

ITEM II-C: DESIGN REVIEW PERMIT – 1 MEDICAL PLAZA – SUTTER ROSEVILLE MEDICAL CENTER NEONATAL ICU, FILE# DRP-000116, PROJECT# 2006PL-063

REQUEST

The applicant requests approval of a Design Review Permit to construct a single-story, 13,620 square foot neonatal intensive care unit to house sixteen (16) beds, with potential for an additional eight (8) beds.

Applicant - Bonnie Walker, Hammel, Green & Abrahamson, Inc.
Owner – Joan Touloukian, Sutter Roseville Medical

SUMMARY RECOMMENDATION

The Planning Department recommends that the Design Committee:

- A. Adopt the four (4) findings of fact for the Design Review Permit;
- B. Approve the Design Review Permit with one hundred nine (109) 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

- **Location:** The project site is located at 4 Sutter Medical Plaza within the Sutter Roseville Medical campus. The project is located within the Northeast Roseville Specific Plan (NERSP) area (Attachment 1).
- **Permit History:** The Planning Commission approved a Use Permit for the Master Plan of the Sutter Roseville Medical Campus on June 23, 1994, which included modifications to Stage 1 of the campus and approval of Stage 2. The Master Plan and associated Environmental Impacts Reports (EIRs) evaluated the impacts of the project with the full 806,000 square feet at project build-out. The approvals authorized the construction of several new facilities, inclusive of a new neonatal intensive care unit (NICU). Facilities included within the Master Plan and evaluated in the certified EIRs only require Design Review Permit approval (see Attachment 2, Conceptual Master Site Plan).
- **Current Request:** At this time a Design Review Permit approval is requested to construct the neonatal intensive care unit. The proposed site location, design and associated improvements are consistent with the prior plans.

SITE INFORMATION

- A. Roseville Coalition Of Neighborhood Associations (RCONA):** East Roseville Parkway (#34). Notification of this project was distributed to the East Roseville Parkway Neighborhood Association. No comments have been received from the neighborhood association to date.
- B. Building Size:** 13,620 square feet
- C. Site Access:** The neonatal intensive care unit (NICU) will be an addition to the existing hospital and family birth center. The addition includes construction of new corridors to provide pedestrian access between the addition and the existing facilities. Pursuant to Fire Department requirements an emergency access path along the north and west sides of the addition, adjacent to the open space buffer zone is included.
- D. Grading:** The site has been previously graded and landscaped as part of the hospital campus project. The proposed building will be primarily slab on grade, with a stem wall for a portion of the building facing the open space buffer. To construct the NICU addition approximately 64 cubic yards (CY) of cut and 2,265 CY of fill, for a net fill of 2,201CY.

ADJACENT ZONING AND LAND USE

LOCATION	ZONING	GENERAL PLAN LAND USE	CURRENT USE OF PROPERTY
Site	Planned Development for Medical Campus (PD 457, #2432)	Business Professional/Medical Campus (BP)	Vacant
North	Open Space (OS)	Open Space (OS)	Secret Ravine Open Space
South	Planned Development for Medical Campus	Business Professional/Medical Campus	Existing Family Birth Center
East	Planned Development for Medical Campus	Business Professional/Medical Campus (BP)	Existing Hospital
West	Open Space (OS)	Open Space (OS)	Secret Ravine Open Space

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	None	No roads in vicinity; over 50 ft. from Open Space buffer
Landscape Setbacks	None (No public streets are adjacent to the project)	None (No public streets are adjacent to the project)
Building Height Limit	3 stories, 50’	Single-story, 19’ from grade
Parking Spaces (Total)	14 required for NICU 1,653 Total Campus Requirement	2,186 spaces on campus

PROJECT DESIGN FEATURES

See attached Site Plan (Exhibit A); Grading Plan (Exhibit B); Landscape Plan (Exhibits C and D) and Elevations (Exhibits E and F), and color elevations (Attachment 3).

EVALUATION

This project is subject to the development standards of the City’s Zoning Ordinance, and the design standards of the Community Design Guidelines and Northeast Roseville Specific Plan. Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with

the requirements and guidelines in each. Therefore the following evaluation focuses only on those design guidelines and/or standards that are of significant nature and are unique to the project.

