

ITEM 6.2: Major Project Permit Stage 1 Modification and Major Project Permit Stage 2 – 2200 Freedom Way – NIPA PCL 56 – Blue Oaks Commerce Center – File #PL22-0101

REQUEST

The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification and MPP Stage 2 to allow construction of four (4) industrial buildings totaling approximately 310,000 square feet in size, which will be located on two (2) parcels totaling 23.94-acres in size.

Applicant – Jennifer Kimura, VLMK Engineering + Design
Property Owner – Harsch Investment Properties II, LLC

SUMMARY RECOMMENDATION

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

1. Consider the Addendum to the Blue Oaks Commerce Center Initial Study and Mitigated Negative Declaration; and
2. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to ten (10) conditions of approval; and
3. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to ninety-three (93) 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

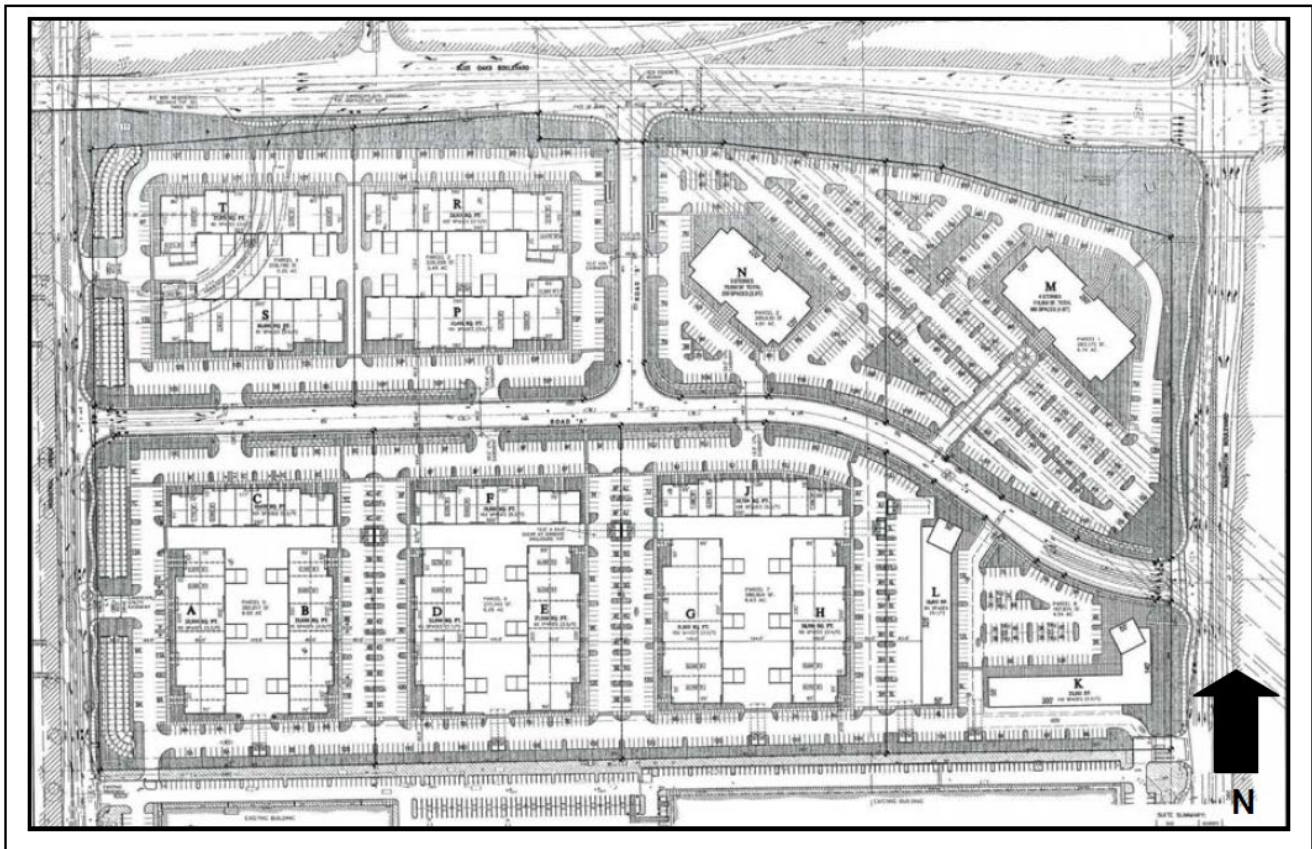
The project site is located at 2200, 2301, and 2201 Freedom Way, at the southwest corner of Blue Oaks Boulevard and Fidelity Way (see Figure 1). On June 1, 2022, planning staff approved a Voluntary Merger (File# PL22-0059) to merge Parcel 4 (017-123-083) and Parcel 5 (017-123-084) of the Blue Oaks Commerce Center Subdivision Parcel Map into one (1) parcel. As of this writing, the lot merger has been recorded. The project has a zoning designation of General Industrial (M2) and a land use designation of General Industrial (IND) and is located on Parcel 56 of the North Industrial Planning Area (NIPA). The North Roseville Area Design Guidelines were adopted in order to influence the general character of development within the NIPA. The project site is bordered by Blue Oaks Boulevard to the north, a developed office building and an undeveloped parcel to the east, developed industrial uses to the south and Industrial Avenue and a railroad corridor to the west.

On May 27, 2010, the Planning Commission approved a Major Project Permit (MPP) Stage 1 and a Tentative Subdivision Map for development of the Blue Oaks Commerce Center project with a 575,505 square feet office, industrial and retail complex (File# 2007PL-039) (see Figure 2 below). An Initial Study leading to a Mitigated Negative Declaration was prepared as part of the MPP Stage 1 and Tentative Subdivision Map for the project to evaluate the environmental impacts of developing NIPA PCL 56, which was adopted by the Planning Commission.

