



*PLANNING & REDEVELOPMENT STAFF REPORT*  
*DESIGN COMMITTEE MEETING February 21, 2008*

Prepared by: Wayne Wiley, Assistant Planner

**ITEM III-B:      DESIGN REVIEW PERMIT & LOT LINE ADJUSTMENT – 2050 BLUE OAKS BOULEVARD (WRSP F-35 LONGS FIDDYMENT) – FILE # 2007PL-184 (PROJECT # DRP-000233 & LLA-000052)**

**REQUEST**

The applicant requests approval of a Design Review Permit to construct a 15,791 square-foot retail store with associated site improvements including parking, lighting and landscaping. Also requested is a Lot Line Adjustment to adjust the common property boundary between Large Lot Parcels F-35 and F-30.

Project Applicant: Gary Muljat, Panattoni Development Company, LLC.  
Property Owner: John D. Bayless, Signature at Fiddymment, LLC. & PAMI PCCP Fiddymment, LLC.

**SUMMARY RECOMMENDATION**

The Planning & Redevelopment Department recommends that the Design Committee:

- A. Adopt the four (4) findings of fact for the Design Review Permit;
- B. Approve the Design Review Permit with eighty-seven (87) conditions of approval;
- C. Find the Lot Line Adjustment consistent with the criteria as discussed within this report; and
- D. Approve the Lot Line Adjustment subject to eight (8) conditions of approval.

**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 subject site is located in the West Roseville Specific Plan (WRSP) on the northeast corner of Blue Oaks Boulevard and Fiddymment Road (see Figure 1). The 1.74-acre parcel has a land use and zoning designation of Community Commercial and is currently undeveloped. The site is surrounded by a vacant Business Professional (BP) parcel to the north and west, a vacant commercial property to the east, and residential properties to the south. To date, no entitlements have been approved for the site.

The applicant requests approval of a Design Review Permit to construct a 15,791 square-foot retail store (Longs Drugs Store) with associated site improvements including a drive-through, parking, lighting and landscaping. The applicant also requests a Lot Line Adjustment between the subject parcel (Parcel F-35) and the adjacent parcel to the north and west (Parcel F-30) to shift the common property boundary ten feet, increasing the size of Parcel F-35 by 5,896 square feet.

**SITE INFORMATION**

**Location:** 2050 Blue Oaks Boulevard, WRSP, APN 017-100-067

**Roseville Coalition of Neighborhood Associations (RCONA):** Currently, there is no Neighborhood Association active in this area.

**Total Acreage:** Approximately 1.88 acres

**Site Access:** Access to the project site will be provided via driveways on Fiddyment Road and Blue Oaks Boulevard. Both driveways will be standard 35-foot, type A-7 driveways and will be restricted to right turns in and out of the site.

**Topography:** The site is comprised primarily of flat terrain and is elevated approximately 95 to 99 feet above mean sea level (see Exhibit D). The subject parcel is characterized by non-native annual grasses and has no native oak trees, vernal pools, or seasonal wetlands onsite.

**Grading:** The proposed project area is undeveloped and grading of the property will be necessary to provide the parking areas, drive aisles, drive-through, and building pad. Earthwork quantities are estimated to total 14,000 cubic yards of cut and 12,000 cubic yards of fill.

Figure 1: Vicinity Map



**ZONING/SPECIFIC PLAN REGULATIONS**

Development Standard	Required	Proposed
<b>Building Setbacks</b>	None	80' (from Blue Oaks Boulevard) 52' (from Fiddyment Road)
<b>Landscape Setbacks</b>	50' (along Blue Oaks Boulevard) 35' (along Fiddyment Road)	50' (along Blue Oaks Boulevard) 35' (along Fiddyment Road)
<b>Building Height Limit</b>	50' maximum	32' (measured at highest point)
<b>Parking Spaces</b>	General Retail (15,791sq. ft. @1:300) = 53	73
<b>% of compact spaces</b>	(up to 30% max)	0
<b># of handicapped spaces</b>	3	3
<b>% of shaded parking</b>	50%	51%
<b>Bicycle Racks</b>	3	3

The proposed project is consistent with the land uses contemplated by the City's General Plan and West Roseville specific Plan.

