



*CITY OF ROSEVILLE*

*PLANNING DEPARTMENT STAFF REPORT*

*PLANNING COMMISSION MEETING February 10, 2005*

Prepared by: Steve Lindbeck, Associate Planner

**ITEM VI-B: DESIGN REVIEW PERMIT, TREE PERMIT, ADMINISTRATIVE PERMIT, TENTATIVE PARCEL MAP – 560, 570, 580 NORTH SUNRISE AVE – NERSP PARCEL 5B, NORTH SUNRISE PROFESSIONAL CENTER –FILE# DRP 04-46, TP 04-48, AP 04-83, PM 04-21**

**REQUEST**

The applicant requests approval of plans to construct five medical office buildings totaling 73,107 square feet. Project approvals include: 1) a Design Review Permit for the building plans; 2) a Tree Permit to remove 10 native oak trees and encroach into the protected zone of another 19 native oaks; 3) an Administrative Permit for a reduction in the required parking on this site, which is shared with the United Artists Theater and Black Angus Restaurant; and 4) a Tentative Parcel Map to merge three existing parcels and re-subdivide them into five parcels.

Applicant – Stephen D. Guest, RMW Architects  
Owner – Timothy Gagnier, Granite Bay Ventures

**SUMMARY RECOMMENDATION**

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

- A. Adopt the four findings of fact for the Design Review Permit;
- B. Approve the Design Review Permit with one-hundred-eleven (111) conditions of approval;
- C. Adopt the two findings of fact for the Tree Permit;
- D. Approve the Tree Permit subject to twenty-one (21) conditions of approval;
- E. Adopt the three findings of fact for the Administrative Permit;
- F. Approve the Administrative Permit subject to two (2) conditions of approval;
- G. Adopt the three findings of fact for the Tentative Parcel Map; and
- H. Approve the Tentative Parcel Map subject to fifty-two (52) conditions of approval.

**SUMMARY OF OUTSTANDING ISSUES**

There are no outstanding issues. The applicant has reviewed the recommendations and is in agreement with all conditions of approval.

**BACKGROUND**

The project site is located on the west side of North Sunrise Avenue approximately 700 feet north of Eureka Road. The vacant 4.79 acre site is Parcel 5B of the Northeast Roseville Specific Plan (NERSP) (Attachment 1).

On October 13, 1994 the Planning Commission approved a Tentative Parcel Map (PM 93-10) to divide the 23.7 acre NERSP Parcel 5 into six lots related to the master plan for the Olympus Pointe Theater Center. On November 16, 1994 the City Council approved a land use amendment (GPA 93-05, SPA 93-05) and rezone (RZ 93-08) for the property, designating the southern portion as commercial use and the northern portion as office use, as proposed in the master plan. On November 17, 1994 the Design Committee approved plans to develop the 50,000 square foot theater building and to rough grade the site for future

development of a 3,000 square foot restaurant at the corner of Eureka Road and 100,000 square feet of office buildings on the northern portion. On June 6, 1996 the Design Committee approved the development plans for the Black Angus Restaurant.

**SITE INFORMATION**

**Location:** 560, 570, 580 North Sunrise Ave., Northeast Roseville Specific Plan, Parcel 5B

**Roseville Coalition Of Neighborhood Associations (RCONA):** This parcel is located within the East Roseville Parkway Neighborhood (34), which does not have an active neighborhood association. No comments have been received in response to this application.

**Total Size:** 4.79 acres (not including the parking lot, which is on a separate parcel)

**Topography:** The site slopes to Miners Ravine along the northwest and has existing drainage swales to the creek. Previous grading with the Olympus Pointe project included the site frontage improvements on North Sunrise, the access drive and parking lot. Building envelopes for future office development were identified on the Olympus Pointe plans and the five proposed buildings are consistent with those locations. Site vegetation consists of annual grasses and 144 native oak trees.

**Adjacent Zoning and Land Use**

	<b>Zoning</b>	<b>General Plan Land Use</b>	<b>Actual Use Of Property</b>
<b>Site</b>	Business Professional, BP/SA-NE	Business Professional, BP	Vacant
<b>Northwest</b>	Open Space, OS	Open Space, OS	Miners Ravine
<b>South</b>	Regional Commercial, RC/SA-NE	Community and Regional Commercial, CC/RC	Theater and Restaurant
<b>East</b>	Planned Development, PD178	Research and Development, BP/LI	Stonepoint

**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Building Setback</b>	35'	45'
<b>Landscape Setback</b>	35'	45'
<b>Building Height Limit</b>	50' maximum	41'6"
<b>Site Coverage</b>	40% maximum	22%
<b>Parking Spaces, Buildings A- E</b> (Total, incl. theater & restaurant)	470 (1,386)	223 (1,005)
On-Site Compact (30% max)	Up to 67 allowed	46
On-Site Handicapped (ADA)	19	19
On-Site Shade Cover (min.)	50%	50%
<b>Bicycle Spaces</b>	9	9

## **EVALUATION – DESIGN REVIEW PERMIT**

The project is subject to the development standards of the Zoning Ordinance and the Northeast Roseville Specific Plan. The Olympus Pointe master plan approval also included design guidelines for the site improvements and building architecture. The five new buildings conform to the City's standards for setbacks, building height, etc., and are consistent with the Olympus Pointe Design Guidelines.

