

ITEM III-B: DESIGN REVIEW PERMIT – 7100 GALILEE ROAD (NIPA PCL 29 DMV OFFICE BUILDING) – FILE # 2012PL-046 (PROJECT # DRP-000437)

REQUEST

The applicant requests approval of a Design Review Permit to construct a 17,269 square foot office building and secured parking area including site work, landscaping, lighting, and frontage improvements on 3.93 acres.

Project Applicant: Geoff Griffin, TM & Associates
Property Owner: Thomas Manz, TM & Associates

SUMMARY RECOMMENDATION

The Planning Department recommends that the Design Committee:

- A. Adopt the four (4) findings of fact for the Design Review Permit; and
- B. Approve the Design Review Permit with seventy-three (73) conditions of approval.

OUTSTANDING ISSUES

The applicant and Staff are not in agreement on the placement of the security fencing along the frontage of the property. For safety reasons Staff recommends that the fencing be placed behind the second row of parking within the complex to allow for patrons of the facility to pull off of Galilee Rd. and park while waiting for the office to open each morning. More information on this issue is provided in the evaluation section of the staff report.

Staff also received a letter from Ron Chunovich, an adjacent business owner, citing safety concerns as a reason to consider design alternatives that discourage on street parking along Galilee Rd (Attachment 1).

BACKGROUND

The DMV Office project is located within the North Industrial Plan Area on Galilee Rd. (Figure1). The project site is a 3.93-acre parcel, which is part of a larger 7.46 acre development that was identified as Diamond Plaza. The subject property is zoned General Commercial (GC) and has a land use designation of Community Commercial (CC). The proposed development of a government office building on the property is consistent with the Zoning Ordinance and General Plan land use designations. Adjacent properties are also designated GC and include Firestone, RC Pacific, Chevron and Justin's Car Wash and Lube.

On January 15, 2009, the Design Committee approved a Design Review Permit (DRP) to allow the development of the 8,149 square foot Firestone tire center on 1.13 acres fronting Washington Boulevard. The Firestone building was designed to be part of the Diamond Plaza center with shared access, circulation and parking. As part of the Firestone DRP, the Design Committee approved a conceptual development plan for the remaining parcels within Diamond Plaza. Subsequently a Lot Line Adjustment was administratively approved on October 28, 2009 to adjust the parcel lines of two of the parcels within the center, resulting in the smaller 0.51 acre RC Pacific parcel. On March 18, 2010 the Design Committee also approved the RC Pacific construction office and yard. Both projects have been constructed, and the

remaining two parcels within Diamond Plaza are vacant. The entire 7.46 acre site was rough graded to accommodate construction of the Firestone project and future development on the remaining parcels.

PROJECT DESCRIPTION

The project proposes to construct a 17,269 square foot one-story government office building. Landscaping, lighting and 148 parking spaces would also be constructed on-site. Access would be provided by two 30-foot wide driveways from Galilee Road. As mentioned, the project is a component of the larger Diamond Plaza center.

SITE INFORMATION

Location: 7100 Galilee Road, North Industrial Plan Area, APN 017-410-080-000

Roseville Coalition of Neighborhood Associations (RCNA): The subject property is located within the Industrial Area East Neighborhood Association. This neighborhood association is not active and therefore was not sent a notice. However, notice of the Design Committee meeting was provided to properties within 300 feet of the subject site. One comment letter was received from the owner of the RC Pacific building regarding parking along Galilee Rd and safety concerns. This letter is included as Attachment 1.

Total Acreage: 3.93 acres

Figure 1: Surrounding Zoning



Site Access: Access to the project site will be provided via two 30-foot wide, commercial driveways off Galilee Road at the north and south ends of the project site. No site access will be provided from Washington Bl. or from adjacent properties.

ZONING/SPECIFIC PLAN REGULATIONS

Development Standard	Required	Proposed
Building Setbacks	35'	320'
Landscape Setbacks	20' along Galilee Rd, 5' side & rear yard	49', 7' side, 38' rear
Building Height Limit	50' maximum	34' (tower element)
Parking Spaces	To be determined in Design Review	148
% of compact spaces	(up to 30% max = 44 spaces)	0 compact stalls
# of handicapped spaces	6	6
% of shaded parking	50%	50%
Bicycle spaces	5	5 (per condition 31)

PROJECT DESIGN FEATURES

See attached Site Plan (Exhibit A), Elevations (Exhibit B & C), Preliminary Grading Plan (Exhibit D), Landscape Plan (Exhibit E), and Photometric Plan (Exhibit F).