### **PROJECT DESIGN FEATURES**

See attached Site Plan (Exhibit A), Landscape Plan (Exhibit B), Elevations (Exhibit C), and Grading & Drainage Plan (Exhibit D).

### **DESIGN REVIEW PERMIT EVALUATION**

The evaluation of the Design Review Permit has been based on the applicable development standards within the City's Zoning Ordinance, West Roseville Specific Plan (WRSP), and the City's Community Design Guidelines (CDGs). Section 19.78.060(J) of the Zoning Ordinance requires that four findings be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in the Recommendation section of this report. The following sections of evaluation provide background on the subject site and focus on pertinent design issues.

The project site is located within a "Service Node" of the WRSP. Service Nodes are areas designated for retail, office, and other commercial/service uses. Service Nodes consist primarily of commercial centers located along major traffic corridors and near residential uses. As such, projects in these areas are intended to be both pedestrian and auto oriented.

**Site Planning & Building Siting:** The Longs Drugs retail building will be situated approximately 80 feet from Blue Oaks Boulevard and 52 feet from Fiddymment Road. The proposed setbacks will provide a sufficient buffer from the street allowing adequate space for landscaping and onsite improvements, while also providing a significant streetscape presence. The building's main entrance will be oriented to the west, towards the parking lot, and will provide a prominent entry that will be easily identifiable from the street (see architectural discussion below).

In addition to the proposed building, a neighborhood entrance feature will be located at the corner of Blue Oaks Boulevard and Fiddymment Road. Although it is not part of the requested DRP, the neighborhood entry will provide a dominant streetscape element that visually defines the area and reinforces the streetscape theme. The feature is partially constructed, and when completed, will include enhanced paving, pilasters, masonry walls with brick and stone accents, and raised landscape planters.

**Figure 2: Major Neighborhood Entry**



**Vehicle Access, Circulation and Parking:** The site will be accessed via two driveways. Both driveways will be shared by the subject site and the adjacent parcel (F-35). As such, Condition #3 has been added, requiring a reciprocal access agreement between the two properties. The internal site circulation will consist of one drive aisle located at the northern portion of the site (off of Fiddymet Road), two drive aisles at the western portion of the site (in front of the retail building), and a drive-through located along to the eastern and southern sides of the retail building. Consistent with the CDG, the drive-through will provide a one hundred-foot stacking distance and will be partially screened from the adjacent streets by a combination of landscaping and low screen wall. Staff has worked with the applicant to also ensure adequate pedestrian connectivity between the subject site and the adjacent property. As shown in Exhibit A, a pedestrian crossing located at the northwest corner of the building will provide additional connectivity between Parcels F-30 and F-35.

**Landscaping:** Consistent with the WRSP landscape corridor design guidelines, the project provides a 50-foot wide landscape setback along Blue Oaks Boulevard and 35-foot wide landscape setback along Fiddymet Road. The landscape corridors will be bermed approximately three feet, in order to screen the proposed drive-through and will include Red Maple, Western Redbud and Crape Myrtle trees.

In addition to the landscape corridor adjacent to both streets, the project will provide an eight-foot wide landscape planter along the northern and western property lines, and parking lot shade trees. The landscaping internal to the site will include White Ash, Valley Oak, Holly Oak, and Chinese Elm trees with associated shrubs and groundcover (see Exhibit B). As proposed, the landscape plan is consistent with the design intent of the CDG and WRSP and no changes are recommended.

**Architecture:** Staff has worked closely with the project proponents to revise the building design to achieve consistency with the CDG and WRSP design guidelines. Initially, the project did not meet the intent of the applicable guidelines (see Attachment 2). Through subsequent revisions, additional articulation, and material and color changes, staff believes the building now meets and exceeds the minimum intent of the CDG. The building design offers four-sided architecture by providing varying roof lines and wall planes on all elevations (see Exhibit C). In addition, the project has a significant entry that is emphasized through depth, shade and shadow contrast, and pedestrian scale architectural features (i.e. columns, awnings, windows and metal canopies). The building incorporates a rich color palette and utilizes enhanced materials in key high-visibility locations.