**Architecture** – The Olympus Pointe Design Guidelines prescribe the office buildings to have a “garden office” style of architecture with interior-exterior relationships, entry plazas, strong horizontal lines, deep roof eaves and natural building materials.

The five proposed buildings will satisfy these characteristics in several ways. All buildings will have hip roofs with center wells to screen mechanical equipment and deep, shading overhangs. All buildings will have windows around all four sides to take advantage of views to the adjacent Miners Ravine open space. Two-story Buildings B and E will have long, uninterrupted façade elements to emphasize the horizontal. All buildings will use rough ledgerstone veneers, medium grey and brown stuccos, and light charcoal roof tile, materials and colors that suit the oak woodland setting.

Building A will be located closest to North Sunrise and the main driveway. This 5,475 square foot, one-story building is most likely to be leased for retail or service uses. (The NERSP Business Professional land use designation allows up to 10 percent of the gross floor area of a building complex to be retail/service uses.) The building will have a shady entry plaza that wraps around the west and north sides as a cantilevered terrace overlooking the adjacent tree canopy between Buildings A and B. Accessible paths are provided from the North Sunrise sidewalk and the adjacent parking lot.

Building B will be tucked into the hillside on the south and face the parking lot on the north. Unique to Building B is a ground floor parking garage with two floors of office space above. South and east windows will look out on the tree canopy between Buildings A and B. Entryways will be provided from a plaza by the west parking lot and from stairs at either end of the garage. An elevator is also provided at the west entry.

Buildings C and D will face each other across a shady terrace with seating areas. The terrace and buildings will overlook the adjacent Miners Ravine open space.

Building E will have an entry plaza with seating areas overlooking the open space. Windows on the north, east and west will also have views of Miners Ravine.

**Parking** – The Olympus Pointe master plan was approved to have a shared parking lot with a reciprocal parking agreement for all users. Based on the off-peak parking demand of the theater, which does not overlap with the weekday parking demand of office uses, the City approved an overall reduction in the number of parking spaces. (The parking reduction will be addressed further under the Administrative Permit section of this report.)

The Olympus Pointe Design Guidelines stipulate that the parking arrangement should have a uniform distribution of shared spaces between each building and an adequate number of visitor and handicapped spaces adjacent to each building. The existing parking lot and all access drives are located on one large parcel with the building pads located on separate parcels around the perimeter. The parking lot layout and building locations result in an excellent distribution with the largest parking fields close to the theater and restaurant, and visually distinct fields close to the office pads where the five new buildings will be constructed.

The existing parking lot will be modified slightly for an additional trash enclosure by Building A and to accommodate a larger turning radius for fire trucks south of Buildings C and D. The changes will result in a loss of about 16 parking spaces of the existing 1,015 spaces overall. The typical mid-day parking

condition is projected to be a surplus of 600 parking stalls. Accordingly, the proposed modifications are negligible in comparison to the entire parking lot, which will still be consistent with the master plan.

As noted above, the plans for Building B include a parking garage with 38 additional parking spaces. These spaces are not required by the master plan and should not be considered an addition to the shared parking lot for two reasons. First, the garage will be on a separate building parcel, not on the large parking lot parcel. Second, the garage interior will be less visible to passers-by than an open parking lot, a situation that may call for increased security measures like a closed gate after hours. Recognizing these unique circumstances, staff has determined that, although the garage will provide an additional 38 parking spaces during the day, these spaces should be considered as surplus, not spaces that are provided to meet the requirements of the Zoning Ordinance. Therefore, the garage is not required to remain usable at all times and it may be closed at night.

**EVALUATION – TREE PERMIT**

The Tree Preservation Ordinance (Chapter 19.66) requires the City to consider the appropriateness of and alternatives to proposed tree removals and encroachments. In addition, when tree removal is requested, the City is required to review the proposed mitigation plan. An arborist report has been prepared that identifies the tree species, size, health and current condition of 144 native oak trees on the site. The arborist has also provided a letter evaluating project impacts to the Protected Root Zone of individual trees with recommended mitigation measures for those trees to be retained (Attachment 4). The impacts are also summarized in the table below.

***Tree Impacts***

The Olympus Pointe master plan indicated building envelopes located so as to limit impacts to the oak woodland. It was assumed that trees within the building envelopes would be removed. As shown on the Grading Plan (Exhibit N) and Tree Map (Exhibit P), a majority of the native oak trees are located in clusters outside of the defined envelopes for Buildings A - E. Ten trees are located within a building footprint or immediately adjacent to a building footprint, and these are proposed to be removed. Another nineteen trees will have some encroachment into their Protected Zone Radius. The arborist also noted that a proposed storm drain outfall may result in heavy flows near Trees #89 and 91 and recommends an energy dissipater for erosion control.

