

**ITEM V-A: CONDITIONAL USE PERMIT AND DESIGN REVIEW PERMIT MODIFICATION –
MERRYHILL SCHOOL OF ORLANDO AV. – 1115 ORLANDO AV. – FILE# 2013PL-007
(CUP- 000081 & DRP-000479)**

REQUEST

The applicant requests approval of a Conditional Use Permit and Design Review Permit Modification to operate a private school serving pre-kindergarten through eighth grades. The project includes the renovation of the existing 19,160 square foot office building and adding outdoor play areas.

Applicant – Neil Garawitz, Nobel Learning Communities
Property Owner – Dan Hrdy, Valley Oak Investments LP.

SUMMARY RECOMMENDATION

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

- A. Adopt the Mitigated Negative Declaration;
- B. Adopt the three (3) findings of fact for the Conditional Use Permit;
- C. Approve the Conditional Use Permit subject to seven (7) conditions of approval;
- D. Adopt the two (2) findings of fact for the Design Review Permit Modification; and
- E. Approve the Design Review Permit Modification subject to seventy-two (72) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues. The applicant is in agreement with the recommended conditions of approval.

BACKGROUND

The project site is located at 1115 Orlando Av. along the east side of Orlando Av. (see Figure 1). This property is located within the Cirbyside neighborhood association boundaries within the Infill Area of the City. The majority of the property is zoned Community Commercial (CC) with a land use designation of Community Commercial (CC). A smaller portion of the site is zoned General Commercial (GC). The property is currently developed with a 19,160 square foot single story office building with associated parking, lighting and landscaping.

A Use Permit (UP 79-29) was approved in 1979 to construct a 10,602 square foot office building for a State Farm Insurance field office. In 1993, a Use Permit Modification (UP MOD 79-29) was approved to add 8,689 square feet to the building. After State Farm vacated the building several office tenants have occupied the building.

PROJECT DESCRIPTION

The applicant's request is to convert the office building into classrooms for a Merryhill private school facility. The project includes the addition of several outdoor play areas for the school. Merryhill would serve pre-kindergarten age children through eighth grade. Initially the applicant has indicated the

school would have an enrollment of 140 students with a maximum enrollment of 270 students. The facility would be open Monday through Friday from 6:30am to 6:00pm. School hours would begin at 8:30am with children arriving anytime between 6:30am and 8:30pm. The applicant has indicated that the largest concentration of vehicles dropping off children will be around 8:30 am. Pickup times after school would be more evenly spread out from the time school ends at 3:30pm to 6:00pm.

Figure 1: Project Location



FINDINGS/EVALUATION

Section 19.78.060 of the City of Roseville Zoning Ordinance requires that three findings be made in order to approve a Conditional Use Permit. The three findings are listed below in ***bold italics*** and are followed by an evaluation of the proposal in relation to each finding.

- 1. The proposed use or development is consistent with the City of Roseville General Plan and any applicable Specific Plan.***

The request is to use the existing building at the former State Farm Insurance building to operate the Merryhill private school. This request is consistent with the City of Roseville General Plan land use designation of Community Commercial. Public and private schools are not listed in the General Plan as an anticipated use in commercial land use areas. However, school sites with adjacent residential areas are common throughout the City of Roseville. The General Plan relies on the Zoning Ordinance, through the requirement for a Conditional Use Permit, to address any potential conflicts between the proposed private school and the existing surrounding commercial and residential uses. The operation of the proposed private school does not require any expansion of the existing office facilities. The proposed school will not conflict with General Plan policy.

