

ITEM V-A: GENERAL PLAN AMENDMENT, REZONE, DESIGN REVIEW PERMIT, & TENTATIVE SUBDIVISION MAP – 1498 BLUE OAKS BOULEVARD (BLUE OAKS RETAIL CENTER) -- FILE# PL13-0101

REQUEST

The applicant requests approval of a General Plan Amendment to change the land use of 4.7 acres of the 10 acre property from Business Professional (BP) to Community Commercial (CC); a Rezone to change the zoning of 4.7 acres of the 10 acre property from BP to Community Commercial/Special Area (CC/SA); a Design Review Permit to allow the construction of six buildings totaling 94,420 square feet; and a Tentative Subdivision Map to subdivide the 10 acre parcel into eight lots.

Applicant: Richard Sambucetti, Borges Architectural Group
Property Owner: Curt Burwell, Burwell Management Company

SUMMARY RECOMMENDATION

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

- A. Adopt the Mitigated Negative Declaration;
- B. Recommend the City Council approve the General Plan Amendment;
- C. Recommend the City Council adopt the two (2) findings of fact for the Rezone;
- D. Recommend the City Council approve the Rezone;
- E. Adopt the four (4) findings of fact for the Design Review Permit;
- F. Approve the Design Review Permit with 100 conditions of approval;
- G. Adopt the three (3) findings of fact for the Tentative Subdivision Map; and,
- H. Approve the Tentative Subdivision Map with 47 conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

Staff does not have any outstanding issues with the project that have not been addressed through the project design, Special Area Overlay, or conditions of approval. However, at the neighborhood meeting on November 12, 2013, adjacent neighbors raised concerns regarding traffic, turning movements along area roadways, an increase in noise associated with the proximity of buildings to homes, and potential views of the site. Staff responded to the resident's concerns at that time (responses to concerns are outlined in the Analysis section of this staff report), and to date, staff has not been contacted by any interested parties in opposition to the project. One letter in support of the project is included as Attachment 1. In addition, the applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The undeveloped project site is located within the City's North Industrial Planning Area and has a dual zoning and land use of Business Professional and Community Commercial (BP/CC). The property was previously zoned and designated Business Professional (BP) with adoption of the Longmeadow rezone project in 2004. Subsequently in 2006, 5.3 acres of the 10 acre site was rezoned to Community Commercial (CC) to accommodate retail and restaurants uses. At this time, the applicant is seeking approval to change the BP land use and zoning designation of the remaining 4.7 acres of the property

to Community Commercial/Special Area (CC/SA) to allow for a variety of retail uses throughout the site.

SITE INFORMATION

Location: 1498 Blue Oaks Boulevard, APN 482-340-001-000

Roseville Coalition of Neighborhood Associations (RCONA): With the exception of the Long Meadow residential development, the Industrial Area East Neighborhood Association is comprised of industrial properties and is not currently active. However, the applicant has held two neighborhood meetings and provided representatives from surrounding neighborhood associations (i.e. Blue Oaks, West Roseville, Quail Glen and Sun City) with information on the proposed project.

Total Acreage: Approximately 10 acres (project site 8.4 acres)

Site Access: Access to the project site will be provided via three driveways on Blue Oaks Blvd and one driveway on Woodcreek Oaks Blvd. The driveways will be restricted to right turns in and out of the site, with the exception of the easterly most driveway on Blue Oaks Blvd, which will be signalized and will allow full turning movements.

Topography: The subject property was rough graded in association with the Longmeadow development and a six foot tall masonry wall has been constructed along the north and east property lines adjacent to the residential homes. The site is currently comprised primarily of flat terrain at an elevation of 112 to 117 feet above mean sea level (see Exhibit C). The subject parcel is characterized by non-native annual grasses and has no native oak trees or wetland resources.

Grading: The proposed project area is vacant and grading of the property will be necessary for development of the site. Earthwork quantities are estimated to total 9,576 cubic yards of cut and 8,215 cubic yards of fill.

Figure 1: Vicinity Map



ZONING/PLANNING AREA REGULATIONS

Development Standard	Required	Proposed
Building Setbacks	45'	45' (Blue Oaks Blvd)* 65' (Woodcreek Oaks Blvd)
Landscape Setbacks	50' (Blue Oaks Blvd) 35' (Woodcreek Oaks Blvd)	45' feet (with 10 foot auxiliary lane along Blue Oaks)* 40' (Woodcreek Oaks Blvd)
Building Height Limit	50' (max)	43' max height (minor anchor building)
Parking Spaces (Total)	345	350
% of compact spaces	30% max	0
# of handicapped spaces	8	22
% of shaded parking	50%	51%
Bicycle Spaces	17	0**

**Deviation from landscape setback discussed below in the Design Review Permit Evaluation

** See Condition #3

PROJECT DESIGN FEATURES

See attached Site Plan (Exhibit B), Grading Plan (Exhibit C), Landscape Plan (Exhibit D), Building Elevations (Exhibit E), Tentative Subdivision Map (Exhibit F), Land Use/Zoning (Exhibit G), Community Commercial/Special Area Zone District Standards (Exhibit H), and Photometric Plan (Exhibit I).