Open Space Buffer and Setback

The project site abuts Secret Ravine. In accordance with a Settlement Agreement reached between the City, Sutter, the Sierra Club and Fred Lohse, a 50-foot wide buffer was established on the subject property adjacent to the Secret Ravine open space. The agreement states that structures should not be located within the buffer, with the intent that project improvements do not impact the Secret Ravine oak woodland.

Building Setback: The NERSP additionally establishes open space setback requirements for the site. The minimum setback for buildings 2 stories or less is 50 feet.

- The proposed 1-story neonatal intensive care unit (NICU) would be located over 50 feet from the shared property line with Secret Ravine. The building would be outside the 50-foot buffer area established by the Settlement Agreement, and consistent with the NERSP setback requirement (Exhibit A).

Emergency Access Path: At the time of approval of the Bed Tower, an emergency access path west and north of the NICU and north of the Bed Tower was proposed to address Fire Department concerns regarding accessibility. A portion of the path and an accompanying 2:1 fill slope encroach within the 50-foot buffer area. On October 28, 2004 the Planning Commission approved the Bed Tower, inclusive of the proposed path and slope encroachment (file #DRP 04-09).

- The path and slope are partially completed at this time. Construction of the NICU would include completion of the decomposed granite covered path, with slight re-working of the slope (Exhibit B). The proposed work is consistent with the location and level of encroachment previously evaluated with approval of the Bed Tower.

Oak Trees: The NICU project will result in removal of five (5) small oaks that were previously planted as mitigation by Sutter.

- These oaks are less than 6 inches in diameter at breast height and are not protected under the City's Tree Ordinance. **Condition 14** requires replacement of these trees because they were planted as mitigation. The NICU Landscape Plan includes three (3)-36" box native oaks (Exhibit C).

Because the improvements do not result in any new significant environmental impacts and is consistent with the past approvals, the Planning Department supports the placement of fill within the 50-foot buffer area for construction of the emergency access path.

Visual Impact Analysis

The NERSP states that building heights for the project shall be as approved by the City based upon a visual impact analysis. The proposed single-story building is lower in height than the surrounding Family Birth Center and the Hospital. The building will be visible from the interior of the adjacent buildings, but will have minimal visibility beyond the campus.

As shown in Attachment 3 and Exhibits E and F, the architectural design of the NICU includes materials, colors and massing that is consistent with the existing buildings on the campus. The height and scale of the building is in keeping with the existing buildings on the campus. As a result, staff supports the proposed building appearance.

Parking

The total number of parking spaces required is the sum of all parking required for each individual use as required by the City’s Zoning Ordinance and the NERSP. The proposed NICU will have a parking requirement of fourteen (14) parking spaces (see table below). The cumulative parking requirement for the existing medical center, the bed tower currently under construction, and the proposed NICU is 1,653 spaces.

BUILDING	PARKING STANDARD	AREA/EMPLOYEES/BEDS	PARKING REQUIRED
MOB 1	1:150 SF	76,000 SF	507
MOB 2	1:150 SF	62,075 SF	414
Ambulatory Surgery Ctr.	1:150 SF	14,467 SF	96
Outpatient Services	1:150 SF	13,051 SF	87
Main Hospital	1:doctor	61 doctors	61
	1:3 employees	740 employees	247
	1:3 beds	295 beds	98
Bed Tower	1:doctor	37 doctors	37
	1:3 employees	185 employees	62
	1:3 beds	90 beds	30
Neonatal ICU (Proposed)	1:doctor	1 doctor	1
	1:3 employees	15 employees	5
	1:3 beds	24 beds	8
TOTAL REQUIRED:			1,653
TOTAL PROVIDED:			2,186

The site now has a total of 2,186 on-site parking spaces available since completion of the parking garage (Attachment 2). The project will meet the parking standards of the Zoning Ordinance.

