

**ITEM 4.2:**      **Design Review Permit – 1930 Blue Oaks Boulevard – WRSP PCL F-31 – Arco – File #PL22-0095**

**REQUEST**

The applicant requests a Design Review Permit to allow construction of an approximate 3,400-square-foot convenience store building with an associated gas station and car wash at the southeast corner of the Plaza at Blue Oaks center.

Applicant – Robert Velasco, A & S Engineering  
Owner – Fiddymment F-31 Retail, LLC

**SUMMARY RECOMMENDATION**

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

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-nine (79) 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.

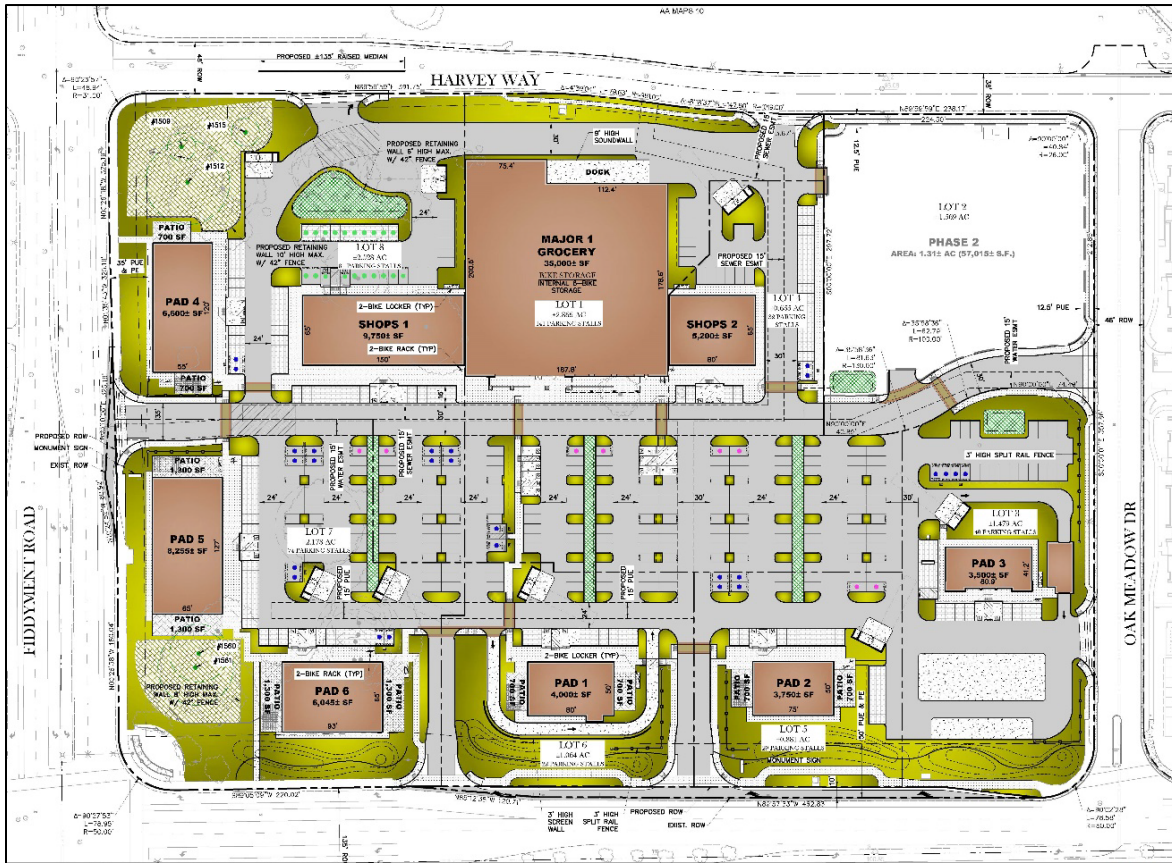
**BACKGROUND**

The project site is located on Parcel F-31 in the West Roseville Specific Plan (WRSP) area, which is located at the northeast intersection of Fiddymment Road and Blue Oaks Boulevard. The site has a zoning and land use designation of Community Commercial (CC). The property is associated with the larger Plaza at Blue Oaks retail center to the north and west of the subject parcel. In addition, adjacent uses include Fiddymment Ranch Apartments to the east across Oak Meadow Drive and single-family residences to the south across Blue Oaks Boulevard.