Figure 1: Project Location

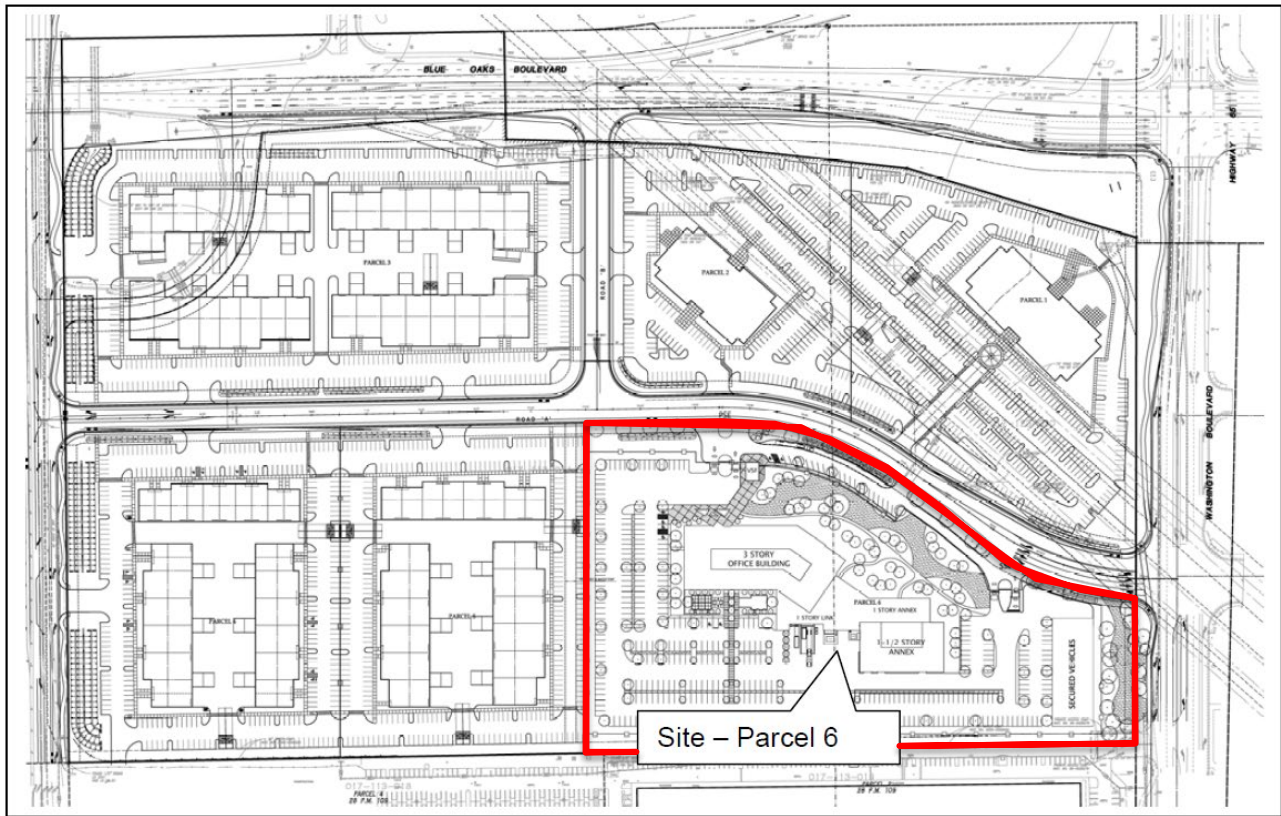


Figure 2: Approved Blue Oaks Commerce Center Site Plan (File# 2007PL-039)



On October 23, 2014, the Planning Commission approved a modification to the MPP Stage 1 site plan to allow the elimination of the retail portion of the project and replace 80,724 square feet of industrial uses with an approximately 122,385 square foot three story office building for the Federal Bureau of Investigation (FBI) (see Figure 3). A MPP Stage 2 was also approved for the FBI Office building, which approved the building architecture, site grading, and on-site landscaping. The MPP Stage 1 entitlement approved in 2010 included conceptual landscape plans for the Blue Oaks Commerce Center. The landscape plans were deemed to be consistent with the North Roseville Area Design Guidelines (NRADG). The NRADG was adopted in 1992 and does not address current water efficient landscape requirements. On May 24, 2016, the Planning Manager approved an Administrative Permit to modify the master landscape plan for the Blue Oaks Commerce Center to include more drought tolerant species and meet current water efficiency standards.

Figure 3: Blue Oaks Commerce Center Modified Site Plan (red)



Proposed Project

The proposed project is located on Parcel 1, 4, and 5 as illustrated in Figure 4. The total area of the project site is approximately 23.94 acres. The revised project will allow the development of four (4) industrial buildings totaling approximately 310,000 square feet in size with associated parking, lighting, and landscaping (see Figure 5). The eastern corner parcel of the previously approved Blue Oaks Commerce Center will remain unchanged with this application.

The request for an MPP Stage 1 Modification would change the approved site plan by increasing the square footage of the industrial buildings on the site by approximately 50,000 square feet. The modification will also reorient the layout of the project site and reduce the overall number of industrial buildings. Lastly, the project includes an MPP Stage 2 to evaluate the architecture and landscape plans of the four (4) new industrial buildings and associated site improvements. The future tenants of the buildings are unknown at this time, but it is anticipated that uses will include warehousing, light manufacturing, and/or distribution with office space.

