building code, a path of travel from the accessible parking to the transit shelter on Fiddymment Road, signs identifying the park-and-ride spaces and their availability to the public. The park-and-ride area shall include appropriate lighting and security measures. The landowner shall be responsible for maintenance of the park-and-ride lot and all its appurtenances. (Engineering, Alternative Transportation)
33. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. Parking stall markings are to be marked as “Carpool/Clean Air/EV” instead of using the words “Vanpool”. The “clean air” spaces should be distributed throughout the site, including near the major buildings. The building permit plans shall show internal bike parking. (Alternative Transportation, Building)
34. The applicant/developer shall prepare a Transportation Systems Management (TSM) plan for *The Plaza at Blue Oaks* to be reviewed and approved by the Transportation Commission (Alternative Transportation)
35. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Records Office. (Engineering)
36. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
37. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
38. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
39. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
40. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)

41. 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, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
42. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
43. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
44. Upon issuance of each building permit, the property owner shall pay the WRSP Transit Shuttle Service Fee per Development Agreement Section 3.15.14. (Alternative Transportation)
45. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for the Plaza at Blue Oaks to be reviewed and approved by the Transportation Commission. (Public Works)
46. 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)
47. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
48. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and recycled mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
49. 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)
50. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)

51. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
52. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
53. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
54. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting (Fire)
55. The fire flow required, at a 50% reduction due to the buildings being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detail plans are submitted to the City of Roseville for review. The maximum fire flow will not exceed 4,000 gpm based on the Appendix III-AA of the California Fire Code. (Fire)
56. The fire department access road shall meet the City's requirements for width and turning radii of 30 and 50 as noted on the fire department standards for access. This shall be enforced at the time plan are submitted for review, Additional information can be found on the City's web site www.roseville.ca.us or contact Jason Rizzi, Fire Division Chief, at 916-774-5802 or jrizzi@roseville.ca.us with the Fire and Life Safety Division for information. (Fire)
57. If high-pile storage is involved as part of the construction of this occupancy, a separate fire permit shall be obtain from the fire department in accordance with the California Fire Code. Plans shall be submitted for approval prior to installation. (Fire)
58. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. There shall be only one fire control room per building. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be operable from the exterior via an approved door opening. (Fire)
59. All fire apparatuses, such as fire department connections and post indicating valves, serving identified building shall be designed and installed adjacent to each structure for first responder's operational purposes. (Fire)
60. If the existing water supply is unable to support the automatic fire sprinkler system, a listed fire pump would be your only option. If this is the case, you required fire pump room will have to be enlarged to accommodate all the required apparatuses needed to operate such a system. (Fire)
61. The phasing of this project shall not limit the fire department requirements for access and circulation throughout the project as a result of continuous construction in accordance with the California Fire Code, 2016 with the City of Roseville's Amendments. A separate phasing plan (and permit issued by the Building Department) shall be reviewed and approved by this department. (Fire)
62. This building shall be designed with fire department access doors every 100 lineal feet in accordance with Chapter 32 of the California Fire Code. (Fire)
63. This project shall not reduce the responsibilities of the owner(s) or future owners of these parcels from maintaining all on-site fire systems including all underground water lines if applicable. Private

underground fire lines that serve multiple buildings and/or parcels shall be part of the reciprocal easement agreement. There shall be a clear language regarding maintenance and common easements agreement for service in the CCRs. A service company shall be obtained to maintain all on-site fire protection systems as noted in the conditions of approval. (Fire)

64. If added cornice construction is involved, the design shall support the weight of a ladder leaning against the assembly as well as a 330-pound vertical load applied to the **leading edge** of the horizontal projection of the cornice (a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder onto the top of the cornice). (Fire)
65. Use, increase of hazardous materials or storage, liquids, gases and/or chemicals shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a complete plan set and the Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Fire and Life Safety Division for review and approval. A permit application shall also be provided at the time of submittal. Contact Steve Anderson of our Hazardous Materials Division within the Fire Department at (916) 774-5821 to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)
66. Adequate radio coverage shall be provided within all buildings for public safety agencies, as required by Roseville Municipal Code and the California Fire Code. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials in accordance with Section 510 of the California Fire Code.
67. Adequate radio coverage shall include all of the following:
 - a. A minimum signal strength of 95 dBm available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.
 - b. A minimum signal strength of 95 dBm received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
 - c. The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
 - d. A 100 % reliability factor. (Fire, Police)
68. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. one (1) set of improvement plans
 - b. load calculations
 - c. electrical panel one-line drawings (Electric)
69. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot candle, and 0.5 foot candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning & Police)
70. 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)

71. 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:

72. 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)
73. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- b. Water, sewer, and reclaimed water easements. (Engineering, Environmental Utilities)
 - c. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
 - d. If not already provided with the subdivision map, the applicant shall dedicate a separate easement to the City of Roseville for the bus stop located on NE corner of Fiddymont Road at Blue Oaks Blvd. (shelter #176). The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the County Recorders' office. (Alternative Transportation, Engineering)
74. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)
75. Inspection of the potable water supply system on new commercial 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)
- 76. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 77. 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)
- 78. The applicant/developer shall prepare a Transportation Systems Management (TSM) agreement for The Plaza at Blue Oaks to be reviewed and approved by the City Manager (Alternative Transportation).
- 79. 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)
- 80. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 81. **Restaurants or other Food Service Establishment (FSE).** The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)
- 82. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)
- 83. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)
- 84. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 85. 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)
- 86. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 87. 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)

88. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
- a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
89. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
90. 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:

90. 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)
91. 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)
92. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
93. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
94. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
95. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
96. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
97. All commercial air conditioning units 5 tons or less (<65,000 btu/ h) shall meet the current Consortium for Energy Efficiency ("CEE") Tier I specifications. The SEER/EER ratings will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of any building permit for

any commercial building in the Plan Area. Any variances, with the exception of Tier 2 compliance, must be approved by the Electric Department's Retail Energy Services Department. (Electric)

98. 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)
99. 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 Division Field Inspector at the time of or prior to the foundation inspection. (Building)
100. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO 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 Certificate of Occupancy. (Building)
101. 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)

CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP (FILE #PL17-0368)

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 applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Development Service Engineering Division (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. Project billing may occur up to two (2) months after the end of warranty or the Notice of

Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)

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

5. Grading around the native oak trees shall be as shown on the tentative map or as approved in these conditions. (Planning)
6. The applicant shall submit to the Planning and Engineering Departments the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)
7. 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)
8. 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)
9. All sewer on-site between MHs shall be considered public. (Environmental Utilities)
10. Organic enclosures shall be located perpendicular to the main drive aisle. (Environmental Utilities)
11. 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)
12. 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)
13. 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)
14. 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)
15. 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)

16. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - one (1) set of improvement plans
 - load calculations
 - electrical panel one-line drawings
17. 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)
18. 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:

19. 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) Water, sewer, and reclaimed water easements; and,
 - b) The applicant shall dedicate an easement to the City of Roseville for the bus stop located on NE corner of Fiddymment Road at Blue Oaks Blvd. (shelter #176). The easement language/documents shall be drafted for approval and acceptance by the City of Roseville and recorded with the map. (Alternative Transportation, Engineering)

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

20. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
21. 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)
22. 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 item(s):
 - a) 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 (Alternative Transportation, Planning).
 - b) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney. (Attorney)
 - c) A clause requiring reciprocal access and parking for all parcels. (Planning)

23. In the event that the Final (Parcel) Map will record prior to the completion of on-site construction, all utility and access easements shall be placed on the face of the Map to the satisfaction of the City Engineer. If all on-site improvements are complete prior to the recordation of the map, then a separate agreement allowing all parcels/lots the rights of reciprocal access, rights to construct, and parking 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)

24. 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)
25. 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)
26. 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)
27. 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)
28. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
29. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
30. 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)
31. 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)
32. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL:

33. 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)
34. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
35. 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)
36. No grading activities shall be permitted within 10 feet around the power poles. If there are major grade changes around the poles, they will be handled case-by-case during civil improvement plan review. (Electric)
37. Contractors working under and around power lines shall maintain Cal OSHA requirements, which will be discussed at the Pre-Construction meeting. (Electric)
38. 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)

39. The project shall comply with all applicable environmental mitigation measures identified in the Plaza at Blue Oaks Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. (Planning)

CONDITIONS OF APPROVAL FOR THE TREE PERMIT (FILE #PL17-0368)

PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE:

1. All recommendations contained in the Arborist Report (Exhibit J) are incorporated by reference into these conditions, except as modified herein. (Planning)
2. Tree(s) # 1510, 1513, 1514, 1521, 1522, 1523, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1559, 1562, 1563, 1564 (or as listed in Exhibit J and shown on Exhibit K) are approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)
3. The developer shall be responsible for the replacement of the total number of inches proposed for removal. The total number of inches for this project is 721. Mitigation must be provided in the form of payment in the amount of \$39,294 prior to tree removal, and planting of non-native and native trees (as shown in the landscape plan, included as Exhibit I). (Planning)
4. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. (Planning)
5. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to ensure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)
6. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)
7. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveways, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)
8. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. Where encroachment is permitted pursuant to Condition 4, above, the fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS

FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION". (Planning)

9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)
10. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculture (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)
11. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)
12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Division and the Engineering Division to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Division and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)
13. The following information must be located on-site during construction activities: Arborist Report, approved site plan/improvement plans including fencing plan, and conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)
14. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)
15. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)
16. Storage or parking of materials, equipment, or vehicles is not permitted within the Protected Zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)
17. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)
18. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)

PRIOR TO ISSUANCE OF FINAL:

19. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)
20. The approval of this Tree Permit shall run with the Design Review Permit and shall tentatively expire on **May 14, 2022**. The applicant may extend the tree permit for an additional year subject to the extension requirements for a Design Review Permit. (Planning)

EXHIBITS

- A. Initial Study/Mitigated Negative Declaration
- B. Site Plan
- C. Tentative Subdivision Map
- D. Preliminary Grading & Drainage Plan
- E. Preliminary Utility Plan
- F. Elevations
- G. Materials & Color Board
- H. Photometric & Site Lighting Plan
- I. Landscape Plan
- J. Arborist Report
- K. Preliminary Tree Impact Plan

NOTE: Exhibits A-K are not included with CC Attachment 1 (Planning Commission Staff Report) because they are already included as exhibits to the City Council Communication.

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