

ITEM V-B: DESIGN REVIEW PERMIT – 1351 SECRET RAVINE PW. – SUTTER ROSEVILLE MEDICAL OFFICE BUILDING (MOB) 6 AND PARKING GARAGE – FILE #PL13-0284

REQUEST

The applicant requests approval of a Design Review Permit to allow the construction of a 60,000 square foot medical office building and a five-story 475 space parking garage. Both building sites include frontage improvements, lighting and landscaping.

Applicant – Don Myers, Boulder Associates
Property Owner – Joan Touloukian, Sutter Roseville Medical Center

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission:

- A. Adopt the Mitigated Negative Declaration;
- B. Adopt the four (4) findings of fact for the Design Review Permit;
- C. Approve the Design Review Permit subject to the eighty-eight (88) conditions of approval;

SUMMARY OF OUTSTANDING ISSUES

The applicant held a neighborhood meeting on May 21, 2014 at the Sutter Medical campus. The meeting was attended by several residents of neighboring subdivisions and adjacent commercial property owners. The applicant answered questions from the audience regarding traffic, parking and the aesthetic qualities of the project. To date, Staff has spoken to one additional resident who had concerns regarding the building setbacks and visibility of the project from his property.

The applicant has requested to withdraw their application for an Administrative Permit for a parking reduction given the fact that the proposed parking garage is expected to be completed at the same time or before the Medical Office Building.

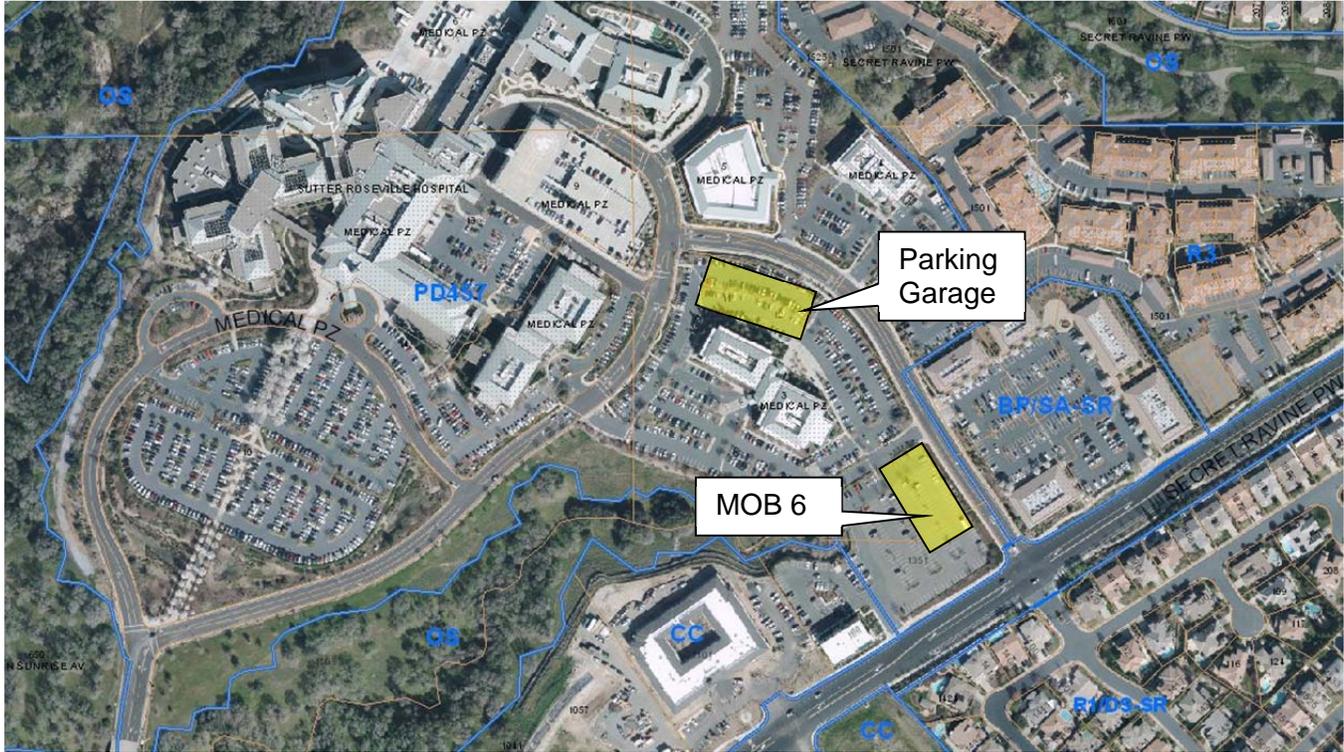
BACKGROUND

The ±49-acre campus is located in the Northeast Roseville Specific Plan area (NERSP), at One Medical Plaza (see Figure 1). The General Plan designation is Business Professional. The NERSP land use designation for the site is Medical Campus, and the zoning designation is Planned Development for Medical Campus (PD 457).