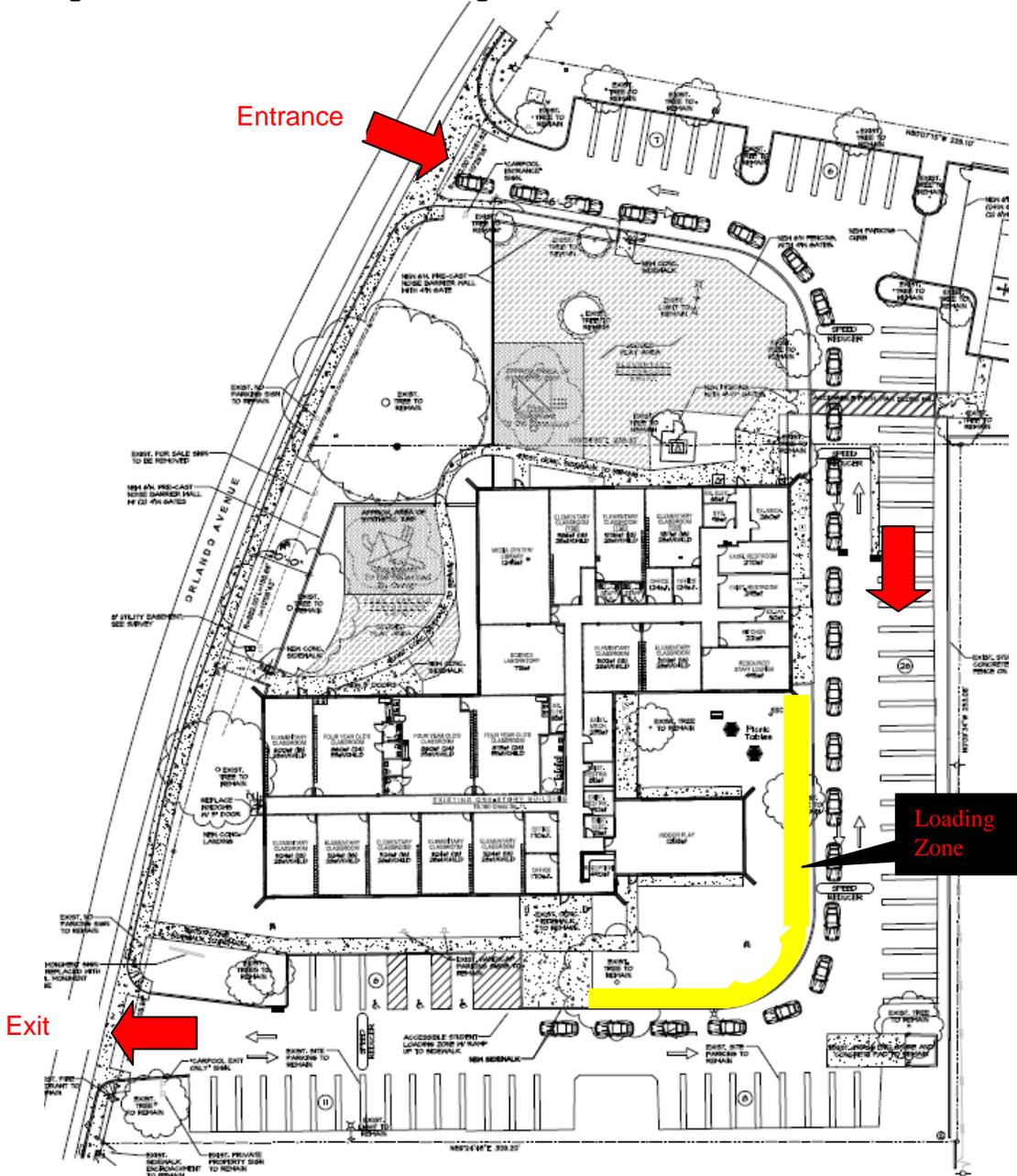
- 2. The proposed use or development conforms with all applicable standards and requirements of the Zoning Ordinance.***

As described above, the project site is zoned both CC and GC. Private schools are conditionally permitted in both commercial zones. Section 19.26.090 of the Zoning Ordinance requires schools to provide a minimum number of on-site parking spaces and a specified length of loading area. The Zoning Ordinance does not contain any development standards beyond the required parking. Further discussion regarding parking and loading is provided below.