**Figure 3: 3D Renderings**





As proposed, the site will provide a significant streetscape presence presenting a well-articulated building on a very prominent corner within the WRSP. The colors, materials, and design of the building meet the intent of the CDG and WRSP and staff supports the design as proposed.

### **Design Review Permit Conclusion**

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

### **LOT LINE ADJUSTMENT FINDINGS & EVALUATION**

The proposed Lot Line Adjustment (LLA) will adjust the common property boundary between Large Lot Parcels F-35 and F-30, increasing Parcel F-35 by approximately 5,896 square feet in order to better facilitate the proposed development. The LLA will result in Parcel F-30 increasing from 1.88 acres to 2.02 acres and Parcel F-35 reducing from 8.94 acres to 8.80 acres. The Subdivision Ordinance does not list any required findings for a LLA. However, LLA must comply with the criteria listed below, which are followed by a discussion of each criterion as it relates to the proposed project.

#### **1. Compliance with the City of Roseville General Plan & West Roseville Specific Plan.**

Parcel F-35 is designated Community Commercial and Parcel F-30 is designated Business Professional in the General Plan and the West Roseville Specific Plan (WRSP). The proposed LLA will make only minor changes to the boundaries intended to match the development area of the proposed retail building and will result in a ten-foot strip of BP-zoned land around the northern and western portions of the subject property, which will be used for parking. Parking fields are permitted in both land use designation and the General Plan does not require a parcel to have a singular land use. It is staff's intent to modify the General Plan and WRSP land use maps to reflect the change at the next convenient opportunity. The LLA does not affect the parcels' compliance with the General Plan and West Roseville Specific Plan.

#### **2. Compliance with the Zoning Ordinance for the district in which it is located.**

As noted above, the proposed LLA will make only minor changes to the boundaries and will not affect the parcel's ability to accommodate the development proposed for the site. The Zoning Ordinance does not have specific lot sizes for the CC zone, and as shown in Exhibit E, the resultant parcel configuration is of adequate size to accommodate the proposed development. Similar to the General Plan, the Zoning Ordinance does not require parcel boundaries to align with zoning districts. Therefore, the proposed LLA is in compliance with the Zoning Ordinance.

### **3. Compliance with the local building regulations.**

The California Building Code (CBC) establishes building regulations based upon the type of construction, the use of a building, and a building's proximity to other buildings and property lines. The proposed LLA will not affect any utility services or any easements of record. Based on the proposed site plan configuration, the parcel is sufficiently sized to accommodate the proposed development of the commercial building and associated site improvements. Therefore, there are no conflicts with the local building regulations.

### **4. Provisions for relocation of existing infrastructure or easements.**

The Planning & Redevelopment Department has forwarded this proposal to various City departments and utilities for review and comment. The Planning Department did not receive any comments related to infrastructure or easements. The LLA will not affect any existing or result in a need for any new infrastructure or easements, and therefore complies with this criterion.

## **ENVIRONMENTAL DETERMINATION**

In reviewing the site specific information provided for this project, the City of Roseville Planning & Redevelopment Department has analyzed the potential environmental impacts created by this project and determined that the impacts are considered to be less than significant. Based on the results of an Initial Study checklist, the Planning & Redevelopment Department has found the project to be consistent with the applicable conditions described in the California Environmental Quality Act Guidelines. As such, the Planning & Redevelopment Department has determined that the project is exempt from further CEQA review as a project consistent with the development density established by existing zoning, community plan, and general plan policies pursuant to CEQA Guidelines Section 15183. The Initial Study checklist is available for review in the Planning & Redevelopment Department at 311 Vernon Street during normal business hours.