On October 26, 2006 the Planning Commission approved a Conditional Use Permit (CUP) which authorized expansion of the campus from the originally approved 804,000 square feet to 1,100,000 square feet. The CUP included an overall campus plan that included additional acute care facilities and medical office buildings, with associated parking (see Attachment 1). At full buildout, which was anticipated to occur by 2021, the Sutter Roseville Medical Center would contain a total of 738,500 square feet of licensed acute care space, 361,500 square feet of medical office building space for non-acute care and physician's offices (1,100,000 sq. ft., total), and a total of 3,864 surface and parking structure spaces (parking space square footage is not included in the 1,100,000 square feet).

Given the fact that the Planning Commission has been the approving authority for the Sutter Campus Master Plan and subsequent update in 2006, Staff is forwarding the request for the Design Review Permit to the Planning Commission for action. The proposed project seeks to slightly alter the location and size of Medical Office Building (MOB) 6 and a parking garage on the campus.

Figure 1: Surrounding Uses & Zoning



EVALUATION

The Northeast Roseville Specific Plan (NERSP) and subsequent Use Permit approved in 1994 established development standards for the medical campus. The architectural style, colors and materials were established through the initial buildings constructed on the site. The Hospital buildings are under the jurisdiction of the state of California Office of Statewide Health Planning and Development (OSHPD). Other medical office buildings are not under the jurisdiction of OSHPD. However, through the Design Review Permit process the City reviews proposed projects on the medical campus for consistency with applicable development standards, architectural design, and consistency with the NERSP standards and Zoning Ordinance requirements.

The evaluation of the Design Review Permit for the proposed project is based on the applicable development standards within the City's Zoning Ordinance, design guidelines for the Sutter Medical Center, the design standards of the Community Design Guidelines, and the requirements of the NERSP. Staff has found that the project generally meets the intent of the guidelines. The discussion below highlights items that demonstrate consistency with the applicable guidelines and warrant further consideration by the Planning Commission.