EVALUATION

GENERAL PLAN AMENDMENT & REZONE

With development of the Longmeadow project in 2004, the property was rezoned from Light Industrial to Business Professional (BP). Following that, in 2006, 5.3 acres of the 10 acre site was rezoned from BP to Community Commercial (CC). At that time, the City found that the BP property would buffer the adjacent homes from the commercial uses in the CC zone. In addition, the City was interested in maintaining a business corridor and job center that would generate high-quality employment opportunities typically associated with BP land use (e.g. medical and professional offices). However, with the CC zone permitting office uses and nearby sites also offering opportunities for these uses (i.e. HP site, Diamond Creek, Blue Oaks Commerce Center, and Blue Oaks Plaza), the rezoning of the BP portion of the parcel will not significantly reduce the potential for office uses in the area. In addition, the rezoning of the property to Community Commercial/Special Area will allow Retail Sales and Food and Beverage Sales uses to locate within close proximity to residents while establishing parameters to ensure consistency with the adjacent uses. As such, the applicant has requested to amend the General Plan land use and zoning designation of the northern portion of the property.

Land Use Compatibility: The General Plan contains a matrix of compatible and conditionally compatible land uses (see Table II-9), and the proposed CC land use is listed as conditionally compatible with the adjacent Medium Density Residential (MDR) land use (and associated single family homes). Although the General Plan lists CC and MDR land uses as conditionally compatible, the operational characteristics of the commercial uses could potentially impact adjacent residential properties (with increases to noise, lighting, odors, etc.). Where Table II-9 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.

The applicant has requested rezoning the BP portion of the site to CC to allow for Food and Beverage Retail Sales and Retail Sales and Services uses which are principally permitted in this zone. However, many other uses that would not typically be compatible with the adjacent residential properties are also principally permitted uses in the CC zone (e.g. automotive repair, nightclubs, maintenance and repair, funeral and internment services, and others). As such, the Planning Division believes that the proposed CC land use and zoning would be appropriate for the property and compatible with the adjacent MDR land use with adoption of a Special Area (SA) zone district overlay to restrict potentially incompatible uses and address potential operational conflicts.

Community Commercial/Special Area Overlay (CC/SA): The SA overlay allows modification of the underlying general district regulations (including permitted use types and development standards) and would be structured to allow the specific uses sought by the applicant (grocery stores, bakeries, dry cleaners, nails salons, etc.), but would prohibit potentially incompatible uses (i.e. auto repair, nightclubs, equipment maintenance and repair). The proposed modifications to the CC zone district for the project site are included as Exhibit H.

While the SA overlay will reduce the impact on the adjacent residential homes, staff has concerns that operational characteristics of the various uses permitted within the CC/SA zone district could potentially impact the adjacent residents. Potential impacts include light and glare, noise, and food based odors. As such, staff has included development, design, and operational standards in the SA overlay to help minimize impacts including reducing parking lot light pole heights, prohibiting building mounted lights along the rear of the minor anchor building and retail shops, restricting delivery hours and loading dock operations to 7 a.m. through 10 p.m., prohibiting idling of delivery trucks and requiring noise attenuation for roof mounted equipment. In addition, based on the proximity of Pad 2 to nearby homes, the proposed building can only be occupied by office uses and Pad 5 will prohibit fast food uses. These requirements have been either addressed in the SA overlay and/or are included into the environmental document as mitigation measures (further discussion is noted below).

A related issue, but not within the scope of this review, involves tenant signage. Because commercial buildings are proposed in close proximity to residences, 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. In addition, no signs will be permitted along the rear of buildings located on Lots 2-4. Staff intends to require these provisions in the Planned Sign Permit Program.

Neighborhood Concerns: Concerns similar to the ones listed above were raised by residents at the neighborhood meeting held on November 12th. A summary of these issues is outlined below followed by staff’s response.

Traffic: Neighbors expressed concern regarding the project’s potential impact on traffic and the associated turning movements of vehicles entering and exiting the site.

