



**PLANNING DIVISION STAFF REPORT**  
**DESIGN COMMITTEE MEETING January 16, 2014**

Prepared by: Wayne Wiley, Associate Planner

**ITEM III-A: DESIGN REVIEW PERMIT – 1492 BLUE OAKS BOULEVARD – WALGREENS RETAIL BUILDING – FILE # PL13-0240**

**REQUEST**

The applicant requests approval of a Design Review Permit to construct a 14,490 square foot retail store with a drive thru and associated site improvements including parking, lighting and landscaping.

Project Applicant: Brandon Whallon, Hawkins Companies  
Property Owner: Curt Burwell, Roseville Blue Oaks Property, LLC

**SUMMARY RECOMMENDATION**

The Planning Division recommends that the Design Committee:

- A. Adopt the four (4) findings of fact for the Design Review Permit; and
- B. Approve the Design Review Permit with eighty-nine (89) 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 project site is located on the northeast corner of Blue Oaks Blvd and Woodcreek Oaks Blvd within the North Industrial Planning Area. Presently, 5.3 acres of the property (the southern half of the site) is zoned Community Commercial and the remaining 4.7 acres is zoned Business Professional. The site is currently undeveloped; however, in December of 2006, the Planning Commission approved the necessary entitlements allowing construction of 13 office and retail buildings totaling 94,837 square feet. Following that approval, in April of 2008, the Planning Department approved a modification to the site design and building elevations to allow the construction of a ±13,000 square foot CVS pharmacy building near the corner of Blue Oaks Blvd and Woodcreek Oaks Blvd. Due to a downturn in the economy, the DRP and SUBD entitlements were never effectuated and have expired.

At this time, the applicant requests approval of a Design Review Permit to construct a 14,490 square foot retail store (Walgreens) with associated site improvements including a drive thru, parking, lighting and landscaping in the same location as the previously approved CVS pharmacy (within the CC zoned portion of the property). As proposed, the Walgreens building will be part of a larger development that is being processed concurrently, but separately.

**SITE INFORMATION**

**Location:** 1492 Blue Oaks Boulevard, APN 482-340-001-000

**Roseville Coalition of Neighborhood Associations (RCONA):** With the exception of the Long Meadow residential development, the Industrial Area East Neighborhood Association is comprised of industrial properties and is not currently active. However, the applicant has held two neighborhood

meetings and contacted representatives from surrounding neighborhood associations (i.e. Blue Oaks, West Roseville, Quail Glen and Sun City) with information on the proposed project. To date, staff has not been contacted by any interested parties in opposition to the project.

**Total Acreage:** Approximately 10 acres (project site 1.61 acres)

**Site Access:** Access to the project site will be provided via one driveway on Woodcreek Oaks Blvd and two driveways on Blue Oaks Blvd. The easterly most driveway on Blue Oaks Blvd will be signalized and will allow full access in and out of the site.

**Topography:** The site is comprised primarily of flat terrain and is at an elevation of approximately 112 to 117 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. A masonry wall has been constructed along the north and east property lines adjacent to the residential homes.

**Grading:** The proposed project area is undeveloped and minor grading of the property will be necessary to provide the parking areas, drive aisles, drive thru, and building pad. Earthwork quantities are estimated to total 1,175 cubic yards of cut and 1,248 cubic yards of fill.

Figure 1: Vicinity Map



**ZONING/PLANNING AREA REGULATIONS**

Development Standard	Required	Proposed
<b>Building Setbacks</b>	45'	110' (from Blue Oaks Blvd) 115' (from Woodcreek Oaks Blvd)
<b>Landscape Setbacks</b>	50' (along Blue Oaks Blvd) 35' (along Woodcreek Oaks Blvd)	50' (along Blue Oaks Blvd)* 40' (along Woodcreek Oaks Blvd)
<b>Building Height Limit</b>	50' maximum	26' (measured at highest point)
<b>Parking Spaces</b>	General Retail (14,490sq. ft. @1:300) = 48	51
<b>% of compact spaces</b>	(up to 30% max)	0

Development Standard	Required	Proposed
# of handicapped spaces	3	3
% of shaded parking	50%	50%
Bicycle Racks	3	7

\*The proposed landscape setback includes a ten foot wide auxiliary lane along Blue Oaks Blvd.