Tree #	Type	DBH (inches)	Condition		PZR (feet)	Encroachment (percent)	Nature of Encroachment
			Structure	Vigor			
60	QD	18	Fair	Fair	25	10	Building Stem Wall
61	QD	19	Fair	Fair	26	10	Building Stem Wall
62	QW	19	Poor	Poor	33	10	Building Stem Wall
63	QW	14	Poor	Poor	28	10	Building Stem Wall
64	QD	12	Poor	Fair	27	10	Building Stem Wall
65	QW	15	Poor	Fair	33	10	Building Stem Wall
68	QW	81	Poor	Poor	37	18	Fill Slope
69	QW	54	Poor-fair	Fair-poor	35	18	Fill Slope
70	QW	19	Poor	Poor	34	18	Fill Slope
71	QW	18	Poor	Poor-fair	32	18	Fill Slope
74	QD	22	Fair	Fair	<i>Removed for building construction</i>		
77	QD	20	Fair	Fair	<i>Removed for building construction</i>		
78	QD	18	Fair	Fair	<i>Removed for building construction</i>		
79	QD	10	Fair	Fair	<i>Removed for building construction</i>		
80	QD	10	Fair	Fair	<i>Removed for building construction</i>		
81	QD	22	Fair	Fair	<i>Removed for building construction</i>		
82	QD	7	Fair	Fair	<i>Removed for building construction</i>		

Tree #	Type	DBH (inches)	Condition		PZR (feet)	Encroachment (percent)	Nature of Encroachment
			Structure	Vigor			
89	QD	20	Fair	Fair	23	--	Storm drain outfall
91	QD	23	Fair	Fair	25	--	Storm drain outfall
94	QD	28	Fair	Fair	27	10	Building Stem Wall
97a	QD	5	Poor-fair	Fair	11	18	Retaining Wall
97b	QD	9	Poor-fair	Fair	16	18	Retaining Wall
99	QD	29	Fair	Fair	31	18	Retaining Wall
103	QD	20	Fair	Fair	24	20	Building Stem Wall
104	QD	20	Fair	Fair	<i>Removed for building construction</i>		
105	QD	18	Fair	Fair	21	20	Building Stem Wall
113	QD	12	Fair	Fair	19	20	Building Stem Wall
114	QD	22	Fair	Fair	<i>Removed for building construction</i>		
115	QD	10	Poor	Poor	7	20	Building Stem Wall
117	QD	10	Fair	Fair	16	20	Building Stem Wall
120	QD	11	Fair	Fair	19	20	Building Stem Wall
138	QD	10	Fair	Fair	<i>Removed for building construction</i>		

QW= Quercus Wislizenii – Interior Live Oak

QD = Quercus Douglasii – Blue Oak

To address the various encroachments into the Protected Zone Radius of the other nineteen trees, the arborist recommends several mitigation measures, including pruning of canopies to allow adequate building clearance, sub-surface fertilizing prior to excavations, proper pruning of roots, and installing root aeration systems prior to placement of fill earth. Tree Permit Condition #1 requires all recommendations in the arborist's letter (Attachment 4) to be incorporated into the project.

**Tree Mitigation**

Based on the ten trees proposed for removal the mitigation requirement is 161 inches, at least 50 percent of which must be native oaks. The applicants propose to satisfy a portion of the mitigation by planting 30 native oaks and 80 non-native trees on-site, with each 15-gallon tree given credit for one mitigation inch. The remaining 51 inches of mitigation will be satisfied through payment of an in-lieu fee into the City's Tree Mitigation Fund. Based on the proposed mitigation, Condition #3 includes a provision that the in-lieu fee is required on an inch-for-inch basis at a cost of \$118 per inch of mitigation.

**EVALUATION – ADMINISTRATIVE PERMIT**

The Olympus Pointe complex does not meet the parking ratio requirements of the Zoning Ordinance and NERSP. However, the existing parking lots were designed to serve as shared parking for the existing theater, existing restaurant and 100,000 square feet of future buildings described as professional offices. The previous approvals for the theater and restaurant recognized the shared parking lots would satisfy the actual demand for parking of those three uses, consistent with Zoning Ordinance Section 19.26.030.C.2. The applicant requests approval of an Administrative Permit to authorize the use of shared parking for 67,632 square feet of medical offices, 5,475 square feet of retail, the theater and restaurant.

The original master plan approval assumed 100,000 square feet of administrative office space with a code requirement of 360 parking spaces. In contrast, this application proposes 67,632 square feet of medical offices and 5,475 square feet of retail/service use with a combined code requirement of 470 parking spaces. Because the master plan did not consider the increased parking demand of medical offices, the present request for a parking reduction focuses on the project's ability to function with the increased code requirement of 110 parking spaces.