Figure 4: Blue Oaks Commerce Center Parcel Maps

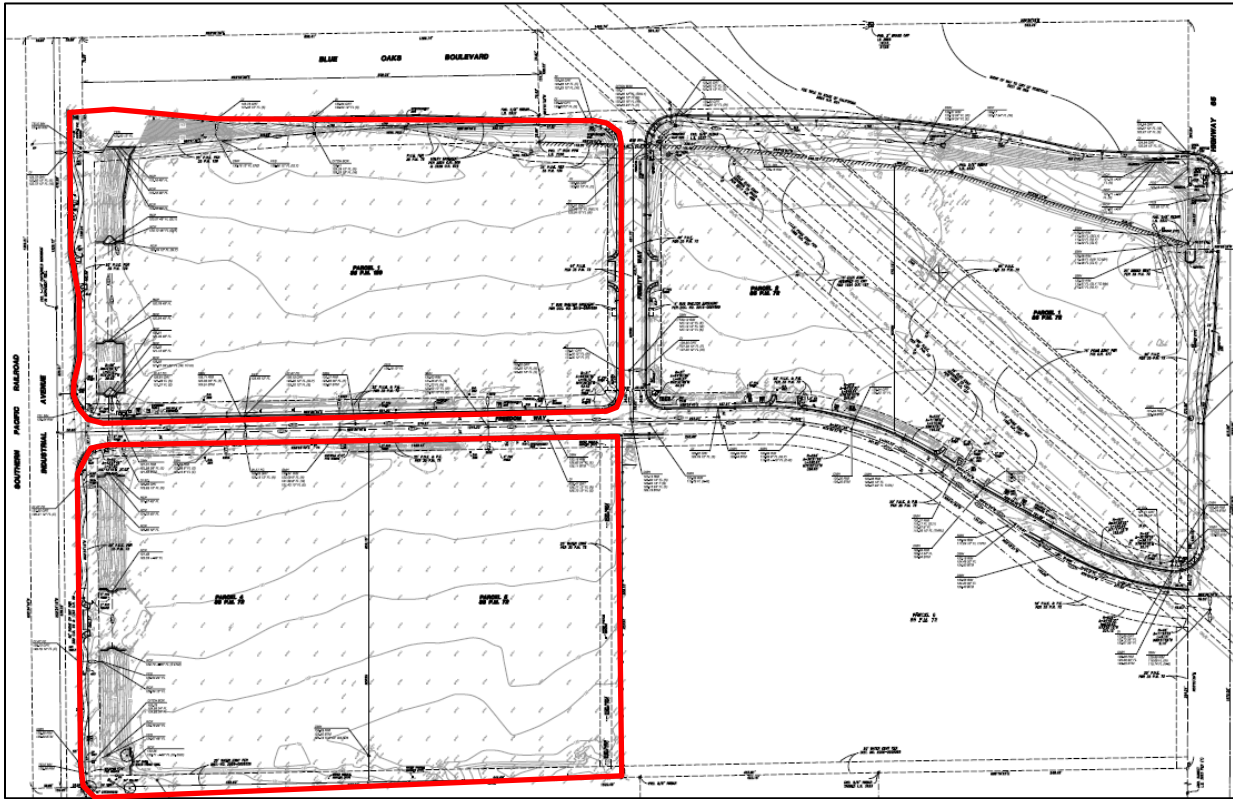
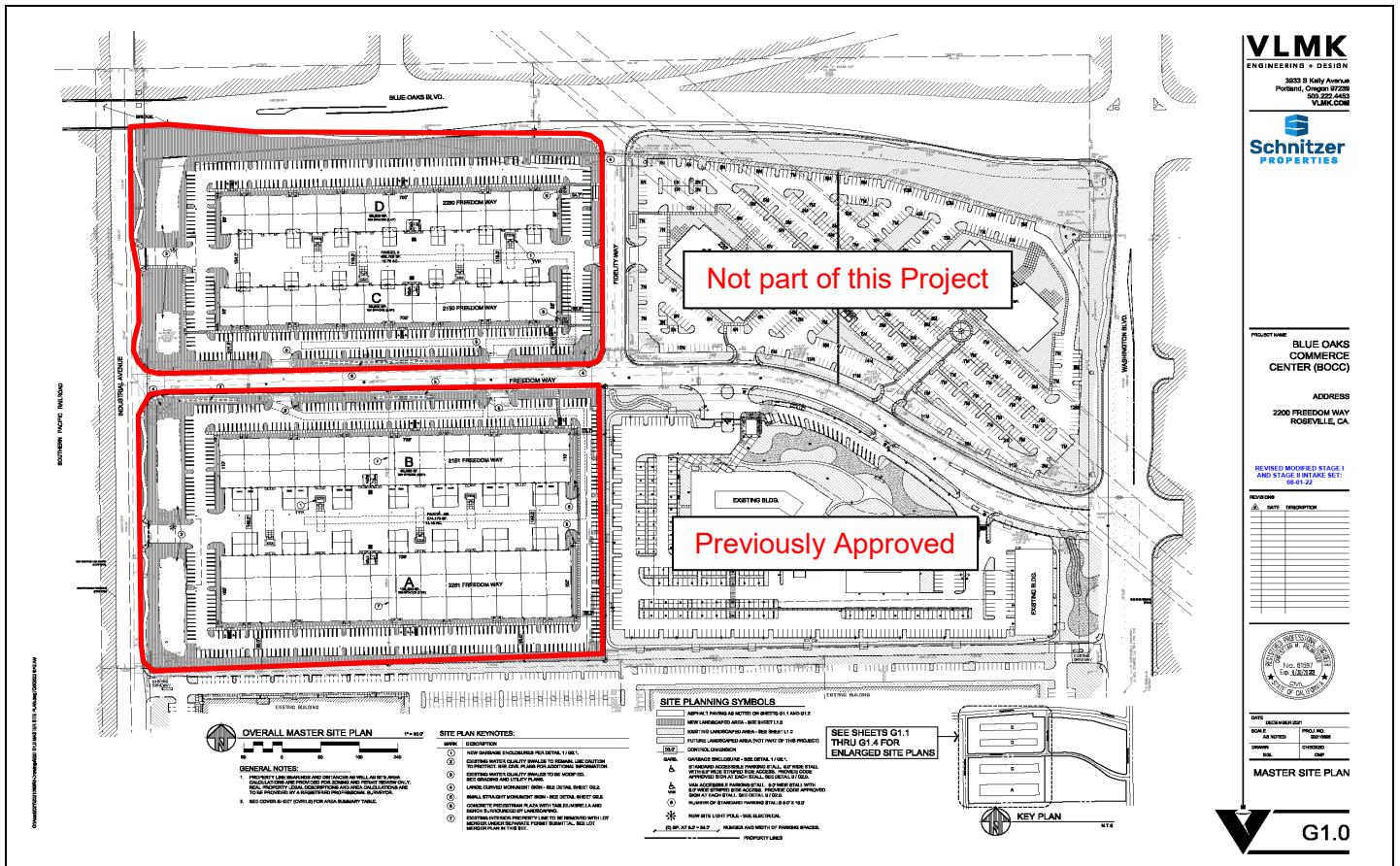


Figure 5: Overall Conceptual Site Plan



EVALUATION

The proposed project is being evaluated through the Major Project Permit entitlement process. The intent of the MPP process is to streamline the review of large and diverse projects that could be constructed over a period of several years. The MPP process allows for the resolution of site issues prior to the review of more detailed architectural and landscape plans that may not be finalized at the time the site plan is ready. In accordance with the City's MPP Section of the Zoning Ordinance, the MPP review process is segregated into three separate stages. The evaluation section of this report includes an analysis of the requested MPP Stage 1 Modification and MPP Stage 2. Each entitlement is analyzed for its consistency with the goals and policies of the applicable regulations, including the General Plan, the Zoning Ordinance, the Community Design Guidelines, the North Industrial Planning Area, and the North Roseville Area Design Guidelines.

