



ITEM III-A: **DESIGN REVIEW PERMIT, ADMINISTRATIVE PERMIT & LOT LINE ADJUSTMENT – 1101 SECRET RAVINE PARKWAY (SRSP PARCEL 13, SECRET RAVINE ASSISTED LIVING FACILITY) – FILE # 2012PL-017 (PROJECT # DRP-000425, AP-000413 & LLA-000071)**

REQUEST

The applicant requests approval of a Design Review Permit to construct a 73,730 square-foot, two-story Community Care (assisted living) facility with associated site improvements; an Administrative Permit to allow a nine space parking reduction for an individual use; and a Lot Line Adjustment to adjust the common property boundary between Lots 1 and 2 of Stoneridge Large Lot Parcel 13.

Project Applicant: Steve McCullagh, Oakmont Senior Living, LLC
Property Owner: Angelo G. Tsakopoulos

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 eighty-eight (88) conditions of approval;
- C. Adopt the three (3) findings of fact for the Administrative Permit;
- D. Approve the Administrative Permit with two (2) conditions of approval;
- E. Find the Lot Line Adjustment consistent with the Subdivision Ordinance; and
- F. Approve the Lot Line Adjustment subject to eleven (11) conditions of approval.

OUTSTANDING ISSUES

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

BACKGROUND

The 4.05-acre project site (Parcel 13, Lot 2) is located near the northwest corner of East Roseville Parkway and Secret Ravine Parkway (see Figure 1). The site is within the Stoneridge Specific Plan (SRSP) area of the City of Roseville, and represents a portion of the original SRSP Parcel 13. In 2000, the 12.02-acre Parcel 13 was subdivided into four (4) lots (file #PM 00-09). Tsakopoulos Investments (Angelo G. Tsakopoulos) is the current owner of Lots 1 and 2; Dr. and Mrs. Chehrazi own Lot 3; and Sutter Healthcare owns Lot 4. In May of 2008, a project similar to the current request was approved by the Design Committee allowing the construction of a skilled nursing and assisted living facility, parking reduction, and lot line adjustment. However, the project was never effectuated and the approved entitlements subsequently expired.

At this time, the applicant wishes to construct a 73,730 square-foot, 80 unit, assisted living facility with associated site improvements on Lot 2.

PROJECT DESCRIPTION

The Secret Ravine Assisted Living Facility will provide housing options on a long-term basis for seniors who require general supervision and place an emphasis on quality and secure lifestyles. A comprehensive program of services will be provided to Roseville seniors age 65 to 85 and will include a continuum of care ranging from supervised independence to extensive assistance. The facility will consist of 60 units for standard care and 20 units designated for specialized dementia care. The intent of the proposed facility is to serve as functional support by providing onsite transitional living choices for their residents.

SITE INFORMATION

Location: 1101 Secret Ravine Parkway, SRSP, APN 456-010-040-000

Roseville Coalition of Neighborhood Associations (RCNA): The East Roseville Parkway Neighborhood Association has been notified. To date, no comments have been received regarding the project.

Total Acreage: 4.05 acres

Site Access: Access to the project site will be provided via one standard 35 foot wide, type A-7 driveway off of Secret Ravine Parkway that will allow full turning movements. Reciprocal access agreements are also recorded between the two adjacent properties, which will further allow access to and from the adjacent lots (further discussion is provided in the Design Review Permit analysis).

Topography: The site is comprised primarily of flat terrain and is elevated approximately 255 to 258 feet above mean sea level (see Exhibit D). There are no natural resources present onsite such as oak trees, vernal pools, or seasonal wetlands. Several native oak trees are located in close proximity within the Open Space that will not be affected by the project.

Grading: The site was previously graded with the Specific Plan improvements and construction of adjacent roads. The site was further graded in 2003 following approval of a Major Grading Plan that also permitted the installation of six foot tall tiered retaining walls along the northern portion of the parcel. The project area is presently characterized by dirt and non-native annual grasses. Minimal grading will be necessary for the development of the proposed project.