Parking and Loading

The subject property at 1115 Orlando Av. has two points of access from Orlando Avenue (Figure 2). There is a driveway and drive aisle on each side of the building. The drive aisles meet at the rear of the office building to create a U-shaped circulation pattern with parking areas accessed along these main drive aisles. The applicant has proposed that the designated drop-off area be located at the rear of the school building (see Figure 2 below). Section 19.26.090 of the Zoning Ordinance requires 60 lineal feet of loading area for every 100 students. The proposed loading area is 220 lineal feet in length with a total length of approximately 500 feet for vehicle stacking (25 cars). Based on the maximum capacity of 270 students, the proposed loading area will comply with this requirement.

Figure 2: Site Circulation & Loading Plan



The parking requirement for a private elementary school is based on the number of classrooms. Two spaces are required per classroom. The school will have 16 classrooms including the library and science laboratory. Therefore 32 parking spaces are required. With the proposed site changes to the parking lot a total of 56 spaces will be provided. Based on these requirements the project will comply with the City of Roseville Zoning Ordinance standards.

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 public or private property improvements.*

Merryhill currently has an enrollment of 140 students and is located at 1622 Sierra Gardens Dr. The applicant requests that they be allowed a maximum of 270 students to allow for future growth. The proposed site will be renovated to include 3 four year old classrooms, 10 elementary school classrooms, a library and media room and science laboratory (See Exhibit A). The school proposes to operate between the hours of 6:30am and 6:00pm Monday through Friday with occasional evening functions such as Back-to-School night. These events would be infrequent (approximately 10-12 per year) and would be required to end before 10pm.

Traffic and Circulation

The City's Traffic Engineering section reviewed the proposed project for its potential to effect local roadways. Based on the City's current traffic model the project is expected to generate 17 fewer PM peak trips than the former office use. The traffic impacts from the project were analyzed in the Initial Study that was prepared for the project, and were found to be less than significant.

As was discussed above, the applicant has developed a pick up and drop off plan which will allow a safe and efficient circulation of traffic during the morning and afternoon peak times of the day. Given the amount of stacking around the site there should not be a situation in which school traffic would affect neighboring businesses or residents.

Drop-off/Pick-up Procedures

In order to lessen the impact that could occur on neighboring businesses or traffic on Orlando Av. during the morning and afternoon peak times, staff has added Condition 5, which requires the applicant to create and distribute specific procedures for drop-off/pick-up and parking to the parents or guardians of the student body. These procedures will be modeled after the procedures described above and specifically, they must state the following:

- Vehicles must enter by the northern driveway, proceed to the drop-off location at the rear of the school, and exit via the southern driveway.
- Double parking in the loading area is not allowed.
- Students are not permitted to play in the parking area during drop-off/pick-up times.

Noise

The applicant engaged Bollard Acoustical Consultants to prepare a noise study which evaluates the project's impact on surrounding properties and the impact of adjacent roadway noise on the outdoor play areas of the project (Exhibit A; Attachment 4). This study found that ambient roadway noise at the front playground areas exceeds the General Plan's maximum exposure level of 70 dB L_{dn} for outdoor play areas. The study proposes to mitigate these noise levels to less than 70 dB L_{dn} by installing a 6-foot high noise barrier in this location. With this mitigation the sound level from existing and future project roadway noise would be reduced to 69 dB L_{dn} in the outdoor play area. The Initial Study includes Mitigation Measure #2 which requires the wall be installed as part of the project.

The noise analysis also evaluated the project's proposed basketball court and outdoor play areas noise on the adjacent residential properties. Currently there is a 7 foot sound wall located between the office project and the adjacent residential areas to the east. The study found that the existing ambient noise levels (55 dB L_{eq} and 68 dB L_{max}) at the nearest backyard areas were relatively high from the nearby roadway noise from Interstate 80 and Orlando Av. The study concludes that anticipated noise levels from the basketball court (50 dB L_{eq} and 70 dB L_{max}) would comply with the City of Roseville's General Plan Noise standards with the existing sound wall in place. Therefore, the project is not required to provide any additional mitigation at the basketball court area. Based on the operational characteristics of the school, and with the conditions of approval that will be incorporated, the project is not expected to negatively affect surrounding residents or businesses.