DESIGN REVIEW PERMIT CONCLUSION

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

ENVIRONMENTAL DETERMINATION

The City of Roseville has certified an Environmental Impact Report (EIR) for this project (State Clearinghouse Number 93092081). Two supplemental EIRs were adopted as the environmental documents for the project. The Planning Commission certified the Second Supplement to the EIR for Roseville Hospital on June 23, 1994. These EIRs evaluated the impacts of the project at the full build-out condition (806,000 square feet), inclusive of the proposed neonatal intensive care unit (NICU). The proposed project is within the scope of the certified EIR, no additional significant environmental effects will result from this proposal, no additional significant off-site or cumulative environmental effects will result from this proposal, and no new additional mitigation measures or alternatives are required. As a project in conformance with a Master Plan for which an EIR was certified, this project is exempt from further review pursuant to CEQA Guidelines Section 15183 and City of Roseville CEQA Implementing Procedures Section 303.

RECOMMENDATION

The Planning Department recommends that the Design Committee take the following actions (A-B):

- A. Adopt the four findings of fact as stated below for the DESIGN REVIEW PERMIT – 1 SUTTER MEDICAL PLAZA. (SUTTER ROSEVILLE MEDICAL NEONATAL ICU) FILE # DRP-000116;
1. *The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and watercourses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.*
 2. *The project site design as approved provides open spaces, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the Northeast Roseville Specific Plan.*
 3. *The building design, including the material, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the Northeast Roseville Specific Plan.*
 4. *The Design of the public services, as approved, including, but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.*
- B. Approve the DESIGN REVIEW PERMIT – 1 SUTTER MEDICAL PLAZA (SUTTER ROSEVILLE MEDICAL NEONATAL ICU) FILE # DRP-000116 with the following one hundred nine (109) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT 000116:

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 15, 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 **June 15, 2008**.
2. The project is approved as shown in Exhibits A - F and as conditioned or modified below. (Planning)
3. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the native oak tree to the north of the proposed project site. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language:

“WARNING
THIS FENCE SHALL NOT BE REMOVED OR
RELOCATED WITHOUT WRITTEN
AUTHORIZATION FROM THE PLANNING DEPARTMENT” (Planning)

4. The applicant shall contact the Planning Department to inspect and approve the temporary fencing around the protected zone of the adjacent tree before beginning any construction. (Planning)
5. Storage of materials, equipment and vehicles is not permitted within the protected zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)
6. The applicant shall designate the location where the exported material will be transported prior to receiving a Grading Permit for the site. The applicant will need to obtain a Grading Permit for the receiving site prior to the commencement of grading if the destination site is within the City of Roseville. (Planning)
7. 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)
8. 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)
9. 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)
10. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

PRIOR TO BUILDING PERMITS:

11. Parking stalls shall meet, or exceed, the following minimum standards:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--8 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signages, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.

- iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
12. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
13. 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)
14. The Landscape plan shall comply with the Northeast Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. The slope bank adjacent to the Secret Ravine buffer shall be hydro seeded with an upland native seed mix, and the existing native oak mitigation trees that are proposed for removal shall be replaced as required by Planning. (Planning)
15. 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)
16. 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)
17. 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)
18. 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)
19. **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)
20. 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)
21. Restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
22. 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.
23. 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)

24. 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. Access to the floodplain as required by Engineering and the Streets Department.
 - e. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
25. 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)
26. 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)
27. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. 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)
28. 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)
29. 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)
30. 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)

31. 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)
32. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (CDD, Planning)
33. 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)
34. "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)"
35. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
36. 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 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)
37. Design is to be consistent with master plan. (Environmental Utilities)
38. The applicant/developer shall modify the Transportation Systems Management (TSM) Plan for Sutter Roseville Medical Center to be reviewed and approved by the Transportation Commission. (Transportation)
39. Fire apparatus access roads shall be provided to within 150 feet of all structures and combustible storage piles. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (Fire)
40. Vertical clearances or widths shall be increased when, in the opinion of the Fire Chief, vertical clearances or widths are not adequate to provide fire apparatus access. Fire apparatus access

roads shall be designed and maintained to support the imposed loads of fire apparatus (32 tons) and shall be provided with a surface so as to provide all-weather driving capabilities. Said access shall be provided prior to any construction or storage of combustible materials on site. (Fire)

41. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved provision for the turning around of fire apparatus. A minimum back of curb radii of not less than 48 feet shall be provided. (Fire)
42. The required fire flow for the protection of the proposed project is 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)
43. The applicant shall provide the Fire Department with a hydraulic analysis (prepared by a State licensed fire protection, civil, or mechanical engineer) that evaluates the private fire service water main serving the complex. The analysis shall demonstrate that an approved water supply is available and that it is capable of supporting the combined demands for the required fire flow (2,000 GPM). (Fire)
44. Applicant shall provide a minimum of four (4) new or existing 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)
45. Fire hydrants shall be operable and accessible to Fire Department apparatus by roads meeting the requirements of the Roseville Fire Code prior to bringing combustible materials onto the project site. (Fire)
46. A minimum clearance of 3-feet shall be provided between trees, shrubs and other landscape materials and all fire protection equipment (hydrants, fire sprinkler system connections, valves). Fire protection equipment shall not be located behind parking stalls or other obstructions to access. (Fire)
47. When the proposed project is to be provided with perimeter security fencing, fire apparatus access and occupant exiting shall be considered. All vehicular access gates shall comply with the Uniform Fire Code requirements and shall be equipped with approved Knox and Opticom emergency vehicle access devices. If pedestrian gates are designed as part of the overall exiting system, they shall comply with the exiting provisions of the Uniform Building Code. Plans shall be submitted to the Fire Department for review and approval prior to installation. (Fire)
48. An approved access walkway shall be provided to all exterior doors and openings required by either the Uniform Fire Code or the Uniform Building Code. A concrete sidewalk or other approved hard surface will meet the intent of the access walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations, to allow for equipment maneuverability, and to safely raise ground ladders. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity. (Fire)
49. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:

- a. one (1) set of improvement plans
- b. load calculations
- c. electrical panel one-line drawings

- 50. All 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)
- 51. 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)
- 52. 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:

- 53. 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)
- 64. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. Water and sewer easements. (Electric, Engineering, Environmental Utilities)
- 65. 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)
- 66. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 67. 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)
68. 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)
69. The project shall be addressed as 1 Medical Plaza. 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)
70. This project falls within the Commercial category of the Secret Ravine 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)
71. 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)
72. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
73. 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)
74. The applicant/developer shall prepare a modified Transportation Systems Management (TSM) Agreement for Sutter Roseville Medical Center to be reviewed and approved by the City Manager. (Transportation)

75. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
76. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
77. Restaurants or other food services. The developer shall install exterior grease interceptor if the proposed business could potentially discharge any grease type product. (Environmental Utilities)
78. An approved automatic fire extinguishing system shall be provided for all buildings where the total fire area is 3,600 square feet or greater, as required by Roseville Fire Code Section 1003.2.2. Fire extinguishing systems installed shall conform to the minimum design standards of the Roseville Fire Code Standard 10-3. Plans and specifications shall be submitted to the Fire Department prior to system installation. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
79. 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)
80. 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)
81. 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)
82. 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)
83. 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)
84. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
85. 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)

86. 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)
87. 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. (Fire)
88. 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)
89. 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. A 100 % reliability factor. (Fire, Police)
90. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
91. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
92. 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)
93. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
94. 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)

95. 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)
96. 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.
97. 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)
98. 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:

99. 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)
100. 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)
101. The project shall comply with all required environmental mitigation identified in the Roseville Hospital Replacement Project Second Supplemental EIR. (Planning)
102. 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)
103. 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)
104. 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)
105. 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)

106. 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)
107. 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)
108. 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)
109. 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)

ATTACHMENTS:

1. Vicinity Map
2. Campus Site Plan
3. Color Elevations

EXHIBITS:

- A. Site Plan
- B. Grading Plan
- C. Landscape Plan – Trees
- D. Landscape Plan – Shrubs and Groundcover
- E. Elevations – North and Northwest
- F. Elevations – West, South and East

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