The Engineering Division evaluated the need for a long term and short term traffic study. However, it was determined that no additional traffic study was required since the project would not generate 50 PM Peak Trips more than the City’s model assumed (188 PM Peak modeled vs. 230 PM Peak trips proposed), and the proposed project design would provide for appropriate circulation into, out of, and throughout the site. In addition, a continuous right turn auxiliary lane along the project’s frontage would allow ingress and egress for vehicles without disrupting westbound traffic on Blue Oaks Blvd. Finally, the City’s CIP includes the widening of Blue Oaks Blvd from four lanes to six lanes with construction planned for spring of this year.

Noise: Neighbors directly adjacent to the project site raised concerns related to noise associated with the proximity of buildings to their homes.

Staff informed residents that based on the proposed special area overlay, only certain uses deemed appropriate (based on the operational characteristics) would be permitted to locate adjacent to the homes. Additionally, they were informed that a Noise Analysis would be prepared to evaluate potential impacts and any recommended mitigation measures would be incorporated into the project (see DRP discussion below).

Visibility: One neighbor adjacent to the site expressed concerns regarding views of the shopping center from his two-story home.

Staff has considered the visual impact of the project (specifically the retail building and major anchor building) on the adjacent homes. As such, staff has encouraged the developer to increase the landscape buffer between the project site and adjacent residents by five feet (from 10' - 15' at the narrowest point) and conditioned the project to provide six 36 inch box trees along the rear of the site to help screen views from the adjacent residences.

Neighborhood Design and Form: The General Plan contains policies to ensure new developments maintain a high quality design and consistent character throughout the City. Specifically, the General Plan requires that land use patterns should result in the efficient use of urban lands and integrate residential and non-residential land uses, such that residents may easily walk or bike to shopping, services, employment, and leisure activity. The intent behind these policies is to create pedestrian oriented, neighborhood-serving uses that incorporate quality design on a neighborhood scale.

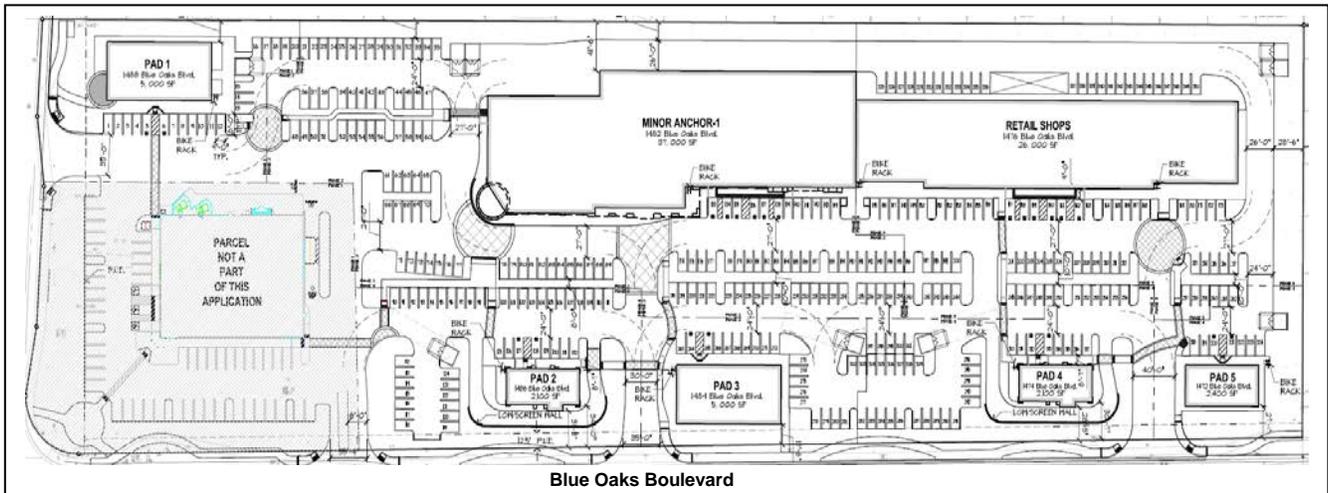
The proposed rezone of the property to CC will create an opportunity for a variety of commercial uses that will be compatible with the surrounding properties. This is consistent with the intent of CC land use and zoning which is to provide a broad range of goods and services, to meet residents' retail shopping needs. As proposed, the project will be accessible to pedestrians from the single family homes to the north/east and the apartment complex to the west; therefore, staff believes the change in land use will promote the goals and policies of the General Plan. Given these facts, the proposed land use and zoning are appropriate and the Community Design Guidelines will implement the General Plan policies relating to design, noise, and vehicular circulation through the Design Review Permit process.