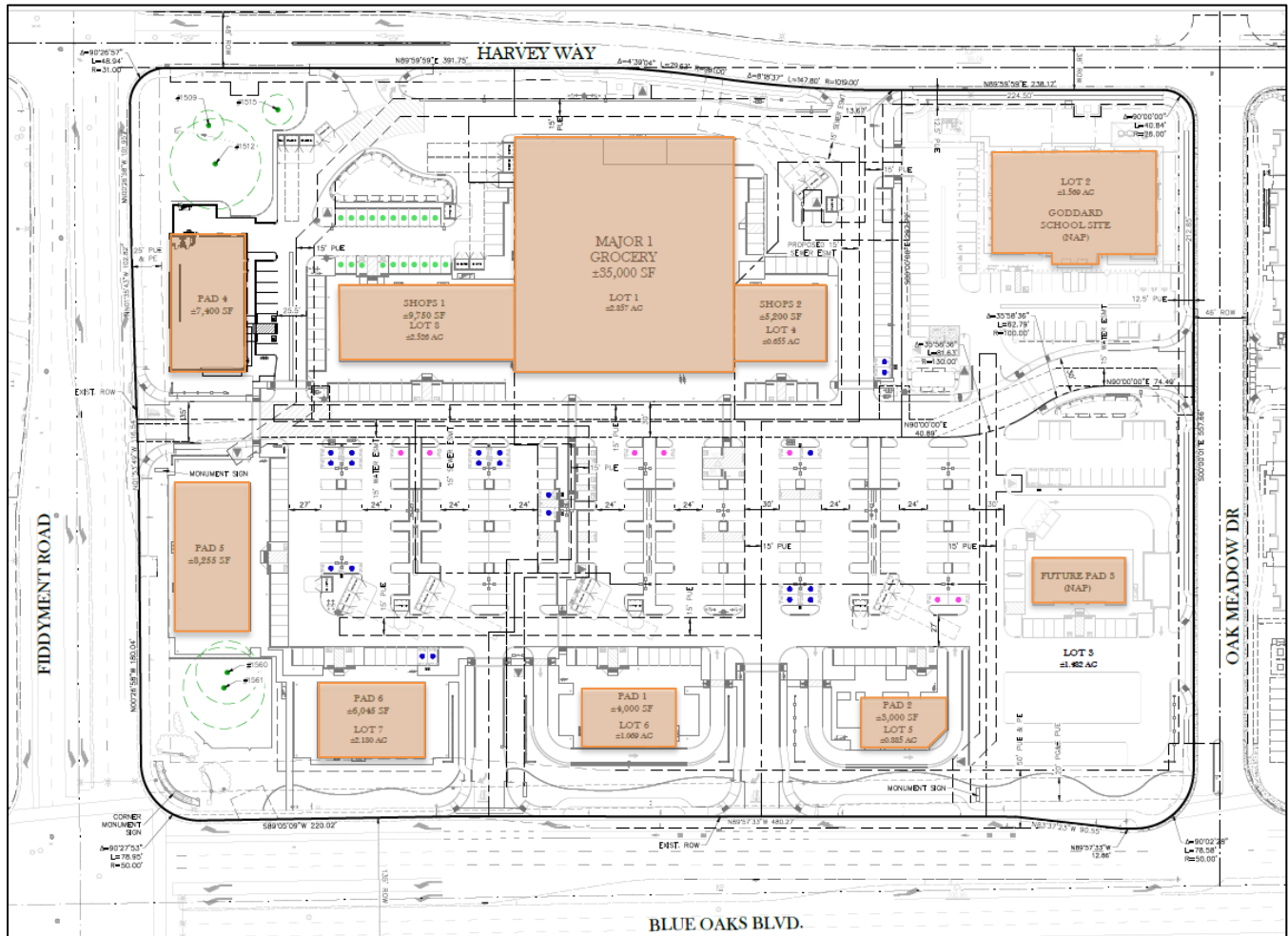
The Plaza at Blue Oaks project was approved by City Council in August 2020 (file #PL17-0368). The project entitlements included a Design Review Permit to allow the construction of an 82,100-square-foot shopping center consisting of a 35,000-square-foot anchor grocery store, a gas station with a 3,500-square-foot-convenience store and car wash, and seven additional buildings ranging in size from approximately 3,750 square feet to 9,750 square feet. Figure 2 is the approved site plan for reference. Concurrent with the DRP, a Tentative Subdivision Map was approved to subdivide the 13.35-acre parcel into eight (8) lots and a Tree Permit was approved to remove several native oak trees on the westerly portion of the site. A majority of the buildings have been fully constructed as seen in the aerial image above, with the exception of Phase 2, Pad 2, Pad 3, and Pad 4.