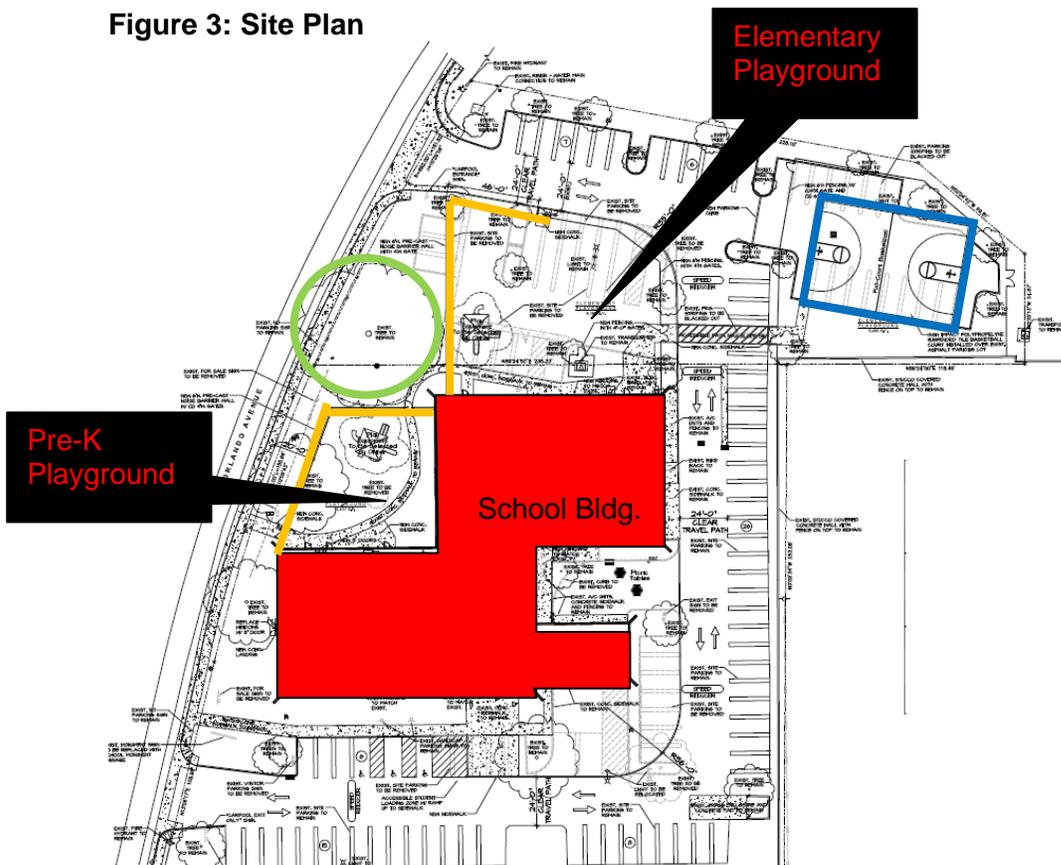
DESIGN REVIEW PERMIT MODIFICATION EVALUATION

Staff reviewed the proposal for consistency with all applicable standards and found the project consistent with the intent of the requirements and guidelines in each. The following evaluation focuses on pertinent design issues.

Parking Lot Configuration

The existing 19,160 square foot office building is located in the center of the site (Figure 3; shown in red). The applicant has proposed to eliminate approximately 50 parking spaces in order to add outdoor play areas and additional loading areas for students at the front of the building. The outdoor play areas will be enclosed by two sound walls (shown in orange), and chain link fencing in some areas, to provide security and limit the roadway noise from Interstate 80 and Orlando Av. Also in this area is an existing native oak tree which is shown in green. The basketball court for the school is shown in blue.