Section 19.26.030.C.2 stipulates that the number of parking spaces actually provided for a building complex may be reduced where the hours of operation of the various uses do not coincide or overlap to the extent that the parking demand would exceed the supply. Such a parking reduction may be approved if:

- a. *A sufficient number of spaces are provided to meet the greatest parking demand of the participating uses;*
- b. *Satisfactory evidence is provided describing the nature of the uses and the times when the uses operate so as to demonstrate the lack of potential conflict between them;*
- c. *Overflow parking will not impact any adjacent use; and*
- d. *Additional documents, covenants, deed restrictions, or other agreements as may be deemed necessary by the Planning Director are executed to assure that the required parking spaces provided are maintained and uses with similar hours and parking requirements as those uses sharing the parking facilities remain for the life of the project.*

In the Olympus Pointe complex, the existing theater and restaurant both enjoy their peak patronage in the evening and on weekends. Conversely, the proposed medical offices would be busiest during weekdays. Intuitively, the three types of use would not all generate parking demand at the same time.

A parking study prepared by kdAnderson Transportation Engineers evaluates the parking characteristics of the separate uses, predicts the parking demand of the combined uses and compares this to the code requirements (see Attachment 5). The study includes the observed weekday parking counts at the Olympus Pointe parking lots and corresponding counts made at the Adventist Medical complex on Douglas Blvd. The observations show that the peak weekday parking demand for the theater and restaurant occurs late Friday afternoon when the parking demand from medical offices is negligible. Extrapolating from the data, the study predicts that during the worst case, 4:30 p.m. Friday, there would still be 185 vacant stalls above and beyond the combined demand of the theater, restaurant and offices. The mid-day parking surplus would be upward of 600 vacant stalls. Functionally, the parking vacancy will be even greater during the day when the 38 garage spaces are available for use. It should be noted that the parking study contains some discrepancies in the number of existing and proposed parking stalls, but the errors are negligible and do not affect the outcome of the study.

The parking study concludes that the number of parking stalls provided is sufficient to meet the greatest parking demand of the participating uses. Staff concurs with this conclusion. The observed parking counts are satisfactory evidence about the nature of the uses and their peak hours, to conclude there will not be a conflict between them. With the available mid-day surplus, overflow parking will not impact any adjacent property. Additionally, the established reciprocal parking agreement will assure that these conditions remain in effect for the life of the project. Therefore, the four criteria for approval of shared parking are satisfied.

### **EVALUATION – TENTATIVE PARCEL MAP**

The Olympus Pointe parcel map created six parcels, one parcel for the access drives and parking lot, and five parcels for the proposed buildings. Three vacant parcels remain. One parcel corresponds with building pads A and B, the second corresponds with building pads C and D, and the third corresponds to building pad E. The applicant requests approval of a Tentative Parcel Map to merge the three existing parcels and re-subdivide them into five parcels, with one parcel for each building.

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Parcel Map. The three findings are listed below in **bold italics** and are followed by an evaluation of the map in relation to each finding.

1. ***The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan and the North East Roseville Specific Plan, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

The applicant has submitted a Tentative Parcel Map (Exhibit Q), Conceptual Grading Plan (Exhibit N) and Conceptual Utility Plan (Exhibit M) as required by the City's Subdivision Ordinance and the Map Act. Engineering staff have reviewed the plans and found they meet the City's requirements.

The project will connect to existing public utilities located on site. The Tentative Map will provide Public Utility Easements for mains and laterals to the separate buildings. Separate service hook-ups will be provided to each building for all utilities. The utilities design is consistent with the requirements of the General Plan and NERSP, and the Environmental Utilities Department improvement and construction standards.

2. ***The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***

The Tentative Parcel Map will create five parcels that can be built and are practical to build consistent with the City's policies and standards, as demonstrated by the subject Design Review Permit.

3. ***The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.***

The water quality impacts associated with the project and the expected discharge of waste for this project are consistent with what has been anticipated by the General Plan and NERSP EIRs. In addition, the design of the sewer lines in the project area and treatment capacity at the City's sewage treatment plant have adequate conveyance and capacity to accommodate the buildings proposed by the Tentative Parcel Map.

### **SUMMARY / CONCLUSION**

Based on the evaluations above, staff believes that the Planning Commission can make the required findings and approve the Design Review Permit, Tree Permit, Administrative Permit and Tentative Parcel Map.

### **ENVIRONMENTAL DETERMINATION**

The Planning Director has determined that the above project is consistent with the previous environmental documentation prepared for the Olympus Pointe Theater Center (UP 94-07). The Negative Declaration for the Olympus Pointe Theater Center included the area associated with the North Sunrise Professional Center and was reviewed and adopted by the City Council on November 16, 1994. No additional environmental review is necessary.