**Figure 2: Original Plaza at Blue Oaks Site Plan (PL17-0368)**



Since approval of the DRP, the Planning Division approved subsequent modifications for Pad 2 and Pad 4 in 2022. The DRP Modification for Pad 2 revised the building from a multi-tenant building to a single tenant with a drive-through to accommodate the Habit Burger Grill (file #PL21-0367). The DRP Modification for Pad 4 increased the building square footage from 6,600 square feet to 7,380 square feet and removed the outdoor patio areas to accommodate AutoZone, a retail automotive parts store (file #PL22-0111). In addition to these DRP modifications, the Design Committee approved a Design Review Permit (file #PL21-0332) in February 2022 to allow the construction of Goddard School (a daycare facility) on the northeast corner of the site. The project is currently under construction. The most recent site plan of the overall center, which includes the revised Pad 2 drive-through building and the larger Pad 4 building, is shown in Figure 3 below.

Figure 3: Updated Plaza at Blue Oaks Site Plan



The current request is for a Design Review Permit (DRP) to allow the construction of an approximate 3,400-square-foot convenience store building with an associated gas station and car wash on Pad 3, located at the southeastern corner of the center. A convenience store with a gas station and car wash was anticipated on this site and approved with the original DRP. However, because the building and fuel canopy design had not been determined at that time, a condition of approval was added to require approval of a separate DRP to ensure consistency with the overall project design and compliance with applicable design guidelines and standards. Thus, the applicant is requesting a DRP to comply with this condition.

### **EVALUATION – DESIGN REVIEW PERMIT**

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. 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 in ***italicized, bold*** text and are followed by an evaluation of the project in relation to each finding.

- 1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses; provides adequate drainage for the project; and allows beneficial use to be made of the site for development.***