Figure 3: Site Plan



The parking requirement for an office use (1:250) or 77 spaces in this instance, is significantly higher than a private elementary school (2 spaces per classroom; 32 spaces). Therefore the applicant does not need the amount of parking that the former office use required. As was discussed above, the loading areas are also sufficient and meet the Zoning Ordinance requirement. The proposed circulation pattern will create an orderly circulation pattern and will eliminate a dead end drive aisle where the basketball court will be located. As proposed the parking and circulation for the project will meet the intent of the Community Design Guidelines.

Outdoor Play Areas/Sound Wall

The applicant has proposed to place two outdoor play areas at the front of the school site. These areas will be screened by a proposed sound wall as discussed above. The sound wall that was selected by the applicant is a pre-cast concrete wall. This wall will look like a wood fence and the brown and beige wall colors will blend well with the building colors. In addition, a minimum of 20 feet of landscaping will be located in front of the wall. An example of the wall is included in figure 4 below. The wall in the picture appears to be significantly higher than the proposed 6 foot wall. However, the material used will meet the intent of the CDG and help to screen the play equipment from Orlando Av.

Figure 4: Example of sound wall



Landscaping and Building Rehabilitation

The applicant is not proposing any major changes to the existing building elevations. Staff has asked the applicant to provide elevations for the wall and building (Exhibit E). The applicant has indicated that wood siding would be replaced where it has been damaged by weather. The building would be repainted a neutral beige color to match the existing color with brown trim color.

Similarly, the landscaping for the site would be rehabilitated by fixing broken irrigation and installing replacement shrubs where they have died or where any new planters will be installed.

Lighting for the site is existing and would be repaired where needed. The applicant has submitted a photometric plan which is included as Attachment F. This exhibit demonstrates compliance with the Community Design Guidelines.

CONCLUSION

Based on the analysis contained in this staff report and as conditioned, staff finds that the proposed project is consistent with the findings needed to approve the CUP and DRP and meets the requirements of the General Plan, Zoning Ordinance and CDG; and therefore, the required findings to approve the entitlements can be made.

PUBLIC OUTREACH

A legal notice was mailed to the Cirbyside Neighborhood Association. Additionally, legal notices were mailed to property owners and residents within a 300 foot radius of the project site. To date, no comments have been received by staff. The applicant along with City Staff held a neighborhood meeting at the project site on March 27, 2013 to discuss the project with adjacent neighbors and businesses. Two weeks prior to the meeting the applicant mailed out an informational postcard and invitation to the meeting to all property owners within 300 feet of the project. One resident directly behind the project site attended the meeting and did not have any concerns with the project that were not addressed at the meeting. Staff has not received any additional comments from residents following this meeting.

ENVIRONMENTAL DETERMINATION

An Initial Study was prepared for the project to evaluate the project's potential environmental effects per CEQA (Exhibit A). With the mitigation proposed the project will not have a significant effect on the environment. The Planning Commission must consider this Initial Study and proposed Mitigated Negative Declaration before taking action on the proposed project. The public review period for the proposed Mitigated Negative Declaration will close April 25, 2013 at 5pm. As of the date of this report Staff has not received any comments on the proposed Mitigated Negative Declaration.