Site Design

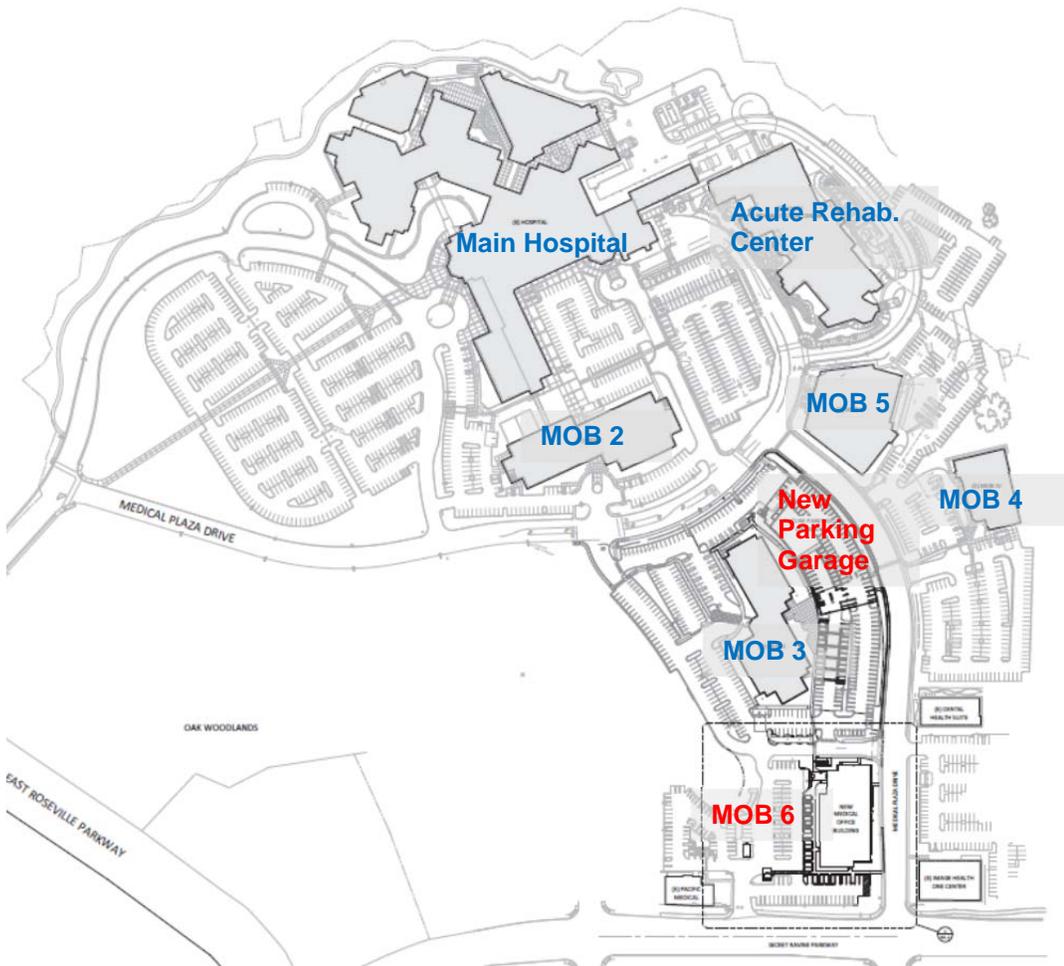
Sutter Roseville Medical Office Building 6 was designed to allow for a large floor plate medical user on each floor. The applicant has stated that an outpatient surgery center will likely utilize the first floor of the

building. The building has been setback 100 feet from Secret Ravine Pw. based on the Design Guidelines for the medical campus in the NERSP. This setback provides visual relief for the residences across Secret Ravine PW. and allows landscaping treatments to create a cohesive streetscape appearance along the Parkway. This setback will also help soften the appearance of the building.

Campus Master Plan

The most recent campus master plan was approved with a Conditional Use Permit (CUP) by the Planning Commission in 2006. This CUP identified future building locations, parking areas and circulation routes (Attachment 1). The campus plan identified a future Medical Office Building (MOB) in the location where MOB 6 is proposed. The plan originally identified a 2 story 30,000 s.f. MOB in this location with a five story parking garage immediately adjacent to the building. The current plan by Sutter slightly modifies this plan by placing a 60,000 square foot three-story MOB in this location. The project will also locate a parking garage more internal to the campus adjacent to the existing MOB 3 building. This central location will allow the garage to serve multiple demands for parking on the campus.

Figure 2: Campus Site Plan



Staff evaluated the project for consistency with the approved campus master plan (Attachment 1) and found that the proposed project is within the scope of the plan. The master plan anticipated 361,500 square feet of medical office buildings on the campus. After the MOB 6 project is constructed, an

estimated 76,943 square feet of medical office space would be left to be developed in the future. The proposed parking garage will replace parking garage 8 on the campus master plan in a slightly different location, where MOB 11 & 12 were anticipated to be constructed. Given the fact that the overall campus will still be within the approved building square footage for medical office, staff does not anticipate impacts to traffic, circulation, utilities or other project related impacts. Some of these issues are discussed in more detail below.

One area of note, is that the relocation of buildings will require the applicant to modify the project parcel boundaries through a lot line adjustment. This requirement has been added as Condition #4 of the Design Review Permit.

Traffic and Circulation

The City's Public Works Division requested that the project prepare a short term traffic study that would focus on access to the project site and traffic signal warrants and improvements at four major intersections in the vicinity of the project. Fehr and Peers prepared this study on May 2, 2014 (Attachment 2). The approved Lifetime Fitness and Agora commercial center project conditions of approval and project mitigation measures are included in the assumptions made by the traffic study.