## **RECOMMENDATION**

The Planning & Redevelopment Department recommends that the Design Committee take the following actions:

- A. Adopt the four (4) findings of fact as listed below for the **DESIGN REVIEW PERMIT – 2050 BLUE OAKS BOULEVARD (LONGS FIDDYMENT) – FILE # DRP-000233**;
1. *The project does preserve and accentuate the natural features of the property, such as open space, topography, trees, wetlands and watercourses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.*
  2. *The project site design does provide open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, Community Design Guidelines, and West Roseville Specific Plan.*
  3. *The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site 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, Community Design Guidelines, and West Roseville Specific Plan.*

4. *The design of the public services, as approved, including, but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.*
- B. Approve the **DESIGN REVIEW PERMIT – 2050 BLUE OAKS BOULEVARD (LONGS FIDDYMENT) – FILE # DRP-000233** subject to eighty-seven (87) conditions of approval;
- C. Find the **LOT LINE ADJUSTMENT – 2050 BLUE OAKS BOULEVARD (LONGS FIDDYMENT) – FILE #LLA-000052** consistent with the criteria identified in the staff report; and
- D. Approve the **LOT LINE ADJUSTMENT – 2050 BLUE OAKS BOULEVARD (LONGS FIDDYMENT) – FILE #LLA-000052** with the eight (8) conditions of approval listed below.

**CONDITIONS OF APPROVAL FOR DRP-000221:**

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire **February 21, 2010**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **February 21, 2010**. (Planning & Redevelopment)
2. The project is approved as shown in Exhibits A - E and as conditioned or modified below. (Planning & Redevelopment)
3. Large Lot Parcels F-30 and F-35 shall have rights of reciprocal access. A separate agreement to this effect shall be submitted to the City as part of the final map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
5. 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)
6. The applicant shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works (Engineering)
7. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

**PRIOR TO BUILDING PERMITS:**

8. Parking stalls shall meet, or exceed, the following minimum standards:
  - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning)
  - b. Standard -- 9 feet x 18 feet; Compact--8 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be

Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)

- c. An 'exterior route of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
  - i) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
  - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
  - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
9. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
10. The landscape plan shall comply with the West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
11. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
12. 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)
13. 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)
14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
15. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
16. Building permit plans shall comply with all applicable code requirements (Uniform Building Code - UBC, Uniform Mechanical Code - UMC, Uniform Plumbing Code - UPC, Uniform Fire Codes - UFC and National Electrical Code - NEC), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)
17. 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.
18. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. If a right of entry cannot be obtained from the adjacent

property owners to the north and west for the proposed cut and full slopes then retaining walls shall be constructed on the project side of the property. (Engineering)

19. The Improvement Plans shall include a complete set of Landscape Plans. The landscape plan shall comply with the WRSP Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements (Resolution 93-55). The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
20. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
  - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
  - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
  - c. A rough grading permit may be approved by Engineering prior to approval of the improvement plans.
  - d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
21. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
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/import) earthen material shall be (deposited/borrowed). If the (deposit/borrow) site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the (exported/imported) 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. On Fiddymnt Road, the site shall be accessed through a standard 35-foot A-7 driveway. This driveway shall be restricted to right turn movements only. (Engineering)
24. On Blue Oaks Boulevard, the site shall be accessed through a standard 35-foot A-7 driveway. The bus lane shall be extended to the driveway as a right turn lane. The western curb return shall be placed 10-feet back for a future auxiliary lane and a taper shall be used to connect to existing improvements. This driveway shall be restricted to right turn movements only. (Engineering)
25. Prior to approval of the Improvement Plans, the Developer shall dedicate access easements to the benefit of the neighboring properties for shared use of each driveway. The easement shall be dedicated through separate instrument to be reviewed by the City and recorded by the County Recorder's Office. (Engineering)
26. Developer shall be responsible for the installation of a bus shelter conforming to the city's current standards on the existing shelter pad located on Blue Oaks Boulevards west of Fiddymnt Road. The Developer and City may enter into a deferred improvement or other agreement based upon a

construction cost of \$10,000 for future construction of the Bus Shelter on the NW corner of Blue Oaks Boulevard and Fiddymment Road. (Bus Shelter #182) (Engineering, Transit)

27. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. The storm drain system shall be a private system and shall be maintained by the property owner. The storm water shall be treated through the existing treatment device provided for Fiddymment Road. (Engineering)
28. The storm water overland release shall be designed to prevent erosion to the adjacent parcel and sediment transport to the creek. (Engineering)
29. 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)
30. Prior to the approval of the Improvement Plans, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)
31. 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)
32. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
33. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
  - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
  - b. Water, sewer and reclaimed mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
  - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
34. 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)
35. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Longs Fiddymment to be reviewed and approved by the Transportation Commission. (Transportation)
36. 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)