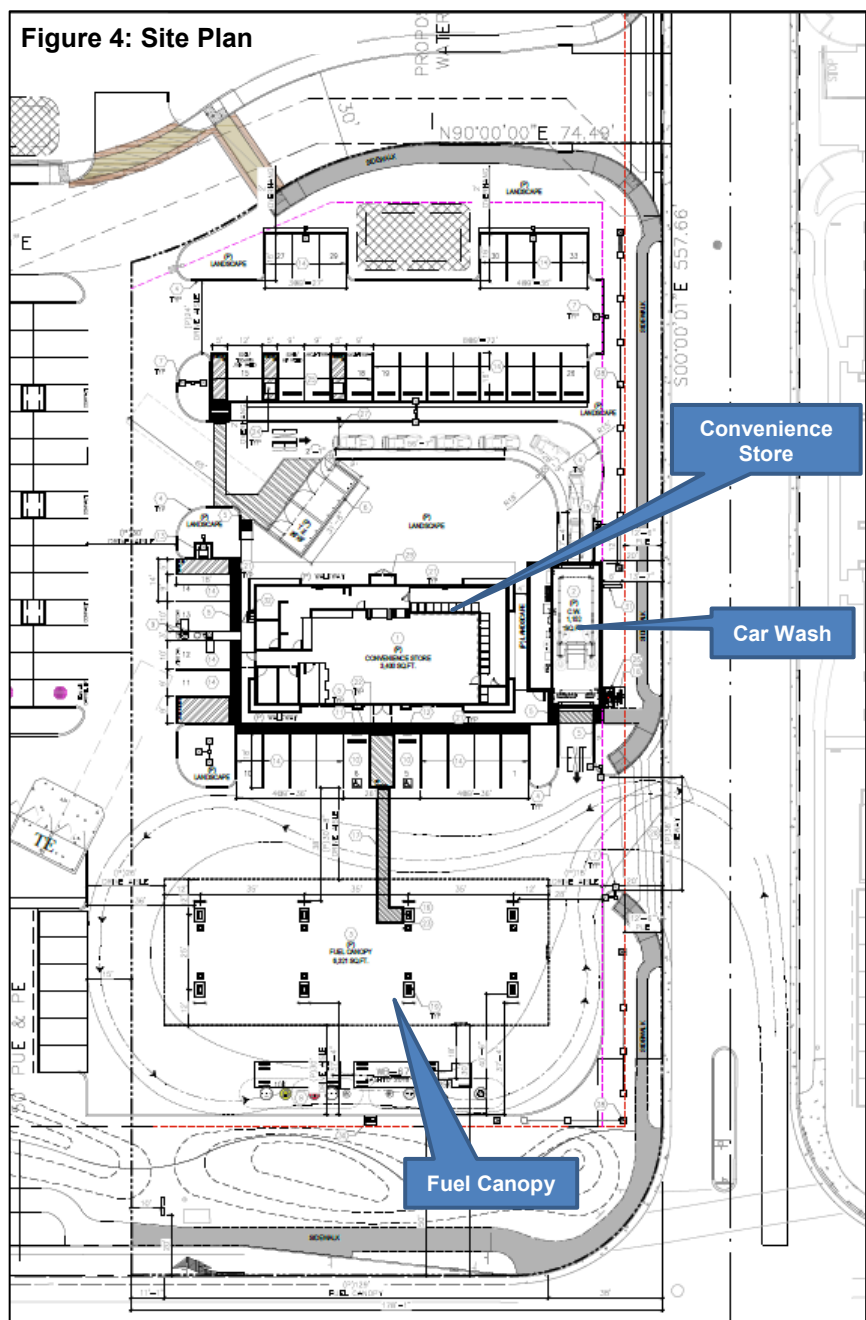
The project site is currently undeveloped; however, there are no natural features present on-site. No protected trees are on or immediately surrounding the subject property. In addition, there are no wetlands or other regulated waters on the site. The site has been graded in preparation of development. In order to make beneficial use of the site for development, the site will be further improved to create level pads for the buildings, a drainage pattern which directs stormwater to the existing system, and finish boundary grades which can be appropriately tied to the adjacent roads and other development. The project has been reviewed by the City's Engineering Division and has been designed consistent with City standards related to drainage improvements and stormwater quality facilities.

**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; irrigation; and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.**

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 and Building Siting

The proposed site plan is shown in Figure 4 and included as Exhibit A. The project consists of a 3,400-square-foot convenience store with a 1,152-square-foot automatic car wash. The fuel canopy is 6,321 square feet in size and consists of 8 dispensers/16 fuel pumps. The fuel canopy will be situated near the corner of the site, outside of the 50-foot frontage easement along Blue Oaks Boulevard. The convenience store and car wash buildings are located behind the fuel canopy to the north and are setback 20 feet from Oak Meadow Drive to the east. Parking spaces surround the building to the south and west with additional spaces located to the north, behind the entrance to the car wash.