The study determined that the proposed construction of the project compared to existing conditions would cause an unacceptable level of service at one intersection. The intersection of East Roseville Pw. and Secret Ravine Pw. would degrade from a Level of Service (LOS) C to LOS D. The Initial Study prepared for the project proposes Mitigation Measure 2 to mitigate the LOS D condition at the East Roseville Pw. and Secret Ravine Pw. intersection. This Mitigation measure requires the modification of the signal timings on East Roseville Pw. at Secret Ravine Pw., North Sunrise Av., and Taylor Rd. to provide additional green time to the westbound movements at each intersection. This mitigation measure is also included as Condition #23 of the project. With the proposed signal timing adjustments significant impacts to the City's roadway network are not expected with the MOB 6 project.

Access to the project site was also reviewed in detail in the traffic study. The study recommends driveway and deceleration lane improvements along Secret Ravine Pw., as well as the installation of a traffic signal at the intersection of Medical Plaza and Secret Ravine Pw. The applicant has agreed to these improvements which are found in Conditions #21 & #22.

Elevations and Visual Impact Analysis

The Northeast Roseville Specific Plan (NERSP) and EIR requires that a visual impact analysis be performed prior to approval of building heights for the Sutter Medical Campus. This visual analysis is required through the Design Review Permit process. The applicant has prepared the required visual analysis as shown in Attachment 3.

As shown below, the architectural design of the medical office building and parking garage are consistent with the existing buildings on the campus. The building will be constructed with a concrete exterior, green metal standing seam roof and earth tone paint colors (buff, khaki, green and taupe). The MOB 6 building will have a clearly defined entry with a covered canopy feature and will utilize the same cultured stone on the corner of the building facing Secret Ravine Pw. as used at the main hospital entrance and other buildings on the campus.

Figure 2: MOB6 Elevation



Figure 3: Parking Garage Elevation



The proposed three-story medical building is 52 feet, 3 inches at the top of the mechanical screen. The overall height of the parking garage is 68 feet, 3 inches at the top of the tower element on the south elevation. However, the parapet height on the top floor of the parking garage will be approximately 52 feet in height. Given the fact that the bottom floor of the parking garage is partially below grade, the parapet height of the garage will be approximately the same height of the adjacent MOB 3 building.

The floor height of the garage will be approximately 11 feet from finished floor to finished floor. The drive aisles within the parking garage will be 24 feet wide, and parking space dimensions will be 9 feet by 18 feet for regular spaces and 9 feet by 16 feet for compact spaces. All of the proposed dimensions will meet the City's Zoning Ordinance standards.

The visual analysis submitted by Sutter Roseville provides photo simulation of the proposed building from Secret Ravine Pw. and the Phoenician condominiums (Attachment 4). While the proposed building may be slightly visible, its visual impacts will be minor due to being partially below grade, being in proximity to significantly taller buildings, and being designed consistent with the other buildings. The height and scale of both buildings is also consistent with the other buildings on the campus. Staff supports the proposed building design and height.

Utilities and Infrastructure

The medical office building and parking garage were both identified as proposed uses in the 2006 Use Permit, and not all of the other buildings anticipated in the 2006 Master Plan have been constructed. The total amount of acute care and medical office/outpatient facilities will total approximately 831,156 square feet with approval of the proposed MOB 6 project. The final remaining component of the Master Plan is approved for future medical office buildings and acute care that would bring the total entitlements for the Sutter Roseville Medical Center to 1,100,100 square feet. Existing utilities on-site have been designed to serve the proposed medical office building and stubs for water, sewer and storm drains currently exist at the site. Because this project is consistent with the Master Plan, all utility services and infrastructure are available to serve the Medical Office Building 6 and Parking Garage.

Parking

The NERSP Guidelines for Medical Campuses allows for parking standards to be modified by the Planning Commission if justified through a parking study. The applicant has submitted a parking study that was completed by Fehr and Peers and dated November 13, 2013 (Attachment 3). The study identifies a medical office parking ratio of 3.23 spaces per 1,000 square feet of gross building area. This rate was derived by conducting parking surveys of the campus and utilizing the ITE Parking generation, 4th edition to separate the amount of parking required for medical office uses versus hospital and acute care uses. Based on the 3.23/1000 ratio, the parking required for MOB 6 would be 194 spaces. The City's current requirement for medical uses is 6.66 spaces per 1,000 square feet of building area. Therefore, the Zoning Ordinance parking requirement for a 60,000 square foot office building would be 400 spaces.