Section 19.82.040 of the City of Roseville Zoning Ordinance describes the procedures for an amendment to a Major Project Permit. According to Section 19.82.040(C), all amendments that are not considered minor shall be reviewed in the same manner as the initial approval. The proposed request includes modifying the site plan and constructing four (4) new industrial buildings. This modification does not meet the minor modification criteria and; therefore, requires final action by the Planning Commission subject to the findings for a Major Project Permit Stage 1. The required findings are listed below in ***italicized, bold*** text and are followed by an evaluation.

The findings for a MPP Stage 1 (or modification of same) are as follows:

- 1. The Preliminary Development Plan is consistent with the General Plan, applicable Specific Plan, and adopted City Design Guidelines; and***
- 2. The design and installation of the Preliminary Development Plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.***

The findings for the MPP Stage 2 are as follows:

- 1. The architecture and landscaping is consistent with the General Plan, applicable Specific Plan, and adopted City Design Guidelines; and Phase 1 approval; and***
- 2. The design and installation of the Preliminary Development Plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.***

These findings are essentially the same, with the MPP Stage 1 Modification findings referring to the preliminary development plan, and the MPP Stage 2 findings referring to the architecture and landscaping, as well as consistency with the Stage 1 project. Therefore, for the purposes of this evaluation, both stages are examined together.

Site Plan and Building Siting: The project will modify the approved site plan by reorienting the industrial buildings on parcels 1, 4, and 5, and increasing the total square footage by approximately 50,000 square feet. Parcel 1 is situated at the southwest corner of Blue Oaks Boulevard and Fidelity Way, and Parcels 4 and 5 are located south of Parcel 1 and bounded by Industrial Avenue to the west and Freedom Way to the north.

As previously mentioned, on June 1, 2022, City staff approved a Voluntary Merger (File# PL22-0059) to merge Parcel 4 (017-123-083) and Parcel 5 (017-123-084) of the Blue Oaks Commerce Center Subdivision Parcel Map into one (1) parcel (resultant Parcel A). As of this writing, the Lot Merger has been recorded. Therefore, the project will encompass two (2) legal parcels.

Figure 6: Parcel 1 Proposed Site Plan

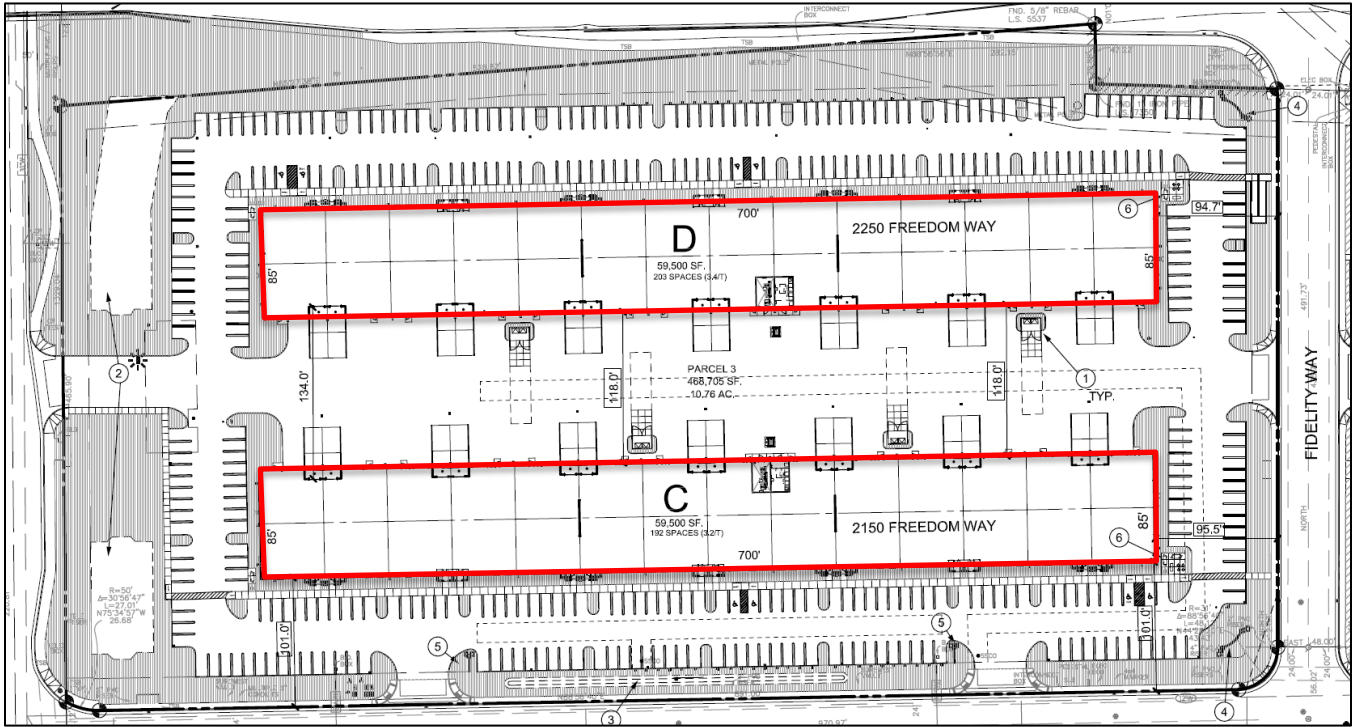
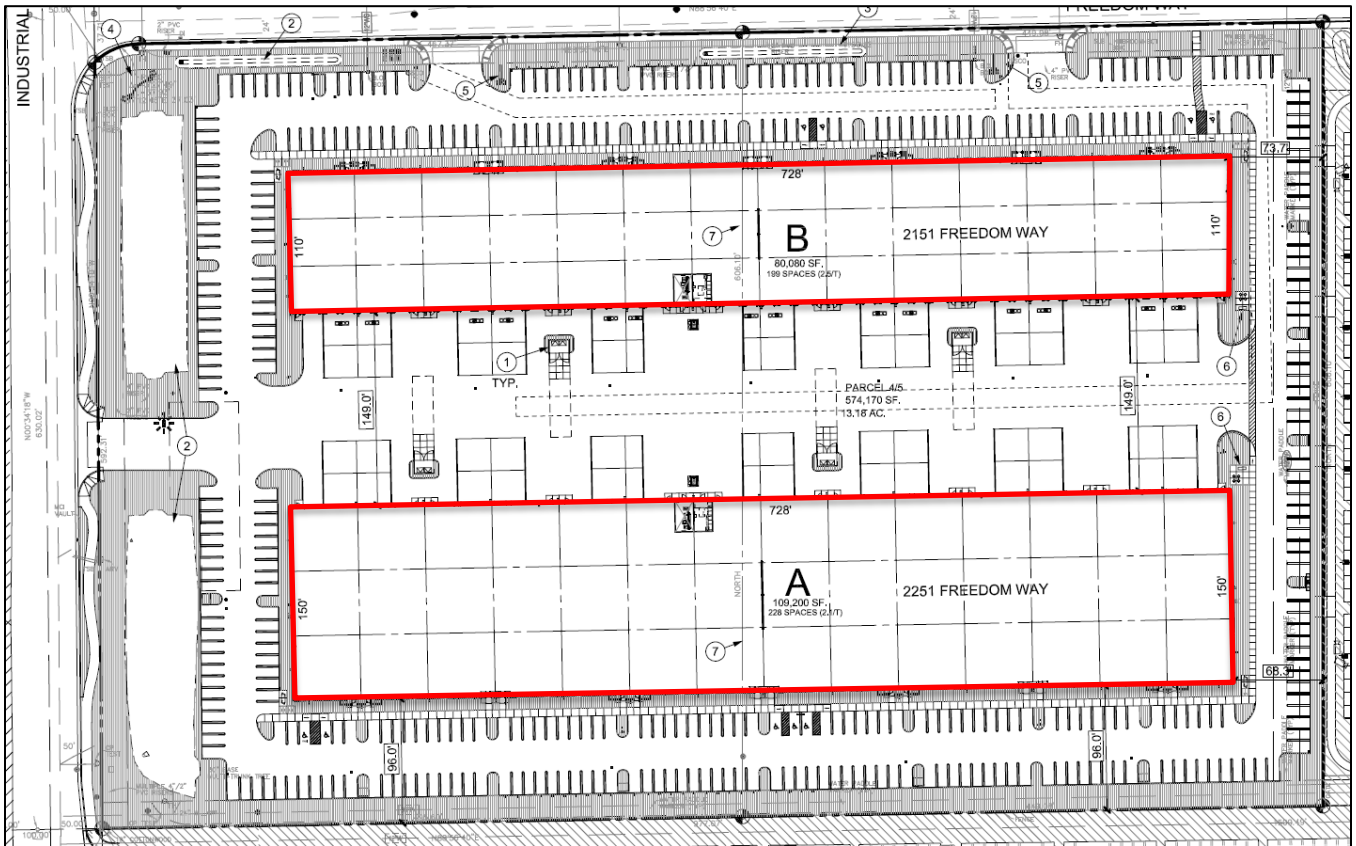