## Access and Circulation

There are reciprocal access and parking easements on the parcels within the Plaza at Blue Oaks center, with shared driveways located on each of the surrounding roadways. The nearest driveway that will provide access to the project site is located on Oak Meadow Drive to the east, which will allow for full turning movements. The location of this driveway was evaluated and approved with the original DRP and provides connection to the internal roadways. Sidewalks around the perimeter of the parcel were approved with the prior DRP for the Plaza at Blue Oaks, which include four-foot sidewalks along Oak Meadow Drive and eight-foot sidewalks on Blue Oaks Boulevard. The project provides pedestrian connections to these adjacent sidewalks.

CDG Policy CC-30 requires a minimum of 100 feet of stacking space for car wash uses to prevent conflict with other vehicle circulation on the project site. The proposed car wash lane provides approximately 102 feet of stacking, which meets the minimum stacking requirement and would accommodate approximately seven (7) vehicles. Thus, no conflicts with the on-site parking and circulation system are anticipated. In addition, no impacts from overflow parking or vehicle queuing are anticipated on the adjacent roadways. The entrance to the convenience store building will face south and the entrance to the car wash is on the north, behind the convenience store. The car wash lane runs east and turns to the south through the car wash tunnel. Once users exit the car wash tunnel, they will have the option to enter the parking lot area and access the two vacuum spaces that are located on the west of the convenience store building. The project was reviewed by the City Engineering and City Fire Department staff and was found to comply with refuse service standards and with emergency circulation requirements.

## Parking

The Zoning Ordinance parking requirement for “Gasoline Sales with Neighborhood Commercial Sales” is one space per 300 square feet of commercial sales area with a five space minimum. The Zoning Ordinance does not consider spaces at the fuel canopies as part of this requirement. The parking requirement for the car wash is one (1) space per drying and vacuum areas plus 100 linear feet in front of the car wash for vehicle stacking. Based on these requirements, the project requires a total of 13 spaces. The project provides a total of 33 spaces, meeting the Zoning Ordinance requirements. In addition, there is more than 100 feet of stacking distance provided in front of the car wash.

## Landscaping and Lighting

The project proposes using the same landscape plan that was approved with the original DRP, which consists of a 50-foot-wide landscape corridor along Blue Oaks Boulevard that will reduce visual impacts of the gas canopy. Primary street trees consist of Grecian laurel and red maple along Blue Oaks Boulevard and red maple along Oak Meadow Drive. Trees within the project site will provide at least 50-percent shading of parking spaces consistent with the CDG. Vehicles in the car wash lane will be adequately screened by the landscaping along Oak Meadow Drive and within the site. 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.

The project will consist of building-mounted light fixtures that complement the style of the building. The parking lot lighting is conditioned to comply with the CDG, which require a minimum of one foot-candle of lighting in the parking areas and 0.5 foot-candles of lighting in the pedestrian walkways. Light standards will be shielded to ensure there is no off-site glare.

- 3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.***

The project is designed to tie in cohesively with the rest of the buildings within the center and uses similar colors and materials. The building façade has overlapping rectangular forms and flat roofs of varying heights, which provide sufficient screening of mechanical rooftop equipment. The maximum height of the building is 26 feet, which is below the 50-foot height limit of the CC zone district. Consistent with the CDG, the building design is well articulated through the use of building projections, trellises, awnings, and windows. The building materials primarily consist of stucco painted in earth tones with thin brick veneer applied strategically to highlight areas of interest. The brick veneer is used around the base of the buildings and to frame the building entrance. The main building entrance is further defined by forward presentation and variation in the roofline. The building includes metal trellises and an anodized aluminum storefront consistent with the rest of the center. Figure 5 illustrates the front (or south) building elevation of the convenience store building and car wash building.