It should be noted that the Zoning Ordinance does not take into account the fact that the proposed medical use is located on a campus and not a standalone project. Inevitably physicians, nurses, and other staff of the campus will likely park once and walk between buildings during the course of work. For example, doctors will walk between the medical office building and the hospital to see patients. The new garage will provide a centralized parking area for patients and staff of the Sutter campus. People using the new garage will be able to easily walk to MOB 3, 4, 5, and 6, and the Main Hospital Building. Adequate pedestrian walkways have been incorporated into the project to allow guests and staff to easily walk to outlying buildings. Some staff and patients may utilize transit services to get to work and appointments at the campus. Staff believes the parking study, which was conducted utilizing actual parking numbers on the campus, provides a realistic view of the parking demand that will be generated by the medical office building.

The proposed parking garage will add approximately 366 net new spaces to the campus. To serve the project 91 spaces will be provided on the site of the medical office building, and 103 spaces will be provided in the new parking garage. With the spaces required by the MOB 6 project, 263 new spaces will be available for the existing medical office and acute care uses on the campus. Based on construction of the new garage adequate parking for the proposed medical office building will be provided.

Design Review Permit Conclusion

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

ENVIRONMENTAL DETERMINATION

As discussed in the report, an Initial Study was prepared for the project to evaluate the traffic and circulation impacts and the project's potential environmental effects per CEQA. The Planning Division recommends the Commission consider this Initial Study and adopt the proposed Mitigated Negative Declaration. **The public review period for the proposed Mitigated Negative Declaration will occur from June 6, 2014 to June 26, 2014.** To date, staff has not received any comments on the Initial Study and proposed Mitigated Negative Declaration.

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following action:

- A. Adopt the Mitigated Negative Declaration as shown in Exhibit A;

- B. Adopt the four (4) findings of fact as listed below for the DESIGN REVIEW PERMIT – 1351 SECRET RAVINE PW. (SUTTER ROSEVILLE MOB 6 AND PARKING GARAGE) - FILE #PL13-0284:
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 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 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.*
- C. Approve the DESIGN REVIEW PERMIT – 1351 SECRET RAVINE PW. (SUTTER ROSEVILLE MOB 6 AND PARKING GARAGE) - FILE #PL13-0284 - as shown in Exhibits A - H and subject to eighty-eight (88) conditions of approval below.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT

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 June 26, 2016. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from June 26, 2016.
2. The project is approved as shown in Exhibits A - H and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Sutter Roseville MOB 6 and Parking Garage Mitigated Negative Declaration. (Planning)
4. The applicant shall receive approval of and record a Lot Line Adjustment prior to Building Permit issuance for MOB 6. (Planning, Building)
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. (Engineering, Environmental Utilities, Electric, Finance)
6. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)

7. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued Engineering (Engineering)
8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. 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--9 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) 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)
10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
11. 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)
12. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Engineering)

- b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
 - d. The landscape plan shall comply with the Landscape Guidelines for Northeast Roseville Specific Plan and the City of Roseville Water Efficient Landscape ordinance (Ordinance 4786, adopted 11/04/2009). (Planning)
 - e. Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants and trees. (Open Space, Planning)
 - f. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
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. For 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 (California Building Code – CBC – based on the International Building Code, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)
 18. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address.

19. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
20. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
21. The Secret Ravine Parkway frontage shall be improved with a 10 ft. wide right turn deceleration lane with a 60 ft. taper. The existing A-7 driveway on Secret Ravine Parkway shall be modified to accommodate the new turn lane and a 75 ft. long raised median shall be constructed within the driveway to increase the driveway throat depth. An 8 ft. wide monolithic pedestrian path shall also be included across the Secret Ravine Parkway Frontage. (Engineering)
22. Developer shall construct a new signal at the intersection of Secret Ravine Parkway/Medical Plaza/Falcon Point Drive. The Developer is eligible to receive a fee credit on the project's Traffic Mitigation Fees for 20% of the signal cost. (Engineering)
23. A note shall be added to the improvement plans stating, "Prior to occupancy, developer shall have coordinated with the City to modify the signal timing for three traffic signals on East Roseville Parkway, consistent with the recommendation made in the traffic study prepared by Fehr & Peers for the Sutter Medical Office Building 6." (Engineering)
24. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. This shall include, but not be limited to, the proposed right turn lane along the Secret Ravine Parkway frontage. (Engineering)
25. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
26. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Engineering)
27. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
28. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the approval of design drawings for those frontage improvements, the project proponent

shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)