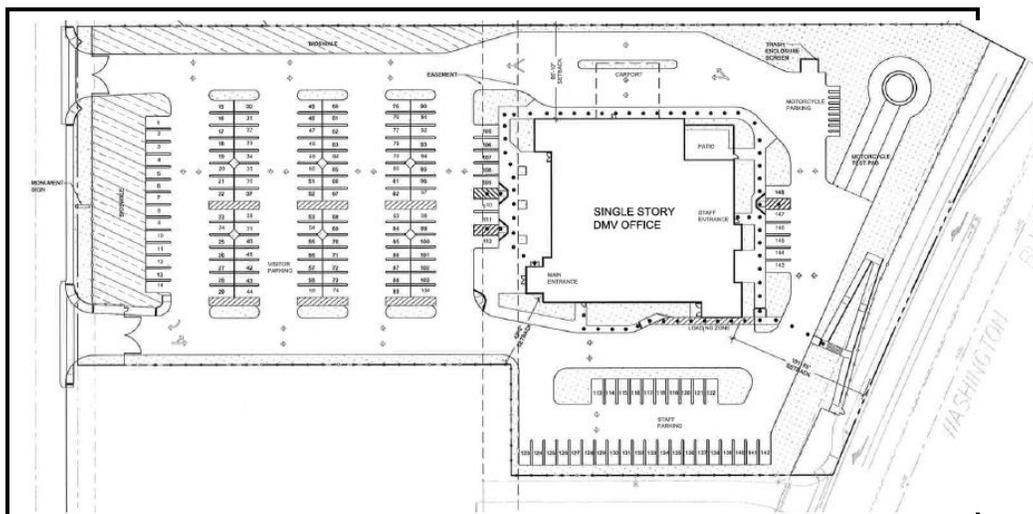
DESIGN REVIEW PERMIT EVALUATION

The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City’s Zoning Ordinance, the North Roseville Area Design Guidelines, and the City’s Community Design Guidelines (CDGs) including the “priority shall” requirements (see discussion). 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 DESIGN

Site Planning & Building Siting: The 17,269 square foot building will be located to the rear of the property with parking flanking the building on two sides. The building entrance will be located on the west elevation, facing the main parking field and driveway entrances from Galilee Road. The entire site is proposed to be fenced for security purposes and the gated entrances will be open in the morning and shut at the close of business each day. The street frontage, parking lot and approximately five to ten feet around the base of the building will be landscaped. A separated path will provide a pedestrian connection from Galilee Road to the building entrance. Frontage improvements are required along Galilee Road, spanning the

Figure 2– Site Plan



project site, including sidewalk, curb, and gutter. The site layout and building siting is consistent with the Firestone and RC Pacific parcels and surrounding developed parcels.

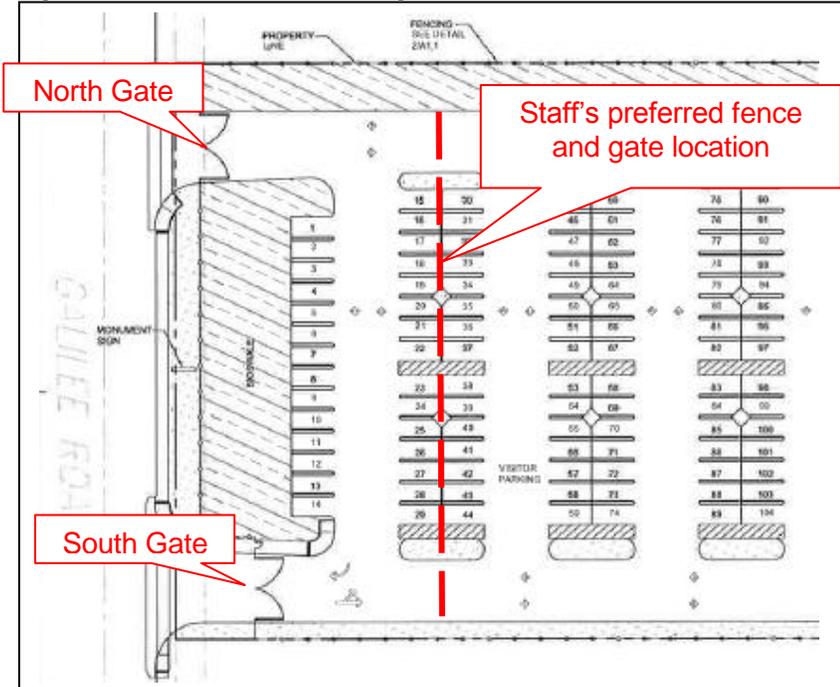
Vehicle Access, Circulation & Parking: As mentioned, access to the property will be provided through two 30-foot wide, commercial driveways off of Galilee Road. The main customer parking field will be provided in front of the building. Staff parking will be provided to the south of the building. The Zoning Ordinance does not provide a specific number of required parking spaces for government offices. Instead, the parking requirement is determined through Design Review. Based on the current number of customers and future growth of south Placer County the DMV has parked the facility at 1 space per 117 square feet of building area. This will provide ample parking for the current demand of the facility and future growth of DMV operations.