DESIGN REVIEW PERMIT EVALUATION

The evaluation of the Design Review Permit has been based on the applicable development standards within the City's Zoning Ordinance, North Industrial Design Guidelines, and the Community Design Guidelines (CDG). Section 19.78.060(J) of the Zoning Ordinance requires that four findings be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in the Recommendation section of this report. The following sections of evaluation focus on areas of interest and pertinent design issues.

Site Planning & Building Siting: As proposed, the 10 acre site will be developed with a minor anchor building, a multi-tenant retail building, two drive thru restaurants (Pad 2 & 4), three free standing pad buildings (Pads 1, 3, and 5) and associated site improvements including parking, lighting and landscaping. The proposed project will consist of 94,420 square feet of development on 8.4 acres, with the remaining 1.6 acres being developed with a 14,460 square foot Walgreens building that will be part of the center but was processed separately (see Attachment 2).

Figure 2: Site Plan



The four pad buildings adjacent to Blue Oaks Blvd will be setback a minimum of 50' (including an auxiliary lane) and will provide a strong streetscape. The rear setbacks for the three buildings located along the northern property line will measure 20' for Pad 1, 40' for minor anchor, and 65' for the retail shops building. Minimal parking will be located behind retail shops for employees and the parking located to the east of Pad 1 will generally only be used during normal business hours, as this location is restricted to office uses. As proposed, the majority of the drive aisles and parking will be centrally located and will be screened from the adjacent roadways and homes by buildings and landscaping. Minimal access will be provided at the rear of the site, as the drive aisle proposed behind the main buildings will generally be used for deliveries and by employees. In addition, a pedestrian plaza area was approved with the Walgreens application and will be located at the corner of the site, consistent with the recommendations of the CDG to provide outdoor activity areas and strong architectural features at prominent intersections.

Green Site Design: The project will provide several stormwater landscape planters of various sizes throughout the site consistent with the Stormwater Quality Design Manual. The proposed planters will incorporate swales that limit surface water and pollutant runoff by maximizing the use of pervious surfaces and vegetative ground cover. As proposed, the landscape planters will enhance the project design by incorporating various landscape materials and reducing the amount of asphalt throughout the site.

Vehicle Access & Circulation: Overall, circulation throughout the site is good and the four entrances into the site meet the spacing and width requirements of the City's Improvement Standards. Three of the four drive aisles will be restricted to right turns in and out of the site, while the fourth driveway located at the southwest corner of the site will be signalized and allow for full turning movements. This signalized driveway will likely continue through to the HP site, when developed, and will be coordinated with the signal at Blue Oaks Blvd and Woodcreek Oaks Blvd. There are no dead end drive aisles and the driveways function well in terms of spacing, queuing, and ease of flow. Consistent with the CDG, the fast food drive thrus will provide a one hundred foot stacking distance and will be partially screened from the adjacent road by a combination of landscaping and three foot tall screen walls (see Condition #4). In addition, pedestrian crossings located throughout the site will provide additional connectivity to all areas of the development. As proposed, the site will provide appropriate vehicular and pedestrian circulation that is consistent with the CDG, North Industrial Design Guidelines, and the Zoning Ordinance. Therefore, staff does not recommend any changes to the proposed access or circulation pattern.

Bicycle Parking/Circulation: Per the Zoning Ordinance, a minimum of one bicycle rack/space shall be provided for every twenty required parking spaces. Based on the parking required for the site (345), a minimum of 17 bicycle racks/spaces are required. The site plan does not identify the provision of bicycle parking; however, Condition #3 of the DRP has been added requiring that 17 bicycle parking spaces be provided in convenient and visible locations throughout the center.

Architecture: The CDG state 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. Consistent with these standards, the project offers buildings with four sided architecture and designs that incorporate stone, stucco, score lines, metal awnings, and anodized aluminum storefronts. In addition, the buildings have significant entries that are emphasized through depth, shade and shadow contrast, and pedestrian scale architectural features.

The project design provides varying roof heights, pitches, ridgelines, and materials to create visual interest and avoid repetition. The buildings incorporate a rich color palette and utilize enhanced materials on all elevations of the building to help to soften views from every vantage point. Additional architectural detailing such as awnings, trellises, and various window layouts are incorporated in key locations.

Figure 3: Elevations



The details provided throughout the project site are consistent with the CDG, and through the incorporation of enhanced articulation and high quality materials on all elevations, staff believes the project meets the intent of the CDG of providing attractive building designs. The project site will provide a strong streetscape presence presenting well-articulated buildings that are architecturally compatible with one another and staff supports the design as proposed.