## **RECOMMENDATION**

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

- A. Adopt the four findings of fact as stated below for the Design Review Permit – NERSP Parcel 5B, North Sunrise Professional Center – File# DRP 04-46;
- 1. The project, as approved, preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and watercourses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.*
  - 2. The project site design, as approved, provides open 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, the Community Design Guidelines, and the North 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, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the North 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 with one hundred eleven (111) conditions of approval;
- C. Adopt the two findings of fact as stated below for the Tree Permit – NERSP Parcel 5B, North Sunrise Professional Center – File# TP 04-48;
- 1. Approval of the Tree Permit will not be detrimental to the public health, safety, or welfare and approval of the Tree Permit is consistent with the provisions of Chapter 19.66 of the Roseville Zoning Ordinance; and*
  - 2. Measures have been incorporated in the project or permit to mitigate impacts to remaining trees and to provide replacement for trees removed.*
- D. Approve the Tree Permit subject to twenty-one (21) conditions of approval;
- E. Adopt the three findings of fact as stated below for the Administrative Permit for parking reduction – NERSP Parcel 5B, North Sunrise Professional Center – File# AP 04-83;
- 1. The proposed use or development is consistent with the City of Roseville General Plan and the Northeast Roseville Specific Plan.*
  - 2. The proposed use or development conforms with all applicable standards and requirements of the Zoning Ordinance.*
  - 3. The location, size, design and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health*

*safety, or welfare of persons residing or working in the area, or be detrimental or injurious to the public or private property or improvements.*

- F. Approve the Administrative Permit for parking reduction subject to two (2) conditions of approval;
- G. Adopt the three findings of fact as stated in the staff report for the Tentative Parcel Map – NERSP Parcel 5B, North Sunrise Professional Center – File# PM 04-21; and
- H. Approve the Tentative Parcel Map subject to fifty-two (52) conditions of approval.

**CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT #DRP 04-46**

- 1. This design review permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **February 10, 2007**. 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 10, 2007**.
- 2. The project is approved as shown in Exhibits A - Q 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. A deposit in the amount of two and one half percent (2-1/2%) of the value of the public improvements shall be provided at the time plans are submitted to the City for review and an additional deposit in the amount of two and one half percent (2-1/2%) of the value of the public improvements shall be provided at the time that the plans are approved and an encroachment permit is issued. (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 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 routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signages, 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 Commission including all conditions of approval.
  - a. The Design Review Permit approval for Building B includes the installation of security gates at the garage openings in substantial conformance with the approved elevations. The gates may be installed as part of the initial building construction or at a future time. The gate plans shall be reviewed and approved by Building, Fire and Planning. (Planning)
10. The Landscape plan shall comply with the Northeast 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. Multiple Building Complexes. As part of the required Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)

17. 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)
18. Restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
19. Maintenance of copy of building plans. Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address.
20. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
21. 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)
22. 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)
23. Prior to the approval of the improvement plans, it will be the project proponents responsible to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
24. The applicant shall dedicate all necessary rights-of-way for the placement of a standard bus turn out. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Records Office. The bus turn out shall be located on the frontage of North Sunrise Ave. south of the intersection of N. Sunrise and Stone Point Drive. (Engineering)
25. The Developer shall be responsible for the installation of a bus shelter pad and a bus shelter with related improvements, conforming to the city's current standards. The shelter shall be located

behind the existing curb face on the frontage of N. Sunrise Ave. south of the intersection of N. Sunrise and Stone Point Drive. There is no obligation at this time for the installation of the bus turn out. (shelter number 04-191) (Engineering, Transit)

26. 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. Prior to discharge from the site, the storm water shall be treated with a sand/oil separator. The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)
27. The developer shall be responsible for the placement of rock check dams along the existing channel. The dams shall be constructed from hand placed angular rock. (Engineering)
28. 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)
29. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either masonry or keystone type construction. (Engineering)
30. 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)
31. The applicant shall pay for all applicable water, and sewer fees. (Environmental Utilities)
32. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
  - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
  - b. Water, sewer and reclaimed mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
  - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
33. All water services for Buildings B, C, D, and E shall be installed on existing manifold on Stone Point Rd. (Environmental Utilities)
34. Developer shall pay pressure zone 2 fees. (Environmental Utilities)

35. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for North Sunrise Professional Center 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. Fire apparatus access roads shall be provided to within 150 feet of all structures and combustible storage piles. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (Fire)
40. Vertical clearances or widths shall be increased when, in the opinion of the Fire Chief, vertical clearances or widths are not adequate to provide fire apparatus access. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (32 tons) and shall be provided with a surface so as to provide all-weather driving capabilities. Said access shall be provided prior to any construction or storage of combustible materials on site. (Fire)
41. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved provision for the turning around of fire apparatus. A minimum back of curb radii of not less than 48 feet shall be provided. (Fire)
42. The required fire flow for the protection of the proposed project is 3,000 gallons per minute with 20 pounds residual water pressure. This flow is based on the premise that the structure will be of Type NV rated construction with the installation of a full coverage automatic fire sprinkler system, and is reflective of the proposed square footage amounts. A change in any of the conditions may increase the required fire flow. (Fire)
43. The applicant shall provide the Fire Department with a hydraulic analysis (prepared by a State licensed fire protection, civil, or mechanical engineer) that evaluates the private fire service water main serving the complex. The analysis shall demonstrate that an approved water supply is available and that it is capable of supporting the combined demands for the required fire flow 2,250 gpm and the fire sprinkler system 750 gpm. (Fire)
44. Applicant shall provide a minimum of five (5) fire hydrants within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall not exceed 300 feet-on-center along proposed roadways. A fire hydrant shall be located within 40-feet of all fire department connections to fire sprinkler systems. The location, number and type of fire hydrants connected to the water supply shall be provided as required and approved by the Fire Department. (Fire)