Figure 1: Vicinity Map



ZONING/SPECIFIC PLAN REGULATIONS

Development Standard	Required	Proposed
Building Setbacks	Front: 25' Rear: 20' adjacent to open space	125' front / 70' rear
Landscape Setbacks	35'	40'
Building Height Limit	50' maximum	36'
Parking Spaces	Community Care Assisted Living Facility 0.75/unit (0.75/80 units) = 60	Community Care Assisted Living Facility 0.64 space/ 80 unit = 51*
% of compact spaces	(up to 30% max)	6 stalls (12 %)
# of handicapped spaces	2	2
% of shaded parking	50%	52%
Bicycle Racks	3	3

*The applicant is requesting a nine space parking reduction for an individual use. Further analysis is provided in the Administrative Permit section of this report.

PROJECT DESIGN FEATURES

See attached Site Plan (Exhibit A), Landscape Plan (Exhibit B), Elevations (Exhibit C), Grading & Drainage Plan (Exhibit D), Lot Line Adjustment (Exhibit E), and Floor Plan (Exhibit F).

DESIGN REVIEW PERMIT EVALUATION

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

Site Planning & Building Siting: The assisted living facility will be set back from Secret Ravine Pkwy approximately 125'. Based on the size of the facility, the proposed setbacks will provide a sufficient buffer from the street allowing adequate space for landscaping, parking, and onsite improvements, while also providing an appropriate streetscape presence.

The assisted living facility’s main entrance will be located on the south elevation, directly in front of the driveway, and will include a porte cochere that will facilitate passenger loading and unloading. Interior to the building will be an outdoor courtyard consisting of patio areas, potted plants, raised planters, fountains, and benches (see Exhibit C).

Per the SRSP Design Guidelines, the proposed project will be setback 70 feet from the adjacent open space. The applicant will integrate the open space area into the overall project design through visual connectivity. As such, the project will provide a four foot concrete sidewalk around the perimeter of the building, benches, and a 6’ high wrought iron fence along



the rockery retaining walls located at the northern and south eastern portions of the site. With the inclusion of the walkway and open fencing, the site design will allow visibility to the open space, while also providing security/safety for the residents of the facility.

Vehicle Access & Circulation: Access to the site is provided via one driveway off Secret Ravine Parkway that will allow full turning movements. The internal circulation pattern will consist of two drive aisles located along the southern and eastern portions of the site. The southern drive aisle will run parallel to Secret Ravine Pkwy and will provide access to the adjacent properties to the east and west; reciprocal parking and access agreements have been recorded between the two adjacent properties (see Attachment 1). The drive aisle along the eastern portion of the site will provide access to additional parking, but will dead end. The City generally discourages the use of dead-end drive aisles within projects. However, a turn-around area has been provided at the end of the aisle, allowing for adequate emergency vehicle circulation. The Fire Department has reviewed the site plan and has no concerns. Staff has added Condition 3, which requires that the turn-around area be marked “no parking” and the applicant agrees to this condition.

Parking: For purposes of determining the parking requirement, the applicant has provided a written description defining the project as a Community Care (assisted living) facility with 20 beds dedicated to specialized care for dementia patients (see Attachment #2). The Zoning Ordinance parking requirement for assisted living facilities is 0.75 spaces/unit. Based on the number of beds/units provided onsite, a total of 60 stalls are required and the applicant is proposing 51 spaces. As such, a parking reduction is required and based on information provided by the applicant and staff’s observations of the operational characteristics of other similar uses a reduction in required parking is warranted. Further detail is provided in the Administrative Permit discussion of this report.

Landscaping: Consistent with the SRSP Design Guidelines, the project will provide a 35 foot wide landscape setback along Secret Ravine Pkwy. The landscape corridor will include an eight foot wide meandering sidewalk and will be planted with Drake Elm, Valley Oak, and Little Leaf Linden trees. In addition to the landscape corridor, the project will provide parking lot shade trees, and a five foot and 17 foot wide landscape planter along the eastern and western property lines, respectively. The landscaping internal to the site will include Japanese Maple, Crape Myrtle, Flowering Pear, Chinese Pistache, and European Olive trees with associated shrubs and groundcover (see Exhibit B). As proposed, the landscape plan is consistent with the design intent of the CDG and SRSP and no changes are recommended.