Lighting: The CDG require lighting sources to be thoughtfully located and have cut off lenses to avoid light spillage and glare on adjacent properties. The applicant proposes to use shoe box light fixtures that will have non-glare sharp rear cut off shields that will be placed such that they will be directed away from the residential properties and will be oriented internal to the site. The lighting proposed within the parking lot will be located approximately 80' from the nearest residence and will be screened by a minimum 15' wide landscape planter and six foot tall block wall. However, the applicant has provided a Photometric Plan (see Exhibit I) that depicts the maximum light intensity at the project boundaries to be 1.8 foot candle. Given this, staff recommends Condition 5a that requires the three parking lot light fixtures located between Pad 1 and the minor anchor be restricted to a maximum height of 20 feet, to limit potential spillage and glare impacts. Furthermore, Condition 5b requires that no wall mounted light fixtures be permitted on the back side of the buildings adjacent to the residential homes and that only low height bollard lighting be allowed behind the buildings for security, safety, and exiting purposes.

Noise: Based on the information contained in the noise analysis prepared for the project by Bollard Acoustical Consultants, Inc. dated November 14, 2013 (see Exhibit A), it was concluded that truck deliveries, drive through activity, and rooftop mechanical equipment operations associated with the project would generate noise levels which are predicted to satisfy the City's daytime noise standards at the property line of the existing residential parcels located immediately north and east of the project site. As a result, no restrictions on daytime operations or additional noise mitigation measures would be warranted. During nighttime hours, however, noise generated by truck deliveries could exceed the City noise standards and existing ambient noise levels. In addition, noise generated by roof mounted equipment in association with cooling systems for a grocery store could exceed City noise standards. As such, Conditions# 6-8 restricting delivery times, prohibiting idling vehicles, and requiring parapet walls for rooftop mechanical equipment associated with a grocery store have been included into this project and are listed as mitigation measures in the project's environmental document. In addition, in the event a grocery store locates in the minor anchor building, a sound wall must be constructed at the rear of the building to help further attenuate noise generate by delivery trucks (see Condition #10).

Landscaping: Consistent with the CDG, the project will provide a 40' and 50' wide landscape setback along Woodcreek Oaks Blvd and Blue Oaks Blvd, respectively. However, the building located on Lot 7 will be setback approximately 44' (including the ten foot wide auxiliary lane). The reduced setback is required to accommodate the 10' wide stormwater landscape planter to the north and provides additional room for the landscape planter between the subject project and adjacent homes. The CDG allows modifications to the landscape setbacks, and due to the additional space for landscaping, staff finds this request appropriate. The proposed parking lot landscaping will include Chinese Hackberry, Drake Elms, Chinese Pistache, London Plane and Crape Myrtle trees consistent with the North Industrial Landscape Guidelines. To help further reduce impacts on the adjacent neighbors, the project will include a 15' and 30' wide landscape buffer along the northern and eastern boundaries of the site. These areas will be landscaped with a mix of Scarlet Oaks, Deodar Cedars, London Plane and Afgan Pines. Scarlet Oaks and Deodar Cedars can reach up to 50' in height when mature and will help screen views of the retail center from the adjacent residential properties. Based on neighbor concerns, Condition #19e has been added requiring that five 36" box trees are strategically spaced along the northern boundary to provide immediate substantial landscaping that will block views of the site. The project will also include internal landscaping consisting of stormwater quality landscape planters, parking lot shade trees, shrubs, and groundcover (see Exhibit D). As proposed, the landscape plan will be consistent with the North Industrial Landscape Guidelines and the intent of the CDG. Therefore, no additional changes are recommended.

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. As proposed and conditioned, the project complies with the applicable guidelines identified in the Zoning Ordinance, North Industrial Guidelines, and CDG. As such, 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 F, the applicant is proposing to subdivide the ±10-acre property into eight parcels as follows: Lot 1 – 1.61 acres; Lot 2 – 0.70 acres; Lot 3 – 2.93 acres; Lot 4 – 2.27 acres; Lot 5 – 0.39 acres; Lot 6 – 0.74 acres; Lot 7 – 0.53 acres; and Lot 8 – 0.85 acres. The Planning Division and Engineering Division 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. Staff would 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, therefore, staff concludes that the proposed parcels can accommodate the proposed project.

Grading: Grading for the project was evaluated under the DRP and was found to be appropriate for development of the site.

Access & Circulation: Access and circulation were evaluated with the Design Review Permit and have been found to be consistent with the City's policies and standards.