Figure 7: Parcel A Proposed Site Plan



Parcel 1 is proposed with two (2) standalone industrial buildings measuring 85 feet in width and 700 feet in length, totaling 119,500 square feet of building area (see Figure 6). Building D is setback approximately

120 feet from Blue Oaks Boulevard and has a front average setback of 105 feet. Similar to Parcel 1, Parcel A is proposed with two (2) standalone industrial buildings (see Figure 7). Building A is proposed to measure approximately 150 feet in depth and 730 feet in width. Building B is proposed to measure 110 feet in depth and 730 feet in width. The total square footage of Buildings A and B is approximately 189,300 square feet in size.

The NRADG requires minimum landscape setbacks for both Primary Arterial Corridors and Secondary Arterial Corridors. According to the NRADG, Blue Oaks Boulevard is designated as a Primary Landscape Corridor and Industrial Avenue as a Secondary Landscape Corridor, therefore, a 50 foot landscape corridor is proposed along Blue Oaks Boulevard and a 35 foot landscape corridor is proposed along Industrial Avenue. At the northeast corner of Parcel 1 the parking stalls encroach 2 feet within the landscape corridor. As a result of this encroachment the landscape corridor is decreased by two (2) feet, to allow for a minimum drive aisle width of 24 feet which will allow adequate emergency access and backup distance for vehicles exiting these spaces. This minor reduction in setback is supported by staff and is the only area of the project site where the landscape corridor is less than 50 feet.

Pursuant to the NRADG, a building pad landscape area of 10 feet is also required around the buildings. Buildings A-D all propose this landscape zone around the buildings where permissible.

Vehicle Access and Circulation: The changes to the site plan will result in modifications to the access and circulation pattern of the parcels. The project will provide driveways along Industrial Avenue to the west, along Freedom Way to the south and north, and along Fidelity Way to the east, consistent with the original MPP approval. However, a vehicle access evaluation of the project site was prepared by Fehr & Peers (Attachment 2) and found that the second driveway along Industrial Avenue would permit full turning movements. The same study also found that the driveway north of Freedom Way and South of the Blue Oaks Bridge would only permit right-turns in and out of the site.