Architecture: The proposed assisted living facility will be constructed with a wood frame and stucco finish, painted “Sand Pebble” Brown, “Vermeer’s Field” Tan, and “African Plain” Green. The building design will also include cast stone trim, wrought iron balcony elements, stone veneer, wood shutters and a mission style clay tile roof.



The proposed project will provide a strong streetscape presence emphasized through depth, shade and shadow contrast, varied roof heights and pitches, and pedestrian scale architectural features (i.e. columns, trellises, and windows). In addition, due to the visibility of the assisted living facility from the medical office



Staff believes the building provides sufficient four-sided architecture and meets the intent of the CDG. As proposed, the site will provide a significant streetscape presence presenting a well-articulated building that is architecturally compatible with the surrounding developments. The colors, materials, and design of the buildings meet the intent of the CDG and SRSP; staff supports the design as proposed.

Design Review Permit Conclusion

Zoning Ordinance Section 19.78.060(B) requires four finding of fact 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. The four findings for approval of the Design Review Permit are contained in the Recommendation section of this report.

ADMINISTRATIVE PERMIT

The Zoning Ordinance parking requirement for the site is 60 spaces based on a parking ratio of 0.75 spaces/80 units (see Exhibit A). However, the applicant believes that the operating characteristics of the assisted living facility will result in a lower parking demand than required by the Zoning Ordinance. Accordingly, the applicant has applied for a parking reduction. In addition to the three findings the Zoning Ordinance requires for approval of an Administrative Permit (listed in the Recommendation section of this report), Section 19.26.040.C.3 of the Zoning Ordinance provides two (2) additional standards that must be met in order to approve a parking reduction for an individual use. The two standards are as follows:

- a. Satisfactory evidence is provided describing the nature of the use, the operation and data from other facilities or similar facilities so as to demonstrate that the required parking standards are excessive and the proposed parking standards are appropriate.***

There are many senior apartment complexes and care facilities within the city, and it has been staff's experience that senior uses have varied parking demands based on the type of services and operation they provide. In the case of the Secret Ravine Assisted Living Facility, staff believes that the project will have a reduced parking demand based on the anticipated median age of the residents and the fact that a majority of residents living in assisted living facilities do not own/drive vehicles. In addition, none of the residents receiving specialized dementia care will have vehicles. Therefore, it is anticipated that the subject site will require less parking than that required by the Zoning Ordinance.

These assumptions are based on existing senior apartments and adult care facilities that have received parking reductions similar to the proposed project.

Facility	Required Parking	Parking Provided
Vintage Square Senior Affordable Apartment	152	113
Alta Manor Community Care Facility	56	51

For purposes of comparison, Alta Manor is a senior community that received approval of a parking reduction by the Planning Commission in May 2005 and Vintage Square Senior Apartments received a 39 space parking reduction by the Design Committee in August 2007. Based on information from these projects, staff anticipates that the proposed number of parking spaces will adequately serve the assisted living facility.

In addition, the applicant has provided quantitative information from other facilities they operate. As reflected in this data, the applicant has found that a parking ratio between .33 to .56 spaces per unit has been adequate for residents and employees of their facilities. Furthermore, according to parking studies performed by the Institute for Transportation Engineers (ITE), many community care / assisted living

facilities are approved with less restrictive parking standards (parking ratios of .46 and .51) than what is being proposed for the Secret Ravine Assisted Living Facility (parking ratio .64). As such, the proposed parking ratio for the Secret Ravine Assisted Living Facility exceeds the recommendation of ITE.