## **PROJECT DESIGN FEATURES**

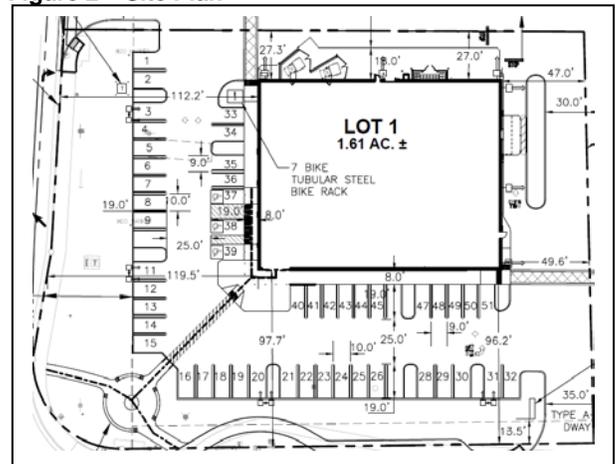
See attached Site Plan (Exhibit A), Landscape Plan (Exhibit B), Elevations (Exhibit C), and Grading & Drainage Plan (Exhibit D).

## **DESIGN REVIEW PERMIT EVALUATION**

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

**Site Planning & Building Siting:** The Walgreens building will be located approximately 110' from Blue Oaks Blvd and 115' from Woodcreek Oaks Blvd. As proposed, the drive aisle and parking will be located around the southern and western portions of the site and will be screened by the adjacent landscaping. In addition to softening views of the project site, the proposed landscape corridors will also create a strong streetscape and will shade the parking area. To further enhance the buildings streetscape presentation and provide a prominent entry that will be easily identifiable from the street, the building's main entrance will be oriented towards the intersection. In addition, a pedestrian plaza area is proposed at the corner of the site, consistent with the recommendations of the CDG to provide outdoor activity areas and strong architectural features at prominent intersections.

**Figure 2 – Site Plan**



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

**Vehicle Access, Circulation, & Parking:** Access to the project site will be provided via a total of three driveways (one off Woodcreek Oaks Blvd and two off Blue Oaks Blvd). The driveway on Woodcreek Oaks Blvd and the westerly most driveway on Blue Oaks Blvd will be restricted to right turns in and out of the site. The easterly most driveway on Blue Oaks Blvd will be signalized and will provide access to the project site via a temporary road (see Exhibit A). The internal circulation pattern will consist of a two-way drive aisle around the entire site and a drive thru located to the east of the building that will be integrated

into the future project design. Consistent with the CDG, the drive thru will provide a one hundred foot stacking distance and will be partially screened from the adjacent streets by a combination of landscaping and building placement. As shown in Figure 2, pedestrian crossings located at the northern and eastern corners of the building will also provide additional connectivity to future development ensuring well designed pedestrian circulation. The project will provide a total of 51 parking spaces (where 48 spaces are required) along the southern and western portions of the parcel. As proposed, the site will provide connectivity with the future project design and vehicular and pedestrian circulation that is consistent with the CDG, North Industrial Design Guidelines, and the Zoning Ordinance. Therefore, staff does not recommend any changes to the proposed access or circulation pattern.

**Architecture:** Staff has worked closely with the project proponents to achieve a building design consistent with the CDG, and through the incorporation of enhanced articulation, and additional materials and colors, staff believes the building meets the intent of the CDG of providing a high quality building design. As proposed, the building design incorporates stone, stucco, score lines, aluminum composite panels, metal awnings, and anodized aluminum storefronts. In addition, the project has a significant entry that is emphasized through depth, shade and shadow contrast, and pedestrian scale architectural features (i.e. pilasters, awnings, windows and stone). The building incorporates a rich color palette and utilizes enhanced materials in key locations that will be used on other buildings located throughout the center.

**Figure 3: 3D Renderings**



As proposed, the site offers four-sided architecture and will provide a significant streetscape presence presenting a well-articulated building on a prominent corner within the North Industrial Plan Area. The colors, materials, and design of the building meet the intent of the North Industrial Design Guidelines and CDG. As such, staff supports the building design as proposed.