45. Fire hydrants shall be operable and accessible to Fire Department apparatus by roads meeting the requirements of the Roseville Fire Code prior to bringing combustible materials onto the project site. (Fire)
46. A minimum clearance of 3-feet shall be provided between trees, shrubs and other landscape materials and all fire protection equipment (hydrants, fire sprinkler system connections, valves). Fire protection equipment shall not be located behind parking stalls or other obstructions to access. (Fire)
47. When the proposed project is to be provided with perimeter security fencing, fire apparatus access and occupant exiting shall be considered. All vehicular access gates shall comply with the Uniform Fire Code requirements and shall be equipped with approved Knox and Opticom emergency vehicle access devices. If pedestrian gates are designed as part of the overall exiting system, they shall comply with the exiting provisions of the Uniform Building Code. Plans shall be submitted to the Fire Department for review and approval prior to installation. (Fire)
48. An approved access walkway shall be provided to all exterior doors and openings required by either the Uniform Fire Code or the Uniform Building Code. A concrete sidewalk or other approved hard surface will meet the intent of the access walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations, to allow for equipment maneuverability, and to safely raise ground ladders. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity. (Fire)
49. 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
50. All existing electrical facilities located on the project site will need to be shown on the civil, landscape and building plans with all required clear areas designated. (Electric)
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 12.5 foot wide public utilities easement along all road frontages.
  - b. Water and sewer easements. (Electric, Engineering, Environmental Utilities)
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. The following note shall be added to the improvement plans:
- To minimize dust/ grading impacts during construction the applicant shall:
- a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.
  - b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.

- c. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
  - d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
  - e. The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
60. The project shall be addressed as follows, contingent upon final layout of the buildings and/or final map . All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Engineering Division for building/suite addressing. (Engineering)
- Building A: 564 N. Sunrise Ave
  - Building B: 568 N. Sunrise Ave
  - Building C: 588 N. Sunrise Ave
  - Building D: 584 N. Sunrise Ave
  - Building E: 576 N. Sunrise Ave
61. This project falls within the North East land use category of the Dry Creek 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)
62. 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)
63. 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)
64. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
65. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
66. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for North Sunrise Professional Center to be reviewed and approved by the City Manager. (Transportation)
67. 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)
68. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
69. Restaurants or other food services. The developer shall install exterior grease interceptor if the proposed business could potentially discharge any grease type product. (Environmental Utilities)
70. An approved automatic fire extinguishing system shall be provided for all buildings where the total fire area is 3,600 square feet or greater, as required by Roseville Fire Code Section 1003.2.2. Fire extinguishing systems installed shall conform to the minimum design standards of the Roseville Fire Code Standard 10-3. Plans and specifications shall be submitted to the Fire Department prior

to system installation. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)

71. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall have control valves and activation switches electrically supervised and monitored by an approved central alarm monitoring company. Digital alarm communicator system panels shall be installed and maintained in accordance with National Fire Protection Association Standard # 72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
72. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall be provided with an approved audible and visual alarm notification signal within the interior of the building to alert building occupants. Said alarm notification signal shall be provided throughout the building and shall be installed and maintained in accordance with National Fire Protection Association Standard #72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
73. Every building three stories or more in height shall be provided with a Class 1 standpipe system in accordance with Roseville Fire Code Section 1004. Said system installation shall conform to the minimum standards of UBC Standard 9-2 and Roseville Fire Code Standard 10-3. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
74. Every building three stories or more in height shall be provided with not less than one standpipe for use during construction as required by Roseville Fire Code Section 8704.4.3.1. Such standpipes shall be installed when the progress of construction is not more than 25-feet in height above the lowest level of fire department access. Such standpipes shall be provided with fire department hose connections at accessible locations adjacent to usable stairs, and the standpipe outlets shall be located adjacent to such usable stairs. Such standpipe systems shall be extended as construction progresses to within one floor of the highest point of construction having secure decking or flooring. On each floor there shall be provided a 2 1/2-inch valve outlet for fire department use. (Fire)
75. All buildings and structures with one or more passenger service elevators shall be provided with not less than one elevator meeting the requirements of California Building Code Section 3003.5a for emergency medical service. (Fire)
76. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address, as approved by the City of Roseville. Such signs shall be clearly visible and legible from the street fronting the project. (Fire)
77. Dumpsters and trash containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet] or more shall not be stored in buildings or placed within 5-feet of combustible walls, openings or combustible roof eave lines unless said areas are protected by an approved automatic fire sprinkler system in accordance with the Roseville Fire Code. (Fire)
78. All shrubbery, trees and signs located within center medians adjacent to site access points shall be seven feet (7') in height or lower to allow access to the site by fire apparatus. (Fire)
79. The approved address numbers shall be placed on each building by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address numbers shall be indicated on the elevation

drawings contained within the building plan submittal. The address numbers shall be contrasting in color with their background and shall be illuminated. (Fire)

80. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
81. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices. (Fire)
82. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
83. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall be provided with an approved audible and visual alarm notification signal within the interior of the building to alert building occupants. Said alarm notification signal shall be provided throughout the building and shall be installed and maintained in accordance with National Fire Protection Association Standard #72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
84. A Knox Company Model # 4400 key box shall be located adjacent to the door opening into the fire control room for each structure to provide access to fire protection system equipment. Said box shall be mounted at 6-feet above finished grade adjacent to the door opening. Contact the Fire Prevention Division for an approved Knox Company order form. The applicant shall pay a \$25 fee associated with the inspection of the key box prior to acceptance by the Fire Department at the time of receiving the Knox Company Order Form. (Fire)
85. A digitized copy of the approved of the approved drawings for the project shall be submitted to the Fire Department for pre-fire purposes. Said copy shall be submitted in an approved format. (Fire)
86. 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)
87. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

88. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
89. 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)
90. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
91. 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)
92. 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)
93. 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.
94. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
95. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

**OTHER CONDITIONS OF APPROVAL:**

96. The applicant shall pay City's actual cost for providing plan check, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities)
97. 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)
98. The project shall comply with all required environmental mitigation identified in the Northeast Roseville Specific Plan EIR. (Planning)
99. 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)
100. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)

101. 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)
102. 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)
103. 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)
104. 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)
105. 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)
106. 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)
107. 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)
108. 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)
109. 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)
110. 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)
111. 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 TREE PERMIT #TP 04-48**

CONDITION	COMPLIANCE VERIFIED/ INSPECTED	COMMENTS
<b>PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE</b>		
1. All recommendations contained in the Arborist letter (Attachment 4) shall be incorporated as part of these conditions except as modified herein. (Planning)		
2. Tree(s) #74, 77, 78, 79, 80, 81, 82, 104, 114, & 138 are approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)		
3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 161. Mitigation must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. (Planning)		
4. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. Encroachment into the protected zone of trees shall be only as described in the arborist letter (Attachment 4). (Planning)		
5. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Department) shall be posted to insure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)		
6. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)		

<p>7. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveway, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Department prior to the placement of the protective fencing. (Planning)</p>		
<p>8. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. The fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DEPARTMENT". (Planning)</p>		
<p>9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Department to inspect and approve the temporary fencing before beginning any construction. (Planning)</p>		
<p>10. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculturalists (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)</p>		
<p>11. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)</p>		
<p>12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Department and the Engineering Department to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Department and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)</p>		
<p><b>DURING CONSTRUCTION</b></p>		
<p>13. The following information must be located on-site during construction activities: Arborist Report; Approved site plan/improvement plans including fencing plan; and, Conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)</p>		

14. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)		
15. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)		
16. Storage or parking of materials, equipment and vehicles is not permitted within the protected zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)		
17. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)		
18. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Department. In no event shall the fencing be removed before the written authorization is received from the Planning Department. (Planning)		
<b>PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT</b>		
19. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Department. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)		
20. A copy of this completed Tree Permit Compliance Verification/Inspection form shall be submitted to the Planning Department. (Planning)		
21. The approval of this Tree Permit shall expire on the same date as the Design Review Permit, DRP 04-46.		

**CONDITIONS OF APPROVAL FOR ADMINISTRATIVE PERMIT #AP 04-83**

1. The reduced number of parking spaces authorized by this permit is based on a maximum 67,632 square feet of medical office use and 5,475 square feet of retail/service use in the North Sunrise Professional Center. (Planning)
2. The number of parking spaces provided to satisfy the terms for the parking reduction for shared parking shall not include the Building B garage. (Planning)

**CONDITIONS OF APPROVAL FOR TENTATIVE PARCEL MAP #PM 04-21**

1. This Parcel Map application is for the merger and re-subdivision of Parcels 4, 5, and 6 of that Parcel Map filed in Book 28 PM 89 to create 5 new parcels. (Engineering)
2. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
3. 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)
4. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
5. 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. A deposit in the amount of two and one half percent (2-1/2%) of the value of the public improvements shall be provided at the time plans are submitted to the City for review and an additional deposit in the amount of two and one half percent (2-1/2%) of the value of the public improvements shall be provided at the time that the plans are approved and an encroachment permit is issued. (Engineering, Environmental Utilities, Finance)

**PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS**

6. Grading around the native oak trees or other natural features shall be as shown on the tentative map or as approved in the conditions of Tree Permit TP 04-48. (Planning)
7. 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) 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.
  - b) A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
  - c) Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
8. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
9. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way and/or City easements. (Engineering)

10. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
11. All drainage facilities shall conform with natural drainage sheds. (Engineering)
12. The following note shall be added to the Grading and/or Improvement Plans:  
  
To minimize dust/grading impacts during construction the applicant shall:
  - a) Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.
  - b) Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.
  - c) Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
  - d) Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.
  - e) The City shall have the authority to stop all grading operations if, in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
13. Prior to the approval of the improvement plans, it will be the project proponents responsible to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
14. 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)
15. The applicant shall dedicate all necessary rights-of-way for the placement of a standard bus turn out. The dedication shall be made on the face of the map. The bus turn out shall be located on the frontage of North Sunrise Ave. south of the intersection of N. Sunrise and Stone Point Drive. (Engineering)
16. The Developer shall be responsible for the installation of a bus shelter pad and a bus shelter with related improvements, conforming to the city's current standards. The shelter shall be located behind the existing curb face on the frontage of N. Sunrise Ave., south of the intersection of N. Sunrise and Stone Point Drive. There is no obligation at this time for the installation of the bus turn out. (Shelter number 04-191 ) (Engineering, Transit)
17. 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. Prior to discharge from the site, the storm water shall be treated with a sand/oil separator. The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)
18. The developer shall be responsible for the placement of rock check dams along the existing channel. The dams shall be constructed from hand placed angular rock. (Engineering)

19. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either masonry or keystone type construction. (Engineering)
20. Prior to the approval of Improvement Plans, the applicant shall submit to the Engineering Division of Public Works, a paper copy and an electronic copy of the final set of Improvement Plans per the Division's "Digital Submission of Utility Composites" standards. (Engineering)
21. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
  - a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
  - b) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.)
  - c) Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions
  - d) All sewer manholes shall have all weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
22. 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)
23. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1000 feet on center. (Fire)
24. Minimum fire flow is 3,000 gallons per minute with 20 lbs. psi residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
25. 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)
26. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
27. All landscaping in areas containing electrical service equipment shall conform with the "Electric Department Landscape Design Requirements" as outlined in Section 10.00 of the Electric Department's "Specifications for Commercial Construction." (Electric)
28. 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

29. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
30. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

31. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
  - a) A 12.5 foot wide public utilities easement along all road frontages;
  - b) Water, sewer, and reclaimed water easements; and,
  - c) A 10' wide PUE centered on the existing electric infrastructure. (Electric)

Easement widths shall comply with the City's Improvement Standards and Construction Standards.  
(Environmental Utilities, Electric, Engineering)

32. All existing easements shall be maintained, unless otherwise provided for in these conditions.  
(Environmental Utilities, Electric, Engineering)
33. 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)
34. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following item(s):
  - a) A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville.
  - b) These parcels are accessed through a common parcel, Parcel 2 of Parcel Map 28 PM 89. A clause and declaration shall be added or otherwise modified with in the CC&R's that transfers the maintenance obligations of the existing three parcels (Parcel 4, 5, and 6 of Parcel Map 28 PM 89) to maintain the shared parking and access driveways are transferred to the five new parcels being created with this map.
  - c) A reciprocal access agreement shall be executed for the Parcel B garage. (Attorney)

35. The City shall not approve the Final Map for recordation until either:
  - a) A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

OR

- b) The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)

36. The Final/Parcel Map shall include an offer to dedicate public rights-of-way and public and/or private easements as required by the City. (Engineering)
37. 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)
38. The Final/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)
39. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
40. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
41. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
42. 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)
43. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
44. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

**OTHER CONDITIONS OF APPROVAL**

45. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)
46. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
47. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
48. 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)
49. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)

50. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)
51. All underground fire service lines shall not extend through another parcel number unless a reciprocal easement is provided subject to the Roseville Fire Department's approval (Fire).
52. The project shall comply with all applicable environmental mitigation measures identified in the Northeast Roseville Specific Plan EIR. (Planning)

### **ATTACHMENTS**

1. Vicinity Map
2. Aerial Photograph
3. Colored Elevations
4. Arborist's Letter
5. Parking Study

### **EXHIBITS**

- |  |                               |
|--|-------------------------------|
| A. Preliminary Site Plan                 | J. Building E Elevations      |
| B. Building A Roof & Floor Plans         | K. Building Sections          |
| C. Building B Garage & First Floor Plans | L. Building Sections          |
| D. Building B Second Floor & Roof Plans  | M. Utility Plan               |
| E. Building A Elevations                 | N. Grading Plan               |
| F. Building B Elevations                 | O. Preliminary Landscape Plan |
| G. Building B Elevations                 | P. Tree Exhibit               |
| H. Building C Elevations                 | Q. Tentative Parcel Map       |
| I. Building D Elevations                 |                               |

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