The DMV has requested that their site be completely fenced off and not include reciprocal access. The agency requests this design based on the fact that other DMV facilities, including the office in Roseville, experience vandalism and other security concerns. In addition, the facility is frequently used by inexperienced drivers and if the facility were required to provide reciprocal access, these drivers might be more prone to cause impacts to surrounding businesses. Staff has reviewed this request and concurs with the DMV's request to not provide reciprocal access. It should be noted that the lack of reciprocal access will limit the options for accessing the site to the two driveways off Galilee Rd.

In addition to not allowing reciprocal access, the DMV has also requested to fence the entire property. While we understand their desire for site security, Staff has concerns over the location of the entry gates along Galilee Road. The applicant has placed the entry gates approximately 40 feet from Galilee Road at the southern driveway, and approximately 15 feet from Galilee Road at the northern driveway entrance. The main concern from Staff regarding the location of these gates is the impact on traffic and safety along Galilee Rd. This concern is based on the fact that patrons of the DMV offices tend to wait in front of the building for the office to open each morning. Staff visited the existing Roseville facility on several occasions and observed approximately 20-50 people (depending on the day and time) waiting for the DMV office to open. In addition, staff spoke with the manager of the DMV office in Stockton and they also confirmed that patrons wait outside the building before their office opens. If customers were to wait outside the gate to the facility this would cause a traffic and public safety issue on Galilee Rd. Staff recommends a design that locates the gates behind the first drive aisle in the parking lot as shown in Figure 3 below. This would allow patrons to park and line up in the parking lot before the office opens each morning, thus preventing queuing on Galilee Rd. This condition has been added to the project as Condition #3.

The applicant does not agree with this condition and prefers that the fence and gates be located as proposed for security purposes. The DMV is proposing that a staff person will open the gates one hour prior to the office opening each day.

Figure 3: Access Gates & Fencing Location



LANDSCAPE DESIGN

The landscape plan will feature drought tolerant and native landscaping which will achieve compliance with the City's Water Efficient Landscape Ordinance. Tree species used in the plan will include tree species that were utilized in the Firestone and RC Pacific projects. One of the "priority shalls" contained in the Community Design Guidelines (CDGs) requires the extensive use of landscaping to achieve multiple objectives, including (but not limited to) screening undesirable views, strengthening the pedestrian scale, and providing shade. Another "priority shall" requires incorporating layered landscaping with a mix of deciduous and evergreen trees, and suggests that the plant palette emphasize massing and form rather than individual or small groupings of shrubs and trees. The proposed landscape plan (Exhibit E) demonstrates compliance with the intent of the "priority shalls".

ARCHITECTURE/BUILDING DESIGN

Colors and Materials: The building will be constructed of precast concrete panels that will be formed and poured off-site and then assembled on site. This is the same construction method as the RC Pacific office building. The building's exterior will be finished with stucco and painted with three colors, consistent with the intent of the Community Design Guidelines. The building will also feature a concrete lap siding material that will be a deep maroon color and ledge stone that will add visual interest to the building. Detailing includes a roof cornice treatment, metal awnings over windows and a plant screen that will add further texture to the building on the west and south elevations.