**Landscaping:** Consistent with the CDG, the project will provide a 40 foot and 50 foot wide landscape setback along Woodcreek Oaks Blvd and Blue Oaks Blvd, respectively. The proposed landscape corridors will include Chinese Pistache, London Plane and Crape Myrtle trees consistent with the North Industrial Landscape Guidelines. In addition, the project will include internal landscaping consisting of a twelve foot wide stormwater quality landscape planter (adjacent to the drive thru), parking lot shade trees, shrubs, and groundcover (see Exhibit B). To further enhance the streetscape presentation and match the level of landscaping along the frontage of the Crocker Ranch Shopping Center (located across Blue Oaks and Woodcreek Oaks), staff recommends the addition of two London Plane trees within the landscape setback along Blue Oaks Blvd (see Condition #10a). As conditioned and proposed, the landscape plan will be consistent with the North Industrial Landscape Guidelines and the intent of the CDG. Therefore, no additional changes are recommended.

## **Design Review Permit Conclusion**

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 within 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.

## **ENVIRONMENTAL DETERMINATION**

This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 pertaining to Infill Development and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

## **RECOMMENDATION**

The Planning Division 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 – 1492 BLUE OAKS BOULEVARD (WALGREENS RETAIL BUILDING) – FILE # PL13-0240**; and
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, North Industrial Design Guidelines, and Community Design Guidelines.*
  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, North Industrial Design Guidelines, and Community Design Guidelines.*
  4. *The design of the public services, as approved, including, but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.*
- B. Approve the **DESIGN REVIEW PERMIT – 1492 BLUE OAKS BOULEVARD (WALGREENS RETAIL BUILDING) – FILE # PL13-0240** subject to eighty-nine (89) conditions of approval.

### **CONDITIONS OF APPROVAL FOR PL13-0240**

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 **January 16, 2016**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **January 16, 2016**. (Planning)
2. The project is approved as shown in Exhibits A - D and as conditioned or modified below. (Planning)

3. 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)
4. 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)
5. 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)
6. 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:**

7. Parking stalls shall meet, or exceed, the following minimum standards:
  - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall have a 6" raised curb or concrete bumper. (Planning)
  - b. Standard -- 9 feet x 18 feet; Compact--9 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
  - c. An 'exterior route of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
    - i) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
    - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
    - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
8. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
9. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Design Committee including all conditions of approval. (Planning)
10. The landscape plan shall comply with the City of Roseville Water Efficient Landscape Ordinance.

- a) Two additional London Plane trees shall be planted to the west of the stormwater planter within the landscape corridor along Blue Oaks Blvd. (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. 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)
14. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
15. 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)
16. 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)
17. Building permit plans shall comply with all applicable code requirements (California Building Code - CBC, 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)
18. 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.
19. 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)
20. The Improvement Plans shall include a complete set of Landscape Plans. The landscape plan shall comply with the City of Roseville Water Efficient Landscape Ordinance. (Planning)
21. The Blue Oaks Boulevard frontage shall include the following improvements:
  - b) A 10 ft. wide auxiliary lane and 5 ft. wide bike lane that matches the existing auxiliary lane at the eastern property line to the existing right turn lane at Woodcreek Oaks Blvd.
  - c) Curb, gutter and an 8 ft. wide pedestrian path from the eastern property line to the curb return at Woodcreek Oaks Blvd.