The developer for the project has also stated that many of the residents in the assisted living facility are not anticipated to have vehicles due to the fact that residents who require this level of care are typically not capable of driving and do not have driver's licenses. Therefore, the facility will provide on-site activities, outdoor areas, and transportation to medical appointments and various outings, which will further reduce the need for residents to own cars. In addition, the applicant states that during anticipated peak times (weekends and holidays) many residents do not receive visitors who remain onsite, as family and friends are more apt to take the resident to their homes or out to eat (see Attachment 3).

b. Overflow parking will not impact any adjacent use.

In the event there is a need for overflow parking, reciprocal access and parking agreements are in place with the adjacent properties. The adjacent property to the east is developed with an office building and the vacant site to the west will likely be developed with a retail use. The anticipated peak times for the community care facilities (holidays and weekend special events) will not overlap with the peak hours of operation of the surrounding businesses (afternoons, Monday – Friday) and a sufficient amount of parking will be available offsite in the event there is the need for overflow parking. As such, staff does not anticipate any substantial impacts to the adjacent commercial development.

Administrative Permit Conclusion

Staff concludes that the number of parking stalls provided is sufficient to meet the parking demand of the proposed assisted living facility. Based on the low percentage of residents who will own vehicles, the anticipated parking demand will be less than the parking requirement established by the Zoning Ordinance. Additionally, in the event overflow parking is necessary, the different peak hours of operation for the community care facility and adjacent commercial businesses will allow for shared use of the adjacent parking fields. The proposed Administrative Permit is in conformance with the findings outlined above. Staff has not identified any issues relative to the parking reduction request and recommends approval.

LOT LINE ADJUSTMENT FINDINGS & EVALUATION

The proposed Lot Line Adjustment (LLA) will adjust the common property boundary between Large Lot Parcel 13, Lots 1 and 2, reducing Lot 2 by .51 acres (see Exhibit E). The LLA will result in Lot 1 increasing from 5.26 acres to 5.77 acres and Lot 2 reducing from 4.04 acres to 3.55 acres. The Subdivision Ordinance does not list any required findings for a LLA. However, LLA must comply with the criteria listed below, which are followed by a discussion of each criterion as it relates to the proposed project.

1. Compliance with the City of Roseville General Plan and Stoneridge Specific Plan.

Parcel 13 Lots 1 and 2 are designated Community Commercial in the General Plan and the Stoneridge Specific Plan (SRSP). The proposed LLA will make only minor changes to the boundaries intended to match the development area of the proposed community care facility. The land use designation provides for development of the proposed facility and the LLA does not affect the parcel's compliance with the General Plan and Stoneridge Specific Plan.

2. Compliance with the Zoning Ordinance for the district in which it is located.

As noted above, the proposed LLA will make only minor changes to the boundaries and will not affect the parcel's ability to accommodate the development proposed for the site. The Zoning Ordinance

does not have specific lot sizes for the CC zone, and as shown in Exhibit E, the resultant parcel configuration is of adequate size to accommodate the proposed development.

3. Compliance with the local building regulations.

The California Building Code (CBC) establishes building regulations based upon the type of construction, the use of a building, and a building's proximity to other buildings and property lines. The proposed LLA will not affect any utility services or any easements of record. Based on the proposed site plan configuration, the parcel is sufficiently sized to accommodate the proposed development of the community care facility and associated site improvements. Therefore, there are no conflicts with the local building regulations.

4. Provisions for relocation of existing infrastructure or easements.

The Planning Department has forwarded this proposal to various City departments and utilities for review and comment. The Planning Department has resolved all concerns related to infrastructure or easements. The LLA will not affect any existing or result in a need for any new infrastructure or easements, and therefore complies with this criterion.

