



*CITY OF ROSEVILLE
PLANNING & REDEVELOPMENT STAFF REPORT
DESIGN REVIEW COMMITTEE SEPTEMBER 21, 2006*

Wayne Wiley, Assistant Planner

**ITEM II-B: DESIGN REVIEW PERMIT – 1590 VINEYARD ROAD – VINEYARD POINT GARDEN
OFFICES – PROJECT # 2006PL-102 (FILE # DRP-000148)**

REQUEST

The applicant requests approval of a Design Review Permit to allow construction of two office buildings totaling 42,650 square feet with associated parking, lighting, and landscaping.

Project Applicant: Brian English, Century Management Company
Project Owner: Robert Marshall, Albert T. & Patrick Shaw 1989 Revocable Trust

SUMMARY RECOMMENDATION

The Planning & Redevelopment Department recommends that the Design Committee:

- A. Adopt the four (4) findings of fact for the Design Review Permit; and
- B. Approve the Design Review Permit with one hundred and four (104) conditions of approval.

OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The subject site is located at 1590 Vineyard Road on the northwest corner of Vineyard Road and Opportunity Drive within the Infill area of the City of Roseville (see Attachment 1). The 2.58-acre site is currently vacant and is surrounded by residential development to the north, a retail building and service station to the west, industrial property to the south, and a combination of residential and offices to the east. The land use designation for the site is Community Commercial (CC), and is zoned Planned Development 408B (Commercial).

On February 19, 2004, the Design Committee approved a Lot Line Adjustment (LLA 03-14) to realign the internal lot lines between three parcels (including the subject site) and a Design Review Permit (DRP 03-62) to construct a 22,600 square foot building with associated parking, lighting and landscaping on one of the three parcels (Parcel 1). The above-mentioned entitlements took into consideration the development of the subject parcels, but did not incorporate them into the analysis.

The current request is to construct a one-story building (Building A) totaling 19,150 square feet and a two-story building (Building B) totaling 23,500 square feet on Parcels 2 and 3 (see Exhibit A). The anticipated uses will include 32,650 square feet of office use and 10,000 square feet of medical office use. Additional site improvements will include landscaping, parking, site lighting, walkways, and utilities.

SITE INFORMATION

Location: 1590 Vineyard Road, Infill Area, APN 012-260-069

Roseville Coalition Of Neighborhood Associations (RCONA): This parcel is located within the Vineyard Neighborhood Association (ROCNA #21), which is currently inactive.

A. Total Acreage: Approximately 2.58 acres

B. Site Access: Access to the Vineyard Point Garden Offices is provided at three points. A driveway from Foothills Boulevard and Opportunity Drive will allow full turning movements and a driveway from Vineyard Road is restricted to right turns in and out by the street median. Primary access to the project site is provided from the driveway off of Opportunity Drive.

C. Grading: The site was previously rough graded and only minimal grading will be required to balance the site and accommodate parking spaces, pedestrian walkways, and landscaping.

ADJACENT ZONING AND LAND USE

Location	Zoning	General Plan Land Use	Current Use
Site	Planned Development for Commercial (PD 408B)	Community Commercial (CC)	Vacant
North	Planned Development for Single Family Residential (PD 408A)	Low Density Residential (LDR-6.8)	Single Family Residences
South	Light Industrial (M1)	Light Industrial (LI)	Vineyard Pointe Business Park
East	PD 408A / Planned Development for Business Professional (PD 408C)	LDR-6.8 / Business Professional (BP)	Single Family Residences / Offices
West	PD 408B	CC	Vineyard Point Retail Center/ Service Station

The proposed project is consistent with the land uses contemplated by the City’s General Plan and the Zoning Ordinance.

ZONING/SPECIFIC PLAN REGULATIONS

Development Standard	Required	Proposed
Building Setbacks	20' (from adjacent roads)	Building A: 97' Building B: 66'
Landscape Setbacks	20' (from adjacent roads)	Vineyard Rd: 40' Opportunity Dr: 30'
Building Height Limit	50' maximum	Building A: 22' Building B: 38'
Parking Spaces	1:250 Professional Office (32,650 sq. ft.) = 131 1:150 Medical Office (10,150 sq. ft.) = 68 199	166*
Compact Stalls (30% max.)	Up to 93	10
Accessible Stalls (ADA)	8	10
Bicycle Racks	5	15

* 166 spaces are proposed for the subject site, with the additional required parking provided on a common parcel within the remainder of the center (this parking has already been constructed). DRP 03-62 anticipated development of the subject property and associated parking demands and provided additional parking accordingly. In addition, a reciprocal parking agreement exists for the center.

PROJECT DESIGN FEATURES

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

DESIGN REVIEW PERMIT EVALUATION

The evaluation of the Design Review Permit to construct two office buildings at 1590 Vineyard Road has been based on the applicable development standards within the City's Zoning Ordinance and the design standards of the City's Community Design Guidelines. Section 19.78.060(J) of the Zoning Ordinance requires that four findings be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in the recommendation section of this report.