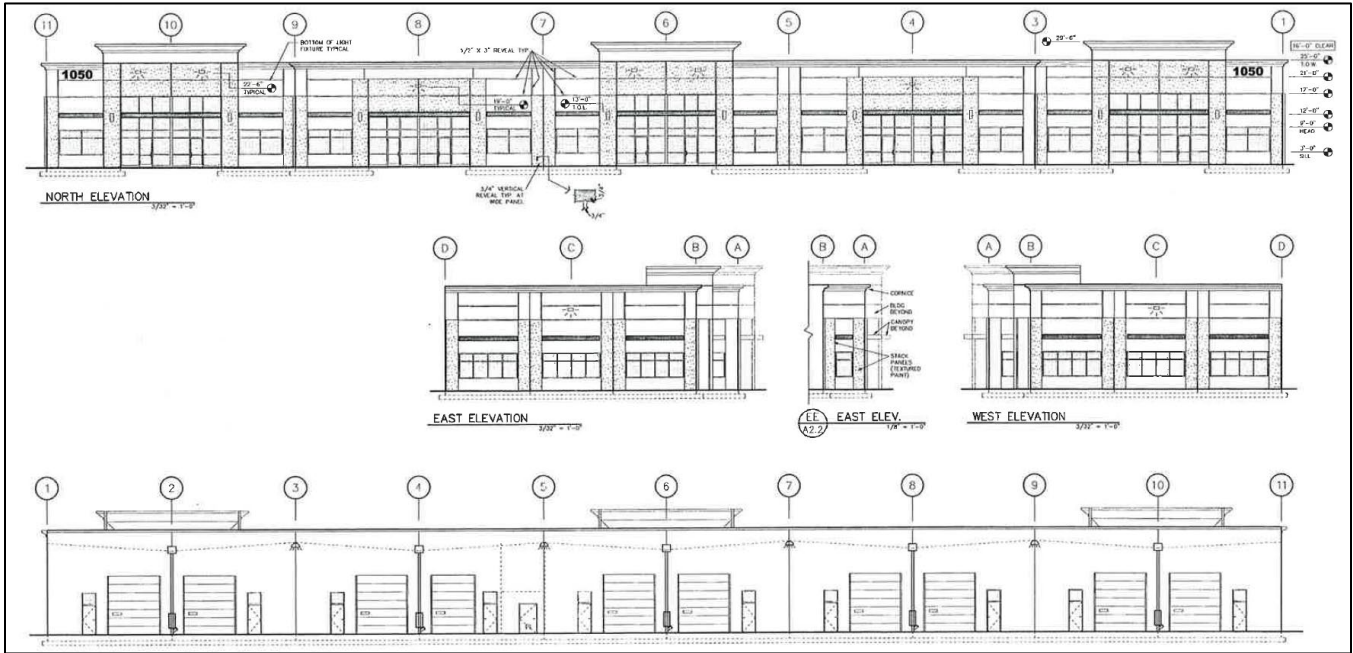
Therefore, the Engineering Division has added Condition #7, which will require the driveway along Industrial Avenue on Parcel 1 to restrict inbound and outbound movements to right-turns only by constructing a narrow raised curb on the east edge of the median within Industrial Ave. City Engineering and Fire Department staff have reviewed the project and found it to conform to City design standards and emergency vehicle response standards. The project has adequate vehicle site access, meets design standards, and will not be detrimental to public health and safety.

Parking: The Blue Oaks Commerce Center project was approved and designed so that adequate parking for all uses was provided on each parcel independent of other projects and will meet the City's parking standards.,

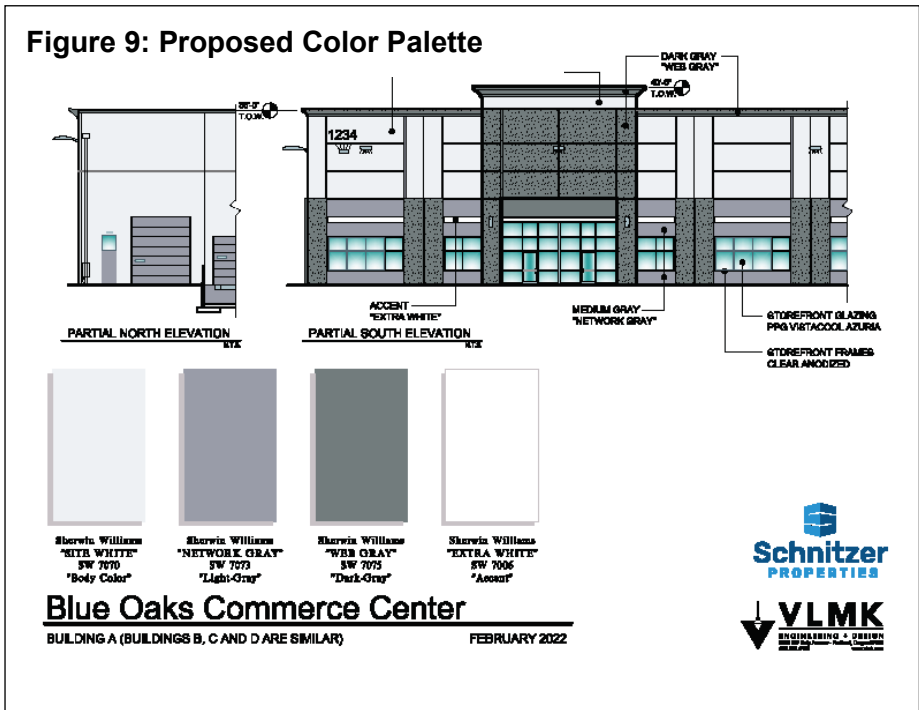
Based on the Zoning Ordinance parking requirement for general industrial uses, the project is required a minimum of 400 parking spaces. Between the Parcels 1 and A, the project proposes 822 parking spaces, 4 bike parking, and 99 Clean Air/EV parking spaces, exceeding the parking requirement.

Architecture: The Blue Oaks Commerce Center MPP Stage 1 included the review and approval of the conceptual architecture and landscaping for the site. The purpose of the conceptual plans is to show a consistent architecture and landscape theme, in compliance with the applicable design guidelines, that provides a guide for development of the site. The Community Design Guidelines suggest that projects with multiple buildings develop an architectural theme throughout the project. The Blue Oaks Commerce Center MPP Stage 1 conceptual plans show a concrete tilt-up construction, score lines and wall, and roof line variation to provide visual interest, consistent with the Community Design Guidelines (see Figure 8).

Figure 8: Blue Oaks Commerce Center MPP Stage 1 Approved Building Elevations



The Blue Oaks Commerce Center Buildings A, B, C, & D will be of similar design to the approved MPP Stage 1 plans. The project buildings are designed as a concrete tilt-up industrial buildings with architecture features like reveals, stepped facades and parapets, metal cornices, steel beam accents over the windows and canopies at the entries. The buildings are rectangular in shape with variation in height to break up the structure and provide visual interest. The heights of the buildings vary between 35 feet and 43 feet tall, consistent with the NRADG. The project incorporates a similar paint palette found in other warehouse buildings within the vicinity, the buildings are proposed a variation of grey and white colors (see Figure 9).



The buildings are designed with a main entrance door defined by the forward presentation and aluminum storefront windows. The back elevations of each building will consist of a metal roll-up door for the loading dock area. The proposed evergreen trees at the corners of each building will minimize the views of the loading docks from public view. As proposed, the design of the buildings is similar to the approved Blue Oaks Commerce Center MPP Stage 1, and is consistent with the NRADG and the CDG.