ENVIRONMENTAL DETERMINATION

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

RECOMMENDATION

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

- A. Adopt the four (4) findings of fact as listed below for the **DESIGN REVIEW PERMIT – 1101 SECRET RAVINE PKWY (ASSISTED LIVING FACILITY) – FILE # DRP-000425**;
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, Community Design Guidelines, and Stoneridge Specific Plan.*
 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, Community Design Guidelines, and Stoneridge 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 – 1101 SECRET RAVINE PKWY (ASSISTED LIVING FACILITY) – FILE # DRP-000425**; subject to eighty-eight (88) conditions of approval;

- C. Adopt the three (3) findings of fact as listed below for the **ADMINISTRATIVE PERMIT – 1101 SECRET RAVINE PKWY (ASSISTED LIVING FACILITY) – FILE # AP-000413**;
1. *The proposed use or development is consistent with the City of Roseville General Plan and Stoneridge Specific Plan.*
 2. *The proposed use or development conforms to all applicable standards and requirements of the Zoning Ordinance.*
 3. *The location, size, design and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to the public or private property or improvements.*
- D. Approve the **ADMINISTRATIVE PERMIT – 1101 SECRET RAVINE PKWY (ASSISTED LIVING FACILITY) – FILE # AP-000413** subject to two (2) conditions of approval;
- E. Find the **LOT LINE ADJUSTMENT – 1101 SECRET RAVINE PKWY (ASSISTED LIVING FACILITY) – FILE # LLA-000071** consistent with the criteria identified in the staff report; and
- F. Approve the **LOT LINE ADJUSTMENT – 1101 SECRET RAVINE PKWY (ASSISTED LIVING FACILITY) – FILE # LLA-000071** with the eleven (11) conditions of approval listed below.

CONDITIONS OF APPROVAL FOR DRP-000425:

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 **May 17, 2014**. 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 **May 17, 2014**. (Planning)
2. The project is approved as shown in Exhibits A - E and as conditioned or modified below. (Planning)
3. Signs shall be posted in the parking lot “turn-around” areas prohibiting individuals from parking vehicles at these locations. (Planning)
4. 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)
5. 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)
6. 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)
7. 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:

8. Parking stalls shall meet, or exceed, the following minimum standards:

- a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall have a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--8 feet x 18 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
 - c. An 'exterior route of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
9. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
 10. The landscape plan shall comply with the Stoneridge Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
 11. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 12. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
 13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
 14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
 15. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
 16. 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)

17. The total number of bike parking spaces provided on site shall meet the requirements of the California Green Building Standards Code and the Roseville Municipal Code. (Planning, Alternative Transportation, 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. (Building)
19. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. If a right of entry cannot be obtained from the adjacent property owners to the north and west for the proposed cut and full slopes then retaining walls shall be constructed on the project side of the property. (Engineering)
20. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by Engineering prior to approval of the improvement plans.
 - d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
21. 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)
22. An 8-foot pedestrian path shall be constructed along the frontage of Secret Ravine Parkway. (Engineering)
23. 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/import) earthen material shall be (deposited/borrowed). If the (deposit/borrow) site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the (exported/imported) 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)
24. The applicant shall dedicate a separate drainage easement to the City of Roseville for the storm drain facility required to transfer public storm waters through the site. The easement document

shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Records Office. (Engineering)

25. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage course. (Engineering)
26. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s) as required by the City's Storm Water Quality Design Manual. All drainage facilities on site shall be privately owned and shall be maintained by the property owner. Prior to the approval of the improvement plans, a maintenance schedule shall be provided for the maintenance of all approved storm water treatment devices. (Engineering)
27. The storm water overland release shall be designed to prevent erosion to the adjacent parcel and sediment transport to the creek. (Engineering)
28. 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)
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. 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)
31. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (CDD, Planning)
32. Prior to the approval of the Improvement Plans, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)
33. 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)
34. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)

35. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and reclaimed mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
36. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Secret Ravine Assisted Living Facility to be reviewed and approved by the Transportation Commission. (Transportation)
37. A covered seating area at the Porte Cochere shall be provided for dial-a-ride passengers, and the drop-off/pick-up shall be signed. (Engineering, Transportation)
38. 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)
39. 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)
40. 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)
41. 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)
42. 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)
43. 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
44. 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)

45. 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)

46. 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:

47. 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)

48. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:

- a. A 25-foot wide public utilities easement along all road frontages.
- b. Water, sewer, and reclaimed water easements. (Electric, EUD)