29. 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)
30. 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. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
31. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, CDD, Planning)
32. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, CDD, Planning)
33. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, CDD, Planning)
34. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
35. The project shall be addressed as 8 Medical Plaza (MOB 6) and 12 Medical Plaza (Parking Garage). All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Development Services Department – Planning Division for building/suite addressing. (Planning)
36. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
37. The applicant/developer shall prepare a revised Transportation Systems Management (TSM) Plan for the Sutter Roseville campus to include Medical Office Building 6 to be reviewed and approved by the Transportation Commission. The location of bike parking spaces and designated carpool/clean air vehicle spaces shall be approved by the City's TSM administrator prior to their installation. (Public Works)

38. Bike parking shall be provided per the California Green Building Standards and the Roseville Municipal Code. (Alternative Transportation, Building)
39. A covered bench shall be located at the main entrance, visible from the driveway for dial-a-ride passenger drop-off and pick-up. (Alternative Transportation, Planning, Engineering)
40. 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)
41. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
42. 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 recycled 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)
43. The parking garage will require a sand/oil separator which shall be connected to the site's sewer service. (Environmental Utilities)
44. Water backflow devices and meters are not allowed in any water easement or PUE. (Environmental Utilities)
45. No portion of the building is allowed within water easements. (Environmental Utilities)
46. 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)
47. 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)

48. 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)
49. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
50. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting (Fire)
51. Adequate radio coverage shall be provided within all buildings for public safety agencies, as required by Roseville Municipal Code and the California Fire Code. 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. (Fire)
52. The fire flow required, at a 50% reduction due to the buildings being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detail plans are submitted to the City of Roseville for review. The maximum fire flow will not exceed 4,000 gpm based on the Appendix III-AA of the California Fire Code. (Fire)
53. Use or storage of hazardous materials, liquids, gases and/or chemicals shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a complete plan set and the Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Bureau of Fire Prevention for review and approval. A permit application shall also be provided at the time of submittal. Contact Steve Anderson of our Hazardous Materials Division within the Fire Department at (916) 774-5821 to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)
54. The fire department access road shall meet the City's requirements for width and turning radii of 30 and 50 as noted on the fire department standards for access. This shall be enforced at the time plan are submitted for review, Additional information can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire Prevention Division for information. (Fire)
55. Every building three stories or more in height shall be provided with a Class 1 standpipe system in accordance with Roseville Fire Code. Standpipes shall be spaced every 300 feet of travel distance with the location(s) to be approved by this department. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
56. 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
57. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot

candle, and 0.5 foot candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning & Police)

58. 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)
59. 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:

60. 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)
61. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. Water, sewer, and reclaimed water easements. (Environmental Utilities)
 - b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
 - c. A 15 ft. wide public drainage easement shall be provided through the site to accommodate the proposed realignment of the public stormdrain pipe. (Engineering)
62. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Engineering, Environmental Utilities, Electric)
63. 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)
- 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 revised Transportation Systems Management (TSM) Agreement for the Sutter Roseville site to include Medical Office Building 6 to be reviewed and approved by the City Manager. (Alternative Transportation, Engineering)
 - 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. The primary electric circuits shall be connected between the existing stub on the westerly property line of the MOB 6 site, to the feed for MOB 6, then to the feed for the new parking garage, and to the existing transformer for MOB II next to the new garage. (Electric)
 - 70. The proposed project shall provide the required Electric Department access to the existing high voltage transformer feeding MOB III. Roseville Electric will need to park a line truck within 10 feet of the existing transformer. (Electric)
 - 71. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
 - 72. 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)
 - 73. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
 - 74. 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)

75. 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.
76. 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)
77. 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:

78. 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)
79. 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)
80. 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)
81. 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)
82. 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)
83. 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)
84. 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)

85. 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)
86. 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)
87. 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)
88. 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)

ATTACHMENTS

1. Approved 2006 Sutter Master Plan
2. Traffic Study
3. Parking Study
4. Visual Analysis
5. Color Elevations

EXHIBITS

- A. CEQA Initial Study/ Mitigated Negative Declaration
- B. Overall Campus Site Plan
- C. Site Plans
- D. Elevations
- E. Grading Plans
- F. Utility Plans
- G. Landscape Plans
- H. Photometric Plans

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.