Landscaping: The Blue Oaks Commerce Center conceptual landscape plans included a master landscape palette to be applied throughout the project. The proposed planting plan includes street trees suggested in the NRADG, shade trees, accent trees, and drought tolerant plants. Trees include a mix of London Planes and Chinese Pistache along the roadways and within the parking area, and Red Maples, Birch, Deodar Cedar, Loquat, Hawthorne, and Crape Myrtles around the building. Curvilinear lawns, areas of mow-free fescue, and shrub plantings are to be used along roadway frontages. The water quality swales should also be planted with trees and suitable vegetation that will allow the water treatment system to function properly. Consistent with the NRADG, 10 feet of planting area will be provided around the base of all buildings. The final landscaping will be required to adhere to the Water Efficient Landscaping Ordinance (WELO).

Landscaping within the parking area will consist of a mix of Cherokee crape myrtle and drake lacebark elm. The CDG requires that 50-percent of the paved parking areas be shaded by trees at 15-year maturity. The landscaping plan indicates that the project site will provide 54-percent parking lot shading, meeting the requirement. Lastly, along the north side of Freedom Way a Pacific Gas & Electric (PG&E) gas main exists that precludes any trees or shrubs to be located within five feet of the gas line. The proposed site plan shows the majority of the street trees would be located a minimum of five (5) feet from this line. To ensure this requirement, Condition #10 has been added to the project. Overall, the landscape design is consistent with the landscaping palate used throughout the NRADG and is consistent with the CDG.

Lighting: The parking lot lighting will consist of LED pole-mounted lights with an overall height of twenty-five (25) feet. This height complies with CDG Policy OI-82, which requires pole mounted lighting to be no taller than 35 feet for industrial projects. Consistent with CDG Policy OI-78, the lighting sources will have cut off lenses and be located to avoid light spillage and glare on adjacent properties and in private spaces. The lighting is conditioned to comply with the City's minimum lighting level requirements (0.5 foot-candles in pedestrian areas and 1.0 foot-candles in vehicle areas). As such, staff finds the photometric plan is consistent with the CDG.

CONCLUSION

The proposed project is consistent with the City's General Plan, Zoning Ordinance, North Roseville Area Design Guidelines, CDG, and the prior Blue Oaks Commerce Center project approvals. Therefore, staff recommends that the Planning Commission approve the MPP Stage 1 Modification and MPP Stage 2.

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. A notice of the public hearing was published in the Roseville Press Tribune on September 10, 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 Addendum to the Blue Oaks Commerce Center Initial Study and Mitigated Negative Declaration (Adopted on May 27, 2020) was prepared for the Blue Oaks Commerce Center project (File #PL22-0101) consistent with CEQA Section 15164. This Addendum evaluated the impact of development of the Blue Oaks Commerce Center, which includes the project site. The proposed project is substantially consistent with the previously evaluated project, and no new effects are expected to occur.

RECOMMENDATION

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

1. Consider the Addendum to the Blue Oaks Commerce Center Initial Study and Mitigated Negative Declaration; and
2. Adopt the two (2) findings of fact and approve the **MAJOR PROJECT PERMIT STAGE 1 MODIFICATION – 2200 FREEDOM WAY – NIPA PCL 56 – BLUE OAKS COMMERCE CENTER (BLDS. A, B, C, & D) – FILE #PL22-0101** subject to ten (10) conditions of approval; and
3. Adopt the two (2) findings of fact and approve the **MAJOR PROJECT PERMIT STAGE 2 – 2200 FREEDOM WAY – NIPA PCL 56 – BLUE OAKS COMMERCE CENTER (BLDS. A, B, C, & D) – FILE #PL22-0101** subject to ninety-three (93) conditions of approval.

CONDITIONS OF APPROVAL FOR THE MPP STAGE 1 MODIFICATION – FILE #PL22-0101

1. This Major Project Permit (MPP) Stage 1 modification approval shall be effectuated within a period of two (2) years from **September 22, 2022** and if not effectuated shall expire on **September 22, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **September 22, 2025**. (Planning)
2. The project is approved as shown in Exhibit A – B and as conditioned or modified below. (Planning)
3. The project is subject to the previously approved conditions of approval for the NIPA Blue Oaks Commerce Center MPP Stage 1 – File 2007PL-039 (MPP-000013 & SUB-000143), except as conditioned or modified below. (Planning)
4. The project shall comply with all required environmental mitigation identified in the Blue Oaks Commerce Center Initial Study and Mitigated Negative Declaration (File# 2007PL-039) and subsequent Addendum prepared for the project, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
5. 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).
6. The applicant shall provide a bus shelter easement at the location of the bus shelter pad along northbound Industrial Avenue, north of Freedom Way, adjacent to the site. (Engineering, Alternative Transportation)
7. The applicant shall install a raised curb at the northern driveway along Industrial Avenue, per the recommendations identified in the Technical Memorandum (Focused Access Evaluation for the Blue Oaks Commerce Center) prepared by Fehr & Peers dated July 26th, 2022. The raised curb shall begin 100 feet north of the driveway centerline and end 75 feet to the south of the driveway centerline. A One Way Only sign shall be placed within the raised curb visible to vehicles exiting the driveway. A NO U-Turn sign shall be installed at the north end of the raised curb or in the adjacent median. This will limit this driveway to right in/out only. (Engineering)
8. The applicant shall stripe a 175 foot southbound left-turn lane within the paved median to serve the southern driveway located along Industrial Avenue. All turning movements are approved on this driveway. (Engineering)
9. The address for this project shall be 2200 Freedom Wy. The address for proposed Building A shall be 2251 Freedom Wy. The address for proposed Building B shall be 2151 Freedom Wy. The address for proposed Building C shall be 2150 Freedom Wy. The address for proposed Building D shall be

2250 Freedom Wy. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) and suite numbers to the Development Services Department (Business Services – Addressing) for review and approval. (Business Services).