As proposed and conditioned, the project complies with the applicable guidelines identified in the Community Design Guidelines (CDG). The following sections of evaluation focus on pertinent design issues.

Site Design: The CDG encourages project designs that add to the character of the community by providing opportunities for integration of the project with adjacent properties. This project meets the intent of the applicable guidelines and minimizes impacts to adjacent residences as follows:

- Due to the proximity of the residential neighborhood located to the north, the applicant has designed the site to limit the impact of the proposed office buildings on the adjacent residential homes. The narrowest portion of Building A (the one-story office building) will be located parallel to the backyards of the residential homes, in order to limit the visual impact to the residential neighborhood.
- With development of the Vineyard Point Retail Center, a seven-foot tall sound wall was constructed along the north property line of the subject site adjacent to the residential neighborhood. Evergreen screen trees (capable of reaching a height of 30 feet at maturity) were planted within the 13-foot wide landscape planter along the wall (see Attachment 3).
- As noted above, the development of the subject parcels were anticipated with the previous Design Review Permit (DRP 03-62) for the Vineyard Point Retail Center. The proposed plan is consistent with the expected development plan and relates well to the adjacent developed parcels.
- The proposed site design, circulation, and parking design are consistent with the CDG and staff supports the design as proposed.

Streetscape Design and Landscaping Guidelines: The CDG encourages office projects that present appealing site designs through setbacks, landscaping, building placement and architecture.

- The CDG requires a minimum landscape setback of 20 feet, measured from the back of curb. The proposed building's setbacks are 30 to 40 feet from the street and will include a 20' landscape planter along the street frontage.

- As proposed, the landscape planter would include Chinese Hackberry, Crape Myrtles, Chinese Pistache, Bradford Pear, and a variety of shrubs and ground cover. However, in order to provide continuity and consistency between the three parcels (Parcels 1-3), staff has encouraged the applicant to replace 25 Chinese hackberry trees with London Plan trees. In addition, staff has encouraged the applicant to include additional crape myrtle trees around the north and west portion of Building A to further enhance the site by providing additional shade, texture, and seasonal color.
- Conditions #3 and #4 have been included to ensure the implementation of the above-mentioned items. The applicant is in agreement with these conditions.
- The proposed landscaping plan, with Conditions #3 and #4, are consistent with the Community Design Guidelines and staff supports the landscaping plan as shown in Exhibit B.

Architecture: The intent of the CDG is to promote high quality building designs that consist of durable and maintainable materials, which provide an aesthetically pleasing appearance to the public.

- The building design incorporates beige cement plaster siding, “old town red” brick veneer, exterior glazed dual-pane glass panels, and concrete tile roofing (see Exhibit C). The colors, materials, and design of the proposed buildings match the adjacent retail building and are consistent with the architecture of the nearby office buildings. No changes to the building design, colors or materials are recommended.
- The colors, materials and design of the proposed project are consistent with the intent of the CDG and are compatible with the surrounding neighborhood. Staff supports the architectural design as proposed and conditioned below.

Lighting:

- Due to the proximity to residential homes and sensitivity to light, staff recommends that the maximum height of exterior wall-mounted light fixtures be restricted to 10 feet on elevations facing residential properties. Condition #5 reflects this requirement. Additionally, staff has included Condition #6, which requires the shoebox parking lot light fixtures (adjacent to the residential homes) to incorporate flat lenses and to limit the maximum height to 10’. The applicant is in agreement with both of these conditions.

Design Review Permit Conclusion

Based on the analysis contained in this staff report and with the project conditions, the required findings can be made for the proposed Design Review Permit.

ENVIRONMENTAL DETERMINATION

The Planning & Redevelopment Director has determined that the above project will not have a significant effect on the environment and proposes that a Negative Declaration be adopted. This determination is based on an Initial Study, which has concluded that the project will avoid potentially significant environmental impacts. The Initial Study and Negative Declaration were posted for a 20-day review, which began September 1, 2006 and ends on September 21, 2006. To date, no comments have been received.

RECOMMENDATION

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

- A. Adopt the four (4) findings of fact as listed below for the Design Review Permit – 1590 Vineyard Road – Vineyard Point Garden Offices – Project # 2006PL-102 (File # DRP-000148);
1. *The project does preserve and accentuate the natural features of the property, such as open space, topography, trees, wetlands and watercourses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.*
 2. *The project site design does provide open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the Community Design Guidelines.*
 3. *The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the Community Design Guidelines.*
 4. *The design of the public services, as approved, including, but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.*
- B. Approve the Design Review Permit for 1590 Vineyard Road – Vineyard Point Garden Offices – Project # 2006PL-102 (File # DRP-000148) with one hundred and four (104) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT 2006PL-102:

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 **September 21, 2008**. 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 **September 21, 2008**. (Planning & Redevelopment)
2. The project is approved as shown in Exhibits A - D and as conditioned or modified below. (Planning & Redevelopment)
3. The proposed twenty-five (25) Chinese Hackberry trees shall be replaced with twenty-five (25) London Plan trees; the proposed location for the trees shall remain the same. (Planning & Redevelopment)
4. Additional Crape Myrtle trees shall be planted within the landscape planter to the North and West of Building A to the satisfaction of the Planning and Redevelopment Department. (Planning & Redevelopment)
5. All exterior wall-mounted light fixtures located on the north elevation of Building A shall be restricted to a maximum height of 10 feet and shall be shielded to the satisfaction of the Planning and Redevelopment Department. (Planning & Redevelopment)
6. The north facing parking lot light fixtures (adjacent to the residential neighborhood) shall have a “shoebox” design with flat lenses and shall be mounted at a maximum height of 10’. (Planning & Redevelopment)

7. A pad-mounted transformer will be required to feed the building and shall be placed on this parcel. (Electric)
8. The proposed fire hydrant for Building B shall be located on the same curb as the proposed fire department connection. (Fire)
9. Landscape clearance requirements will follow section 10.0 of Roseville Electric Specifications for Commercial Construction. There is no equipment currently on site. The developer shall place transformers and connect to conduit stubs that are currently on the project site. Developer is responsible for all costs to bring service to their project. If total service of project exceeds 500KVA then the project will be required to be loop fed with a backup route per Roseville Electric policy. (Electric)
10. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
11. 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)
12. 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)
13. 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)
14. 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 & Redevelopment)
 - 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 & Redevelopment)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signs, 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)

15. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning & Redevelopment)
16. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning & Redevelopment)
17. The Landscape plan shall comply with the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning & Redevelopment)
18. At a minimum, landscaped areas not covered with live material shall be covered with rock, (2") bark (no shredded bark), or (2") mulch covering. (Planning & Redevelopment)
19. 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 & Redevelopment)
20. 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)
21. 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)
22. 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)
23. 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)
24. Maintenance of copy of building plans. Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
25. 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)
26. 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)
27. 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)
28. A note shall be added to the grading plans that states:
- “Prior to the commencement of grading operations, the contractor shall identify the site where the excess/borrow earthen material shall be imported/deposited. If the borrow/deposit site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.” (Engineering)
29. 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 appropriate storm water pollution treatment device(s). The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)
30. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
31. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
32. 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)
33. A 30 ft. wide type A-7 driveway shall be constructed on Opportunity Drive. The driveway centerline shall align with the centerline of the drive aisle between buildings A & B. (Engineering)
34. A left turn pocket shall be striped on Foothills Blvd. to accommodate left turn movements on to Opportunity Drive. (Engineering)
35. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water and sewer 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 and sewer utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)

36. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
37. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and reclaimed mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
38. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Vineyard Pointe Garden Offices to be reviewed and approved by the Transportation Commission. (Transportation)
39. Bike parking shall be provided per the Zoning Ordinance. The project shall include a minimum of two (2) bike lockers to be shared by the two buildings or another acceptable form of long term bicycle parking as determined by the Transportation Division and Planning Department. (Planning, Transportation)
40. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
41. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
42. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
43. 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)
44. 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)
45. 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)

46. The required fire flow for the protection of the proposed project is 2,000 gallons per minute with 20 pounds residual water pressure. This flow is based on the premise that the structure will be of Type VN-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)
47. 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 (2,000 GPM). (Fire)
48. Applicant shall provide a minimum of four (4) fire hydrants within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall not exceed 350 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)
49. 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)
50. 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)
51. 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)
52. 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
53. 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)
54. 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)
55. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

56. 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)

57. 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.

58. 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)

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

60. 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)

61. 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)
62. The project shall be addressed as 1050 Opportunity Drive (Building A) and 1590 Vineyard Road (Building B). 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)
63. This project falls within the commercial 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)
64. 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)
65. 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)
66. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
67. 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)
68. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Vineyard Pointe Garden Offices to be reviewed and approved by the City Manager. (Transportation)
69. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
70. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
71. An approved automatic fire extinguishing system shall be provided for all buildings where the total fire area is 3,500 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)
72. 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)

73. 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)
74. 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)
75. 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)
76. 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)
77. 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)
78. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
79. 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)
80. 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)
81. 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)
82. 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)
83. 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)
84. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
85. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
86. 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)
87. 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)
88. 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)
89. 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.
90. One ¾" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
91. 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)

92. 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)
93. 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)
94. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning & Redevelopment)
95. 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 & Redevelopment)
96. 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)
97. 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)
98. 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)
99. 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)
100. 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)
101. 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)
102. 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)
103. 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)

104. 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 & Redevelopment, Building)

ATTACHMENT:

- 1. Vicinity Map
- 2. Color Elevations
- 3. Photo of Landscape setback adjacent to residential properties

EXHIBITS:

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

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