37. 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)
38. 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)
39. 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)
40. 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)
41. 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
42. 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)
43. 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)
44. 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:**

45. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:
  - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.
  - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
  - c. The control valves and the water meter shall be physically unobstructed.
  - d. The backflow preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)

46. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
  - a. A 25-foot wide public utilities easement along all road frontages.
  - b. Water, sewer, and reclaimed water easements.
47. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Engineering, Environmental Utilities, Electric)
48. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
49. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
  - a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.
  - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
  - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
50. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. (Engineering)
51. The project shall be addressed as 2050 Blue Oaks Boulevard. (Engineering)
52. This project falls within the Commercial land use category of the Pleasant Grove Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)
53. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
54. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
55. 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)
56. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Longs Fiddymnt to be reviewed and approved by the City Manager. (Transportation)

57. 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)
58. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
59. 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)
60. 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)
61. Adequate radio coverage shall be provided within buildings for public safety agencies, as required by Roseville Municipal Code Section 16.16.210. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials. Adequate radio coverage shall include all of the following:
  - a. A minimum signal strength of 95 dBm available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.
  - b. A minimum signal strength of 95 dBm received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
  - c. The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
  - d. A 100 % reliability factor. (Fire, Police)
62. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
63. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
64. 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)
65. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
66. 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)

67. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
68. 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)
69. One ¾" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
70. The electrical feed for this project will originate from the Roseville Electric switchgear located along Blue Oaks Boulevard approximately 50 feet to the west of this parcel. The developer will be responsible for obtaining authorization from the adjacent property owner to complete this off site improvement. (Electric)
71. 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)
72. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
73. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
74. All landscape irrigation shall use recycled water. (Environmental Utilities)
75. 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)
76. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
77. 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)
78. 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)
79. Pursuant to the Zoning Ordinance, subsequent Design Review Permits consistent with this approval may be reviewed and approved with an Administrative Permit. If it is determined by the Planning Director that the subsequent Design Review Permit is not clearly consistent with the original approval or if other issues arise, the Planning Director may refer the item for a public hearing at the Design Committee or Planning Commission. (Planning)

80. 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)
81. 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)
82. 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)
83. 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)
84. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
85. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)
86. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)
87. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Department and shall include 10 copies of the following:
  - a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
  - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
  - c. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

**CONDITIONS OF APPROVAL FOR LLA-000108:**

1. The Lot Line Adjustment is approved as shown in Exhibit E, subject to the following conditions. (Engineering, Planning)
2. The following shall be submitted to Engineering prior to recordation of the lot line adjustment:
  - a. Two copies of property boundary description with exhibit map (8.5" x 11" sheet), and one copy of boundary closure calculations for resulting lots. These items shall be stamped and signed by a California Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying.
  - b. One copy of the Conditions of Approval.
  - c. A completed Property Owner Consent Form.
  - d. Deed to convey interest in the property.
  - e. Preliminary title report no older than six months for all properties involved. (Engineering)
3. If surveying monuments are placed as a result of this Property Line Adjustment, it will be the responsibility of the Surveyor to record a Record of Survey with the County Recorders Office. (Engineering)
4. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
5. The applicant shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the recorded lot line adjustment per the "Digital Submittal of Cadastral Surveys". (Environmental Utilities)

**OTHER CONDITIONS IF NEEDED TO RELOCATE FACILITIES AND EASEMENTS**

6. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor (Environmental Utilities, Electric, Engineering)
7. Any relocation, rearrangement, or change to existing City facilities due to this Lot Line Adjustment shall be paid for by the applicant. (Engineering, Environmental Utilities, Electric)
8. All existing buildings shall conform to Table 5A of the Uniform Building Code (UBC) with regard to the minimum distance to the property line. (Building)

**ATTACHMENTS:**

1. 3D Renderings
2. Original Elevation

**EXHIBITS:**

- A. Site Plan
- B. Landscape Plan
- C. Building Elevations
- D. Grading and Drainage Plan
- E. Lot Line Adjustment

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