10. All trees and shrub plantings along Freedom Way shall be at least 5-feet away from the existing Pacific Gas & Electric gas line. (Planning)

CONDITIONS OF APPROVAL FOR THE MPP STAGE 2 – FILE #PL22-0101

1. This Major Project Permit approval shall be effectuated within a period of two (2) years from **September 22, 2022** and if not effectuated shall expire on **September 22, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **September 22, 2025**. (Planning)
2. The project is approved as shown in Exhibits A – B and as conditioned or modified below. (Planning)
3. Lighting shall be reviewed with Stage Two and shall comply with Community Design Guidelines lighting standards (1 footcandle for roadways and parking lots and 0.5 footcandles for walkways). (Planning)
4. Tree plantings on the project site shall cumulatively provide a minimum of 50% shade coverage for parking areas and drive aisles, consistent with the Community Design Guidelines. (Planning)
5. Fencing and retaining walls shall be reviewed with the MPP Stage 2 application and shall be consistent with the Zoning Ordinance, Community Design Guidelines and North Roseville Design Guidelines, and improvement standards. (Planning)
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. (Engineering, Environmental Utilities, Finance)
7. 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)
8. The applicant shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Development Services - Engineering. (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. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

10. All buildings shall be occupied with uses permitted in the General Industrial (M2) zone district, per the Roseville Municipal Code. Conditionally permitted uses may be permitted upon approval of a Conditional Use Permit prior to building occupancy. Uses not permitted under the current zoning shall only be permitted upon approval of a Rezone. All future development must comply with the Roseville Zoning Ordinance. (Planning)
11. 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 abut 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.
 - iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
12. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
13. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
14. The project Landscape Plans shall comply with the following:
- a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow 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 North Roseville Area Design Guidelines and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - e. Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)
 - f. 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)
 - g. 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)

- h. 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) 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)
- 15. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
- 16. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and dwelling unit numbers. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
- 17. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed suite addressing for individual tenant spaces within the building. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
- 18. 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)
- 19. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
- 20. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code– CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
- 21. For restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
- 22. For restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
- 23. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
- 24. 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. (Public Works)

25. Improvements on Industrial Avenue shall be constructed to obtain 12-foot north bound and south bound travel lanes, a 10-foot north bound auxiliary lane across the entire frontage, a 12 –foot two-way left turn lane, and a 4-foot north bound bike lane. The property frontage on Industrial Avenue shall be improved to include standard curb, gutter, and an 8-foot detached pedestrian path. The site shall be accessed, with full turn movements, through Road A and the A-7 driveways located north and south of Road A. Driveways shall be 35-feet in width and shall have 30-foot curb returns for truck access. (Engineering)
26. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Public Works, Fire, Environmental Utilities, Electric)
27. 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.”* (Public Works)
28. The developer shall place bus shelters and pads on northbound Industrial Avenue north of Road A (Shelter #10-249), southbound Washington Boulevard south of Road A (Shelter #10-250), westbound Road A west of Washington Boulevard (Shelter #10-251), eastbound Road “A” before the entrance to Parcel 7 (Shelter #10-252), and southbound on Road B south of Blue Oaks Boulevard (Shelter #10-253). (Engineering/Transportation)
29. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pads as conditioned above. The Developer and City may enter into a deferred improvement or other agreement based upon a construction cost of \$10,000 per shelter. (Engineering, Transit)
30. All driveways located on Road A and Road B shall be designed and constructed as 35-foot wide Type A-7 driveways. (Engineering)
31. 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. (Public Works)
32. 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).
33. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
34. 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. (Public Works)

35. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
36. 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. (Public Works)
37. 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. (Public Works)
38. Roseville Electric will be requiring a 25' Public Utilities Easement (PUE) that runs contiguously along the east side of Road "B" and the north side of Road "A", and a 12'-6" PUE that runs contiguously along the west side of Road "B" and the south side of Road "A". (Electric, Engineering)
39. Roseville Electric will be requiring the proposed 50' landscape easement along Blue Oaks Blvd. be changed to a 50' Landscape/ Public Utility Easement. (Electric, Engineering)
40. Roseville Electric will be requiring the proposed 50' landscape easement along Washington Blvd. be changed to a 50' Landscape/ Public Utility Easement. (Electric, Engineering)
41. Roseville Electric will be requiring the proposed 35' landscape easement along Industrial Ave. to be changed to a 35' Landscape/ Public Utility Easement. (Electric, Engineering)
42. Roseville Electric will be requiring a 35' Public Utility Easement centered on all existing overhead electric lines throughout the entire site. (Electric, Engineering)
43. All street lighting along road A and B shall be installed, at the developer's expense, per the approved City of Roseville Electric Site Utility Design generated by Roseville Electric. (Electric)
44. Roseville Electric shall require additional easements to cover all high voltage electric equipment. This can be accomplished by a common area Public Utilities Easements over the each parcel or by an easement by separate document over all high voltage equipment, as shown on the approved Electric Site Utility Design, generated by Roseville Electric. (Electric, Engineering)
45. 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. (Public Works)
46. 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. (Public Works)
47. 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. (Public Works)

48. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
49. 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 and sewer 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)
50. No trees are to be planted within 10' of the 30" water main along the southern boundary of the property except with the approval of the Environmental Utilities Director. (Environmental Utilities)
51. 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)
52. 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)
53. Based on the adopted fire protection codes adopted by this department, it appears that several of the buildings shall have installed a full fire alarm system subject to approval by this department. (Fire)
54. 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)
55. 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)
56. 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)
57. A covered seating or reception area at the main entrance at buildings N and M visible from the driveways, shall be provided for dial-a-ride passengers, and the drop-off/pick-up shall be signed. (Planning, Transportation)
58. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Blue Oaks Commerce Center to be reviewed and approved by the Transportation Commission. (Transportation)
59. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas shall provide a maintained minimum of one (1) foot candle of light. All exterior light fixtures shall be vandal resistant. (Planning & Police)

60. 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)
61. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)
62. 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)
63. 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

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

64. 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)
65. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. Water and sewer easements. (Electric, Public Works, Environmental Utilities)
66. 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)
67. 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)
- 68. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Public Works)
 - 69. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Public Works)
 - 70. 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)
 - 71. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
 - 72. **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)
 - 73. 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)
 - 74. 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)
 - 75. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
 - 76. 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)
 - 77. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)

78. 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)
79. 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)
80. 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)
81. 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:

82. Signs shown on the elevations are not approved as part of the Major Project Permit Stage 2. A Sign Permit is required for all project signs. (Planning)
83. 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)
84. 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. (Public Works)
85. 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)
86. 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)
87. 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)
88. 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)

89. 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)
90. 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)
91. 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)
92. 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)
93. 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 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. An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

ATTACHMENTS

1. Addendum to the Blue Oaks Commerce Center Initial Study and Mitigated Negative Declaration
2. Fehr & Peers Focused Access Evaluation for Blue Oaks Commerce Center

EXHIBIT

- A. Plans
- B. Color Board

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