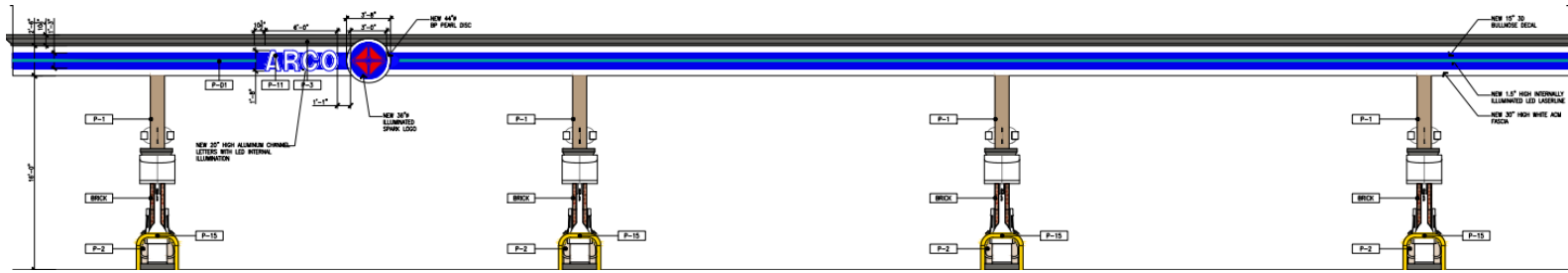
The car wash building is designed using the same colors and materials. Operation of the car wash was previously evaluated in the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the Plaza at Blue Oaks, which also included a noise study. The noise study determined mitigation measures for the car wash would be required to ensure noise impacts would be less than significant for the surrounding uses (see Attachment 2). These measures require the car wash entrance and exit doors be kept in a closed position during wash cycles and require the hours of the car wash be limited to 7 a.m. to 10 p.m. The noise study also evaluated the potential noise from the two vacuum spaces located to the west of the convenience store. It concluded there would be no noise impacts on the residential uses to the south (across Blue Oaks Boulevard) because of the distance and the existing 6-foot-tall soundwall along the homes that backed up to the roadway. There would also be no noise impacts for the residential uses to the east (across Oak Meadow Drive) as the convenience store building shields the vacuum spaces.

**Figure 5: Front Building Elevation (South)**



Figure 6 below illustrates the south elevation of the fuel canopy, which faces Blue Oaks Boulevard. The fuel canopy is approximately 19 feet tall and 6,321 square feet in area. The canopy design will incorporate the same materials as the buildings, and will include stucco columns with the same thin brick veneer. The canopy fascia will consist of the Arco branding. The canopy fascia facing the south and west will consist of illuminated ACM panels, however the canopy fascia facing the north and east will be non-illuminated to reduce lighting impacts on the adjacent apartment complex to the east. Overall, the proposed buildings and structures are compatible with the surrounding development and are designed consistent with the General Plan, WRSP, and CDG.

**Figure 6: Fuel Canopy (South)**



**4. The design of the public services, as approved, including, but not limited to, trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.**

All trash containers will be screened within trash enclosures. The enclosures will surround the three non-accessible sides of the trash container, and will be surrounded by landscaping. All rooftop mechanical equipment will be sufficiently screened from public view by the building parapets.

### **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. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website and on the City's Projects of Interest website. A notice of the public hearing was published in the Roseville Press Tribune on October 7, 2022 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. No comments have been received as of publication of the staff report.

### **ENVIRONMENTAL DETERMINATION**

An Initial Study leading to a Mitigated Negative Declaration (IS/MND) was prepared for the Plaza at Blue Oaks (File #PL17-0368), which was adopted by the City Council on August 5, 2020. The proposed project is within the scope of the previously approved project, which evaluated a gas station with a car wash on this site, and will not result in any new environmental impacts that were not previously identified in the IS/MND. Therefore, no further environmental review is required. Mitigation measures were adopted with the IS/MND to reduce impacts to less than significant. The project is subject to the mitigation measures, included as Attachment 1 for reference. The measures include keeping the car wash entrance and exit doors in a closed position during wash cycles and limiting the car wash operations to the hours of 7 a.m. to 10 p.m.

### **RECOMMENDATION**

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

1. Adopt the four (4) findings of fact and approve the **DESIGN REVIEW PERMIT – 1930 BLUE OAKS BOULEVARD – WRSP PCL F-31 – ARCO – FILE #PL22-0095** subject to seventy-nine (79) conditions of approval.