As mentioned, this building is being developed as part of the former Diamond Plaza center. Firestone was the first building to be developed and set a precedent for the remaining buildings. As part of the RC Pacific Design Review Permit the developer provided a master color palette demonstrating a mix of colors used on the RC Pacific building and the Firestone building. Consistent with the CDGs, the DMV building is required to utilize colors from the master color palette to tie the center together.

The DMV colors are richer than the Firestone colors; however, as shown on the elevations (Exhibit C) and the figures below, the architect has maintained similar color applications on all three buildings so the

buildings remain compatible. For example, all three buildings have a tan base color and red accent colors. The grey stone veneer on the Firestone building has been carried over with a ledge stone veneer around the base of the DMV building. The DMV building also has a tower element similar to the Firestone project.

Figure 4 – West elevation

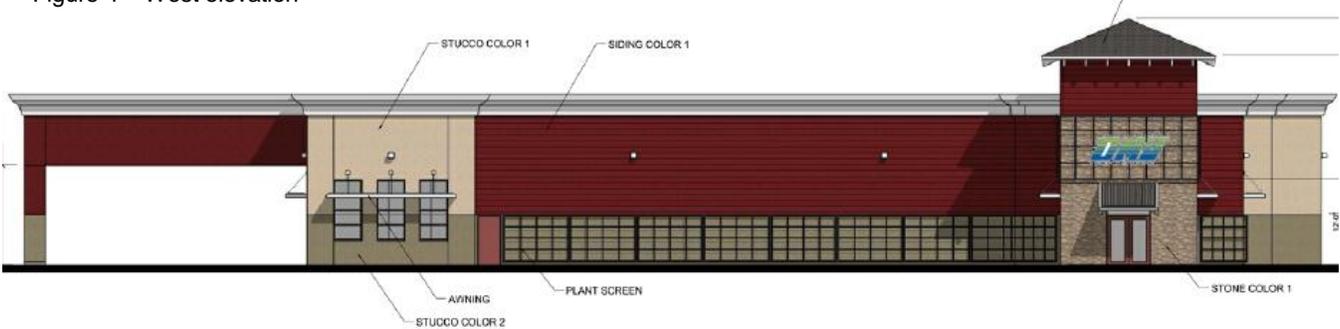
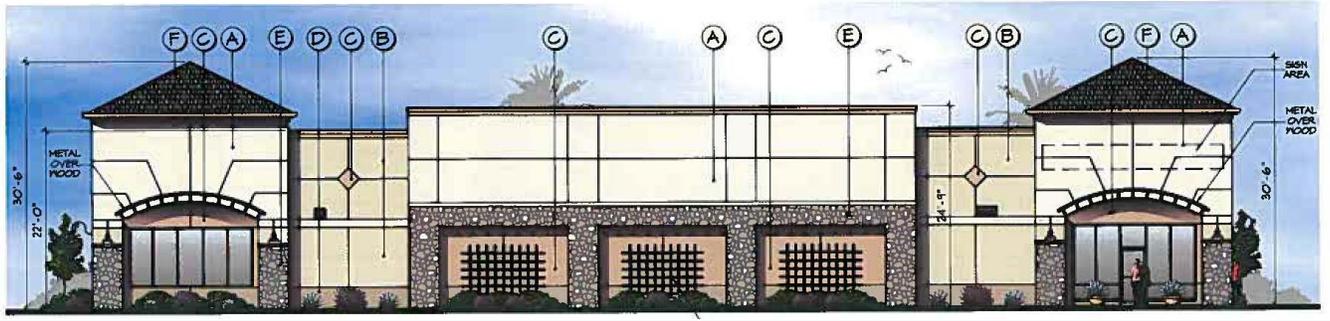


Figure 5 – RC Pacific Building



Figure 6 – Firestone Building



DESIGN REVIEW PERMIT CONCLUSION

Zoning Ordinance Section 19.78.060(B) requires four findings 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 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

This project is categorically exempt from the provisions of the Californian Environmental Quality Act (CEQA) per Section 15332 pertaining to infill development 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 – 7100 GALILEE ROAD (NIPA PCL 29 DMV OFFICE BUILDING) – FILE # 2012PL-046 (DRP-000437)**;
1. *The project, as approved, preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and watercourses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.*
 2. *The project site design, as approved, provides open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, North Roseville Area Design Guidelines, and Community Design Guidelines.*
 3. *The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, Community Design Guidelines, and the North Roseville Area Design Guidelines.*
 4. *The design of the public services, as approved, including, but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.*
- B. Approve the **DESIGN REVIEW PERMIT – 7100 GALILEE ROAD (NIPA PCL 29 DMV OFFICE BUILDING) – FILE # 2012PL-046 (DRP-000437)**; subject to seventy-three (73) conditions of approval.