49. 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)

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

51. The proposed 8" sewer line shall be centered within a public sewer easement up to the most upstream manhole. The easement width shall conform to City Standards (Environmental Utilities)

52. 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)
53. The project shall be addressed as 1101 Secret Ravine Parkway. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Public Works Department (Engineering - Land Development Division) for building/suite addressing. (Public Works)
 54. This project falls within the Commercial land use 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)
 55. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. (Engineering)
 56. 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)
 57. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
 58. 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)
 59. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for the project to be reviewed and approved by the City Manager. (Transportation)
 60. 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)
 61. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
 62. 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)
 63. 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)
 64. Adequate radio coverage shall be provided within buildings for public safety agencies, as required by Roseville Municipal Code Section 16.16.210. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials. Adequate radio coverage shall include all of the following:
 - a. A minimum signal strength of 95 dBm available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.

- b. A minimum signal strength of 95 dBm received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
 - c. The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
 - d. A 100 % reliability factor. (Fire, Police)
65. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
66. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
67. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
68. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
69. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
70. All 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)
71. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
- a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
72. 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)
73. The electrical feed for this project will originate from the Roseville Electric switchgear located along Blue Oaks Boulevard approximately 50 feet to the west of this parcel. The developer will be responsible for obtaining authorization from the adjacent property owner to complete this off site improvement. (Electric)
74. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

75. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
76. 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)
77. Signs shown on the plans are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
78. The parking lot striping and signing shall be maintained in a visual and legible manner. (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)

CONDITIONS OF APPROVAL FOR AP-000413:

1. The Administrative Permit is approved based on the operating information contained in Attachment 2. Should the operation of the facilities change, the Planning Department shall be notified, as additional permit approvals may be required. (Planning)
2. The parking reduction is approved allowing a 9 space reduction, from 60 to 51 spaces. (Planning)

CONDITIONS OF APPROVAL FOR LLA-000071:

1. The Lot Line Adjustment is approved as shown in Exhibit E, subject to the following conditions. (Engineering, Planning)
2. The following shall be submitted to Engineering prior to recordation of the Lot Line Adjustment:
 - a. Two copies of property boundary description with exhibit map (8.5" x 11" sheet), and one copy of boundary closure calculations for resulting lots. These items shall be stamped and signed by a California Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying.
 - b. One copy of the Conditions of Approval.
 - c. A completed Property Owner Consent Form.
 - d. Deed to convey interest in the property.
 - e. Preliminary title report no older than six months for all properties involved. (Engineering)

3. If surveying monuments are placed as a result of this Property Line Adjustment, it will be the responsibility of the Surveyor to record a Record of Survey with the County Recorders Office. (Engineering)
4. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
5. Prior to recordation of the lot line adjustment, the applicant shall pay the City's surveyor's processing and consulting fee of \$75. (Engineering)
6. The applicant shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the recorded lot line adjustment per the "Digital Submittal of Cadastral Surveys". (Environmental Utilities)

OTHER CONDITIONS IF NEEDED TO RELOCATE FACILITIES AND EASEMENTS

7. The following easement(s) shall be provided by separate instrument:
 - a) A common area public utility easement will be dedicated across the subject property minus the building footprints (Engineering, Environmental Utilities, Electric)
8. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Engineering, Environmental Utilities, Electric)
9. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor (Environmental Utilities, Electric, Engineering)
10. Any relocation, rearrangement, or change to existing City facilities due to this Lot Line Adjustment shall be paid for by the applicant. (Engineering, Environmental Utilities, Electric)
11. All existing buildings shall conform to Table 5A of the Uniform Building Code (UBC) with regard to the minimum distance to the property line. (Building)

ATTACHMENTS

1. Reciprocal Parking Agreement
2. Project Description
3. Parking Analysis
4. Photo Renderings

EXHIBITS

- A. Site Plan
- B. Landscape Plan
- C. Building Elevations
- D. Grading and Drainage Plan
- E. Lot Line Adjustment
- F. Floor Plan

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.