### **CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT – FILE #PL22-0095**

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **October 20, 2022** and if not effectuated shall expire on **October 20, 2024**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The project is approved as shown in Exhibits A—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 Initial Study/Mitigated Negative Declaration, and shall include all applicable mitigation measures (see Attachment 1), as notes on the grading plans. (All Departments)
4. Prior to construction and operation of the gasoline facility, the applicant shall obtain an Authority to Construct (ATC) permit from the Placer County Air Pollution Control District. (All Departments)
5. The project shall be addressed as 1930 Blue Oaks Bl. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)
6. 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)
7. 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)
8. 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 have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
9. 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. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

10. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
  - 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-inch 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 11 of the CBC.

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- iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
11. 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)
12. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
13. The project Landscape Plans shall comply with the following:
- a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, 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 the West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. The existing frontage landscaping immediately adjacent to Lot 3 along Blue Oaks Bl. and Oak Meadow Dr. shall be rehabilitated to the satisfaction of the Planning Division. (Planning, Environmental Utilities)
  - e. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
  - f. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
  - g. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
14. 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)
15. 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)
16. 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

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Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)

17. For restaurants or other food services: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
18. For restaurants or other food services: The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
19. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
20. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Development Services - Engineering prior to approval of any plans. (Engineering)
21. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
22. A note shall be added to the grading plans that states:  
  

*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
23. The applicant shall provide a 35’ wide Type A-7 driveway for access off Oak Meadow Drive. (Engineering)
24. The applicant shall complete frontage sidewalk improvements adjacent to the development parcel. (Engineering)
25. 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. (Alternative Transportation, Building).
26. 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)
27. 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

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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)

28. 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)
29. 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)
30. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Development Services - Engineering 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)
31. 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)
32. 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)
33. The applicant/developer shall update Transportation Systems Management (TSM) Plan for the Plaza at Blue Oaks to be reviewed and approved by the Transportation Commission. (Alternative Transportation)
34. 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)
35. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
36. 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 feet 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 feet below finished grade, unless authorized in these conditions of approval.
  - c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)

37. 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)
38. Prior to City of Roseville building permit approval for the construction of the convenience store, the applicant shall apply for a plan check and obtain approval from a consumer protection specialist with Placer County Environmental Health. The design of the food facility shall comply with the California Retail Food Code. Prior to commencing operation, the facility shall obtain a valid permit from Placer County Environmental Health. (Placer County Environmental Health)
39. The proposed car wash shall recycle 75% of its water use. The applicant shall provide manufacturer's specifications with improvement plan submittal. (Environmental Utilities)
40. 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)
41. 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)
42. A trash enclosure, organics (totters) and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
43. 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)
44. 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)
45. 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
46. 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)
47. 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)
48. 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:**

49. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
- a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
  - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
  - c. The control valves and the water meter shall be physically unobstructed.
  - d. The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
50. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
51. 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)
52. Inspection of the potable water supply system on new commercial/industrial/office projects shall be as follows:
- a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
  - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
  - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
53. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
54. 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)

55. The applicant/developer shall update Transportation Systems Management (TSM) Agreement for the Plaza at Blue Oaks to be reviewed and approved by the City Manager. (Engineering Alternative Transportation)
56. 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)
57. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
58. **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)
59. 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)
60. 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)
61. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
62. 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)
63. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
64. 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)
65. 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)

66. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
67. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

**OTHER CONDITIONS OF APPROVAL:**

68. 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)
69. 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)
70. 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)
71. 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)
72. 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)
73. 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)
74. 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)
75. 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 that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
76. 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)

77. 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)
78. 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 Division and shall include 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. An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

### **ATTACHMENTS**

1. Plaza at Blue Oaks Mitigation Monitoring & Reporting Program

### **EXHIBITS**

- A. Site Plan
- B. Elevations
- C. Preliminary Grading Plan
- D. Preliminary Utility Plan
- E. Preliminary Landscape Plan
- F. Materials & Color Board

**Note to Applicant and/or Developer:** Please contact Planning Division staff at (916) 774-5276 prior to the Design Committee meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Design Committee 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.