CONDITIONS OF APPROVAL FOR DRP-000437:

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 **July 19, 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 **July 19, 2014**. (Planning)
2. The project is approved as shown in Exhibits A - F and as conditioned or modified below. (Planning)
3. The perimeter security fencing and access gates shall be located between the second and third row of parking within the main parking field (between spaces 15-29 and 30-44) as shown in Figure 3 of the staff report. (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. (Public Works, Environmental Utilities, Electric, Finance)
5. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Public Works)
6. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Public Works)
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. (Public Works)

PRIOR TO ISSUANCE OF 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 abut a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--9 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
9. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
10. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Design Committee including all conditions of approval. (Planning)
11. The project Landscape Plans shall comply with the following:

- a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
 - d. The landscape plan shall comply with the NRADG and the City of Roseville Water Efficient Landscape Ordinance (Ord. 4611).
 - e. 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)
12. 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)
 13. 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)
 14. 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)
 15. 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)
 16. 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.
 17. 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 Public Works prior to approval of any plans. (Public Works)

18. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Public Works, Fire, Environmental Utilities, Electric)
19. 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.”* (Public Works)
20. The site shall be accessed by two 30-foot wide City standard Type S commercial driveways. (Public Works)
21. A 6-foot, attached sidewalk shall be constructed along the frontage of Galilee Road. (Public Works)
22. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP’s) per the City’s Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP’s shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP’s. (Public Works)
23. Prior to the approval of the improvements plans, the property owner shall provide a private drainage easement over the proposed drain pipe along the western boundary to the benefit of the property to the south to allow stormwater conveyance and maintenance of the storm drain system. (Public Works)
24. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Public Works)
25. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Public Works)
26. 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, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner’s expense, to the satisfaction of the City. (Public Works)
27. Prior to the approval of the improvement plans, it will be the project proponent’s responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Public Works)

28. The project shall be addressed as 7200 Galilee Road. 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)
29. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Public Works)
30. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for NIPA Parcel 29, DMV Offices Building to be reviewed and approved by the Transportation Commission. (Public Works)
31. The total number of bike parking spaces provided on site shall meet the current requirements of the California Green Building Standards Code and the Roseville Municipal Code. (Alternative Transportation, Planning, Building)
32. A covered seating area near the main entrance and accessible parking spaces shall be provided for Dial-A-Ride passengers. (Alternative Transportation)
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 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 and 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)
36. The applicant shall use the existing sewer stub off of Galilee Rd. in lieu of tapping the 15" sewer main. (Environmental Utilities)
37. Landscape trees shall not be planted within the water or sewer easement without the approval of the Environmental Utilities Director. In addition, no trees are to be planted over the planned water meter and backflow preventor for the project. (Environmental Utilities)

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 and pedestrian walkways shall provide a maintained minimum of one (1) foot candle, and 0.5 foot candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning & Police)
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 12.5 foot wide public utilities easement along all road frontages.
 - b. Water and sewer easements.
 - c. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric, Public Works, Environmental Utilities)
49. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)
50. 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)
51. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Public Works)
52. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Public Works)
53. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for NIPA Parcel 29, DMV Office Building to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)

54. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
55. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
56. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
57. 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)
58. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
59. 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)
60. 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.
61. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
62. 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:

63. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
64. 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)
65. 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. (Public Works)
66. 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)

67. 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)
68. 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)
69. 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)
70. 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)
71. 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)
72. 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)
73. 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)

ATTACHMENT

1. Letter from Ron Chunovich

EXHIBITS

- A. Site Plan
- B. Elevations
- C. Color Elevations
- D. Preliminary Grading Plan
- E. Landscape Plan
- F. Photometric Plan

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