Improvements: The project will also include shared utility infrastructure, including looped water, sewer, electric, fire hydrants and other utilities. The DRP was conditioned to require that these site improvements be provided, as the requirements for access and service improvements is contingent upon approval of the DRP and have been included in the conditions of approval for both the DRP and 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 have determined that the design, layout, configuration, and size of the proposed lots are sized to accommodate future development under the DRP. 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 and Mitigated Negative Declaration. 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 Division prepared an Initial Study and Mitigated Negative Declaration for this project, which was posted with the City Clerk's office on February 7, 2014. Based on the Initial Study evaluation there were no significant environmental effects associated with the project and mitigation

measures have been proposed to address, potential noise, operational, and lighting impacts. The document is available for review at the Planning Division, located at 311 Vernon Street, Roseville, CA 95678. The public review period lasts until February 27, 2014. To date, no comments on the document have been received.

RECOMMENDATION

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

- A. Adopt the Mitigated Negative Declaration;
- B. Recommend that the City Council approve the GENERAL PLAN AMENDMENT – 1498 BLUE OAKS BOULEVARD (BLUE OAKS RETAIL CENTER) –to amend the Land Use Map as shown in Exhibit G.
- C. Recommend the City Council adopt the two findings of fact as stated below for the REZONE – 1498 BLUE OAKS BOULEVARD (BLUE OAKS RETAIL CENTER) – FILE# PL13-0101
 - 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 – 1498 BLUE OAKS BOULEVARD (BLUE OAKS RETAIL CENTER) – as shown in Exhibit G.
- E. Adopt the four findings of fact as stated below for approval of the DESIGN REVIEW PERMIT – 1498 BLUE OAKS BOULEVARD (BLUE OAKS RETAIL CENTER) – FILE# PL13-0101;
 - 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 Industrial 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 Industrial 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.*

- F. Approve the DESIGN REVIEW PERMIT – 1498 BLUE OAKS BOULEVARD (BLUE OAKS RETAIL CENTER) – FILE # PL13-0101 with the 100 conditions listed below;
- G. Adopt the three (3) findings of fact as stated in the staff report for approval of the TENTATIVE SUBDIVISION MAP – 1498 BLUE OAKS BOULEVARD (BLUE OAKS RETAIL CENTER) – FILE# PL13-0101;
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.*
- H. Approve the TENTATIVE SUBDIVISION MAP – 1498 BLUE OAKS BOULEVARD (BLUE OAKS RETAIL CENTER) – FILE# PL13-0101 with 47 conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT

1. This design review permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **February 27, 2016**. 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 **February 27, 2016**.
2. The project is approved as shown in Exhibits A - I and as conditioned or modified below.
3. A minimum of seventeen (17) bicycle racks shall be provided in convenient and visible locations throughout the center. The quantity and type of racks shall be indicated plans submitted during Plan Check. (Planning)
4. A minimum three foot tall stone clade screen wall, designed to match the site, shall be constructed around the fast food drive through lanes, to the satisfaction of the Planning Division. (Planning)
5. The applicant shall submit an updated Exterior Lighting Plan prior to issuance of a Building Permit, that provides for the following:
 - a. The three parking lot light poles located in the northwest corner of the site (between Lot 2 and Lot 3) shall not exceed an overall mounting height of 20 feet.
 - b. No building-mounted lighting is permitted on the rear of the buildings abutting residential properties. If lighting is required behind these buildings for security purposes, fixtures shall be restricted to bollard lighting only.

- c. All external lighting shall be installed and directed to have no off-site glare or light spillage. Glare shields shall be provided as necessary.
 - d. An updated 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. (Planning)
- 6. The project shall comply with all standards of the SA overlay district. (Planning)
 - 7. If a small grocery store (or other use requiring large or multiple HVAC units) occupies a building adjacent to the homes to the north and east, the mechanical equipment plans shall be reviewed by a qualified acoustical consultant and an updated Noise study shall be submitted to the Planning Division to ensure that adequate sound control measures are included to achieve compliance with the City's noise standards. (Planning)
 - 8. All rooftop mechanical equipment shall be located as far as practical from the existing residences to the north and east. (Planning)
 - 9. If a use that requires deliveries by 18 wheel trucks or a loading dock locates within the Minor Anchor building, a sound wall shall be constructed to enclose the loading dock to reduce the impacts of truck deliveries. (Planning)
 - 10. 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)
 - 11. 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)
 - 12. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Development Services Department, Engineering Division. (Engineering)
 - 13. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