- d) The westerly and middle driveways shall be standard 35 ft. wide A-7 driveways and be restricted to right turn ingress/egress only. The easterly driveway shall be a 40 ft. wide A-7 driveway with full turning movements. The easterly driveway shall be striped to accommodate, at a minimum, one 18 ft. ingress lane and 2 – 10 ft. egress lanes. (Engineering)
22. A standard 250 ft. long left turn lane with a 180 ft. taper shall be constructed within the Blue Oaks Blvd. median and shall provide access to the easterly Blue Oaks Blvd driveway. (Engineering)
23. A traffic signal shall be installed at the intersection of Blue Oaks Blvd and the easterly driveway. The cost of the signal is equally the responsibility of the project applicant and the property owner immediately to the south of Blue Oaks Blvd. The project applicant may choose to enter into a Developer/Developer Reimbursement Agreement with the City, to gain fair share reimbursement from the property owner to the south. With this agreement, the City agrees to collect fees from the benefitting property to the south of Blue Oaks Blvd, at such time the property is developed, to the extent the City is reasonably able to do so. These fees will serve as the fair share reimbursement to project applicant. (Engineering)
24. The Woodcreek Oaks Blvd frontage shall include the following improvements:
- a) A standard 35 ft. wide A-7 driveway, which shall be restricted to right turn ingress/egress only.
  - b) The existing bus turnout shall be extended to create a 10 ft. wide right turn deceleration lane south of the proposed driveway. The existing bus turnout shall be relocated to the north side of the proposed driveway per City Standards.
  - c) Curb, gutter and an 8 ft. wide pedestrian path shall be provided along the entire frontage. (Engineering)
25. A standard bus shelter pad shall be installed on the northeast corner of Woodcreek Oaks Boulevard/Blue Oaks Boulevard. The sidewalk adjacent to the bus shelter pad on Woodcreek Oaks shall be located at the back of curb to facilitate ADA access from buses to the shelter. (Public Works, Alternative Transportation)
26. The applicant shall dedicate a separate easement to the City of Roseville for the installation and maintenance of the future bus stop on the northeast corner of Woodcreek Oaks Boulevard/Blue Oaks Boulevard. The easement document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Public Works, Alternative Transportation)
27. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
28. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate

the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)

29. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Engineering)
30. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
31. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
32. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
33. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
34. 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)
35. The project shall be addressed as 1492 Blue Oaks Boulevard. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Public Works Department (Engineering - Land Development Division) for building/suite addressing. (Engineering)
36. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
37. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Walgreens/Blue Oaks Shopping Center to be reviewed and approved by the City Manager. The location of required bike parking spaces and designated carpool/clean air vehicle spaces shall be approved by the City's TSM administrator prior to their installation. (Public Works)
38. Bike parking shall be provided per the California Green Building Standards. (Alternative Transportation, Building)
39. 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)

40. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
41. 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. The developer is to submit a “hold harmless” letter to the City of Roseville stating that the developer will be responsible for any repairs to structures, hardscape or landscape within 5’ of the 18” force main due to damage which may occur during maintenance or repair of force main. The “hold harmless” letter is to be delivered to the City prior to occupancy of the building.
  - 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)
42. 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)
43. The sewer and water utility designs are to match that of the site plan for Blue Oaks Shopping Center. (Environmental Utilities)
44. 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)
45. 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)
46. 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)
47. 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)
48. 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)
49. The fire department access road shall meet the City’s requirements for width and turning radii of 30 and 50 as noted on the fire department standards for access. This shall be enforced at the time plan are submitted for review, Additional information can be found on the City’s web site

[www.roseville.ca.us](http://www.roseville.ca.us) or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or [pchew@roseville.ca.us](mailto:pchew@roseville.ca.us) with the Fire Prevention Division for information. (Fire)

50. 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
51. 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)
52. 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)
53. 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:**

54. 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)
55. 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.
  - c. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. The required Public Utility Easements, by separate document, shall be recorded with the County before final sign off the building permit. (Electric)
56. 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)

57. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
58. 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)
59. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
60. 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)
61. 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)
62. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
63. 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)
64. 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)
65. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
66. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
67. 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)

68. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
69. 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)
70. 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)
71. 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)
72. 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)
73. Existing street lighting shall remain operational during all phases of construction. Existing street lighting shall be relocated outside of proposed drive way entrance by developer. (Electric)
74. 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)
75. No grading shall be allowed within 10' of existing power poles, down guys, or anchors. (Electric)
76. Landscaping under existing overhead electric lines shall conform to Roseville Electric landscape standards. Any trees installed with in this area shall have maximum height of 15' at maturity. (Electric)
77. All existing high voltage electric equipment shall be adjusted to final grades as needed. (Electric)
78. All landscape irrigation shall use recycled water. (Environmental Utilities)
79. 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)
80. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
81. 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)

82. 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)
83. 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)
84. 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)
85. 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)
86. 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)
87. 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)
88. 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)
89. 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)

**ATTACHMENT**

1. 3D Renderings

**EXHIBITS**

- A. Site Plan
- B. Landscape Plan
- C. Building Elevations
- D. Grading and Drainage Plan

**Note to Applicant and/or Developer:** Please contact the Planning Division 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 Manager at, or prior to, the public hearing.