PRIOR TO BUILDING PERMITS

- 14. Signs and/or striping shall be provided on-site as required by the Planning Division to control on-site traffic movements. (Planning)
- 15. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Design Committee including all conditions of approval. (Planning)
- 16. 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 have 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 route of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
17. 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)
18. 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, Engineering)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
 - d. The landscape plan shall comply with the Water Efficient Landscape Ordinance. (Planning)
 - e. A total of five 36" box trees shall be strategically planted within the landscape corridor adjacent to the residential homes, to the satisfaction of the Planning Division. (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 Department's "Specification for Commercial Construction." (Electric)

19. 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)
20. 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)
21. 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)
22. For Multiple Building Complexes: As part of the required Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
23. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)
24. 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)
25. 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.
26. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Engineering)
27. 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)
28. The Blue Oaks Boulevard frontage shall include the following improvements:
 - a. A 10 ft. wide auxiliary lane and 5 ft. wide bike lane that matches the existing auxiliary lane at the eastern property line to the existing right turn lane at Woodcreek Oaks Blvd.

- b. Curb, gutter and an 8 ft. wide pedestrian path from the eastern property line to the curb return at Woodcreek Oaks Blvd.
 - c. The westerly and middle driveways shall be standard 35 ft. wide A-7 driveways and be restricted to right turn ingress/egress only. The easterly driveway shall be a 40 ft. wide A-7 driveway with full turning movements. The easterly driveway shall be striped to accommodate, at a minimum, one 18 ft. ingress lane and 2 – 10 ft. egress lanes. (Engineering)
29. A standard 250 ft. long left turn lane with a 180 ft. taper shall be constructed within the Blue Oaks Blvd. median and shall provide access to the easterly Blue Oaks Blvd driveway. (Engineering)
30. The Woodcreek Oaks Blvd. frontage shall include the following improvements:
- a. A standard 35 ft. wide A-7 driveway, which shall be restricted to right turn ingress/egress only.
 - b. The existing bus turnout shall be extended to create a 10 ft. wide right turn deceleration lane south of the proposed driveway. The existing bus turnout shall be relocated to the north side of the proposed driveway per City Standards.
 - c. Curb, gutter and an 8 ft. wide pedestrian path shall be provided along the entire frontage. (Engineering)
31. 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)
32. A standard bus shelter pad shall be installed on the Northeast corner of Woodcreek Oaks Blvd/Blue Oaks Blvd. (Alternative Transportation, Engineering)
33. The applicant shall dedicate a separate easement to the City of Roseville for the installation and maintenance of the future bus stop on the northeast corner of Woodcreek Oaks Boulevard/Blue Oaks Boulevard. The easement document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder’s Office. (Public Works, Alternative Transportation)
34. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder’s Office. (Engineering)
35. 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)

36. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Engineering)
37. 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)
38. 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, it shall be the project proponent's responsibility to have the existing dry utilities pot holed for verification of location and depth.(Engineering)
39. 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)
40. 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)
41. 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)
42. The project shall be addressed as follows:
 - Pad 1: 1488 Blue Oaks Boulevard
 - Pad 2: 1486 Blue Oaks Boulevard
 - Pad 3: 1484 Blue Oaks Boulevard
 - Pad 4: 1474 Blue Oaks Boulevard
 - Pad 5: 1472 Blue Oaks Boulevard
 - Minor Anchor-1: 1482 Blue Oaks Boulevard
 - Retail Shops: 1476 Blue Oaks Boulevard

All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Development Services Department (Engineering Division) for building/suite addressing. (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. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Blue Oaks Retail Center to be reviewed and approved by the Transportation Commission. The location of required bike parking spaces and designated carpool/clean air vehicle spaces shall be approved by the City's TSM administrator prior to their installation. (Alternative Transportation)
45. 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)"
46. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
47. 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)
48. 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)
49. The ARV and hydrant existing in proposed driveway is to be relocated, not abandoned. (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 3,500 gpm based on the Appendix III-AA of the California Fire Code. (Fire)
56. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. one (1) set of improvement plans including a basemap in Autocad R14 format
 - b. load calculations
 - c. electrical panel one-line drawing
57. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning)
58. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS

59. Any backflow 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)
60. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. A 12.5 foot wide public utilities easement along all road frontages.
 - b. Water, sewer, and reclaimed water easements.

- c. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. Public Utility Easements, by separate document, shall be granted and recorded with County before final sign off building permits.(Electric, Engineering, Environmental Utilities)
61. 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)
 62. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
 63. 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)
 64. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
 65. 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)
 66. 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)
 67. 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)
 68. 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)
 69. 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)

70. 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)
71. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
72. 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)
73. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
74. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry.
75. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
76. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)
77. All street lighting along City right of ways shall be installed by developer per an approved electric site design generated by Roseville Electric. Any existing street lighting shall remain operational during all phases of construction. (Electric)
78. No grading within 10' of existing high voltage electric power poles. (Electric)
79. Existing high voltage electric facilities shall be relocated to final grade as needed. (Electric)
80. Existing underground electric facilities shall maintain proper coverage over substructures as required by Roseville Electric. (Electric)
81. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

82. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the “City of Roseville Specifications for Commercial Construction.” (Electric)
83. 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)
84. 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)
85. 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 effect the large retail building on the west side of the site as well as the fast food building. (Electric)
86. 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)

OTHER CONDITIONS OF APPROVAL

87. 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)
88. The project shall comply with all mitigation measures identified in the Blue Oaks Retail Center Initial Study & Mitigated Negative Declaration.
89. Signs shown on the elevations are not approved as part of the Design Review Permit. A Planned Sign Permit Program (PSPP) and a Sign Permit is required for all project signs. (Planning)
90. The parking lot striping and signing shall be maintained in a visual and legible manner. (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. 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)
96. 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)
97. 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)
98. 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)
99. 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)
100. The Design Review Permit application shall not be deemed approved until the actions on the General Plan Amendment and Rezone are approved and become effective.

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP

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. A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - c. 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) The Blue Oaks Boulevard frontage shall include the following improvements:
 - a. A 10 ft. wide auxiliary lane and 5 ft. wide bike lane that matches the existing auxiliary lane at the eastern property line to the existing right turn lane at Woodcreek Oaks Blvd.
 - b. Curb, gutter and an 8 ft. wide pedestrian path from the eastern property line to the curb return at Woodcreek Oaks Blvd.
 - c. The westerly and middle driveways shall be standard 35 ft. wide A-7 driveways and be restricted to right turn ingress/egress only. The easterly driveway shall be a 40 ft. wide A-7

driveway with full turning movements. The easterly driveway shall be striped to accommodate, at a minimum, one 18 ft. ingress lane and 2 – 10 ft. egress lanes. (Engineering)

9. A standard 250 ft. long left turn lane with a 180 ft. taper shall be constructed within the Blue Oaks Blvd. median and shall provide access to the easterly Blue Oaks Blvd driveway. (Engineering)
10. A traffic signal shall be installed at the intersection of Blue Oaks Blvd and the easterly driveway. The cost of the signal is equally the responsibility of the project applicant and the property owner immediately to the south of Blue Oaks Blvd. The project applicant may choose to enter into a Developer/Developer Reimbursement Agreement with the City, to gain fair share reimbursement from the property owner to the south. With this agreement, the City agrees to collect fees from the benefitting property to the south of Blue Oaks Blvd, at such time the property is developed, to the extent the City is reasonably able to do so. These fees will serve as the fair share reimbursement to project applicant. (Engineering)
11. The Woodcreek Oaks Blvd. frontage shall include the following improvements:
 - a. A standard 35 ft. wide A-7 driveway, which shall be restricted to right turn ingress/egress only.
 - b. The existing bus turnout shall be extended to create a 10 ft. wide right turn deceleration lane south of the proposed driveway. The existing bus turnout shall be relocated to the north side of the proposed driveway per City Standards.
 - c. Curb, gutter and an 8 ft. wide pedestrian path shall be provided along the entire frontage. (Engineering)
12. All drainage facilities shall conform with natural drainage sheds. (Engineering)
13. 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)
14. 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)

15. **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)
16. 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)
17. 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)
18. 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)
19. 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)
- 20. 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)
- 21. 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)
- 22. 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)
- 23. 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)
- 24. 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)
- 25. 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)
- 26. 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
- 27. 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)
- 28. 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 SUBDIVISION MAP

- 29. 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 12.5 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)

30. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
31. Right of way shall be dedicated to the City of Roseville for the proposed bus turnout on Woodcreek Oaks Blvd. (Engineering)
32. 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)
33. 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)
34. 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)
35. 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)
36. 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)
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. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
44. 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)
45. 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)
46. 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)
47. The Tentative Subdivision Map application shall not be deemed approved until the actions on the General Plan Amendment and Rezone are approved and become effective. (Planning)

ATTACHMENTS

1. Letter of support dated October 24, 2013
2. Walgreens Elevations

EXHIBITS

- A. Initial Study and Mitigated Negative Declaration
- B. Site Plan
- C. Grading Plan
- D. Landscape Plan
- E. Elevations
- F. Tentative Subdivision Map
- G. Land Use/Zoning Exhibit
- H. Community Commercial / Special Area Zone District Standards
- I. Photometric Plan

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.