RECOMMENDATIONS

The Planning Department recommends that the Planning Commission:

- A. Adopt the Mitigated Negative Declaration;
- B. Adopt the three (3) findings of fact as discussed in the staff report for the Conditional Use Permit – Merryhill School of Orlando Av. – 1115 Orlando Av. – FILE# 2013PL-007 (CUP-000081);
- C. Approve the Conditional Use Permit – Merryhill School of Orlando Av. – 1115 Orlando Av. – FILE# 2013PL-007 (CUP- 000081), with the seven (7) conditions of approval listed below.
- D. Adopt the two (2) findings of fact as listed below for the Design Review Permit Modification – Merryhill School of Orlando Av. – 1115 Orlando Av. – FILE# 2013PL-007 (DRP- 000479); and
 1. *The proposed Modification is substantially consistent with the intent of the original approval.*
 2. *The proposed Modification complies with all applicable standards and requirements of this title, with the applicable goals, policies and objectives set forth in the General Plan and the applicable Community Design Guidelines.*
- E. Approve the Design Review Permit Modification – Merryhill School of Orlando Av. – 1115 Orlando Av. – FILE# 2013PL-007 (DRP- 000479), with the seventy-two (74) conditions of approval listed below.

CONDITIONS OF APPROVAL FOR CUP- 000081:

1. The project is approved as shown and described in Exhibits A - F and as conditioned or modified below.
2. The maximum number of students for 1115 Orlando Av. shall be 270 students including Pre-Kindergarten aged children. (Planning)
3. Academic school hours of operation shall be limited to 8:30 a.m. to 3:30 p.m. Monday through Friday. (Planning)
4. Before school care and after school care and activities shall occur no earlier than 6:30 a.m. and shall end by 10 p.m. No outside play activity will be permitted before 8 a.m. (Planning)
5. Merryhill School of Orlando Av. will be required to establish and enforce a drop off and pick up procedure that maintains the flow of traffic and ensures the safety of their students while remaining sensitive to the surrounding residential and commercial uses as it relates to traffic, parking and noise. This plan shall be reviewed and approved by the Planning Department prior to building occupancy. (Planning)
6. The project shall comply with all required environmental mitigation identified in the Merryhill Initial Study and Mitigated Negative Declaration. (Planning)
7. A building permit will be required prior to Merryhill School occupying the building. (Building)

CONDITIONS OF APPROVAL FOR DRP- 000479:

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 **April 25, 2015**. 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 **April 25, 2015**.
2. The project is approved as shown in Exhibits A - F and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Merryhill Initial Study and Mitigated Negative Declaration. (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, 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. (Engineering)

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 (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 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 Commission 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 City of Roseville Water Efficient Landscape ordinance (Ordinance 4786, adopted 11/04/2009). (Planning)
 - f. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
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. For Multiple Building Complexes: As part of the required Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
 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. For restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
 18. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address.
 19. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Engineering)

20. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
21. A note shall be added to the grading plans that states:
*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
22. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Engineering)
23. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
24. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
25. 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. (Engineering)
26. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
27. The project shall be addressed as 1115 Orlando Avenue. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Development Services Department (Engineering - Land Development Division) for building/suite addressing. (Engineering)
28. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
29. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Merryhill School to be reviewed and approved by the Transportation Commission. (Public Works)
30. 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)"

31. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
32. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and recycled mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
33. 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)
34. 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)
35. 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)
36. 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)
37. 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. Any proposed on-site speed reduction devices shall be approved by the Roseville Fire Department. (Fire)
38. 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

39. 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)
40. 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)
41. 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:

42. 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)
43. 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)
44. 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)
45. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
46. 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)
47. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Merryhill School to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)
48. 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)
49. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
50. **Restaurants or other Food Service Establishment (FSE).** The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)
51. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)
52. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)
53. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
54. 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)
55. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)

56. 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)
57. 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.
58. 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)
59. 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)
60. Any changes to the existing electric service panel will require the electric departments review and must meet current specifications.
61. Any proposed landscape or site improvements within the PUE must comply with the electric departments Specifications for Commercial Construction section 10.1 pertaining to landscape and equipment clearance requirements.
62. 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)
63. 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)
64. 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)
65. 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)
66. 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)
67. 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)

68. 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)
69. 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)
70. 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)
71. 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)
72. 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)

EXHIBITS

- A. Initial Study/Mitigated Negative Declaration
- B. Project Description
- C. Site Plan
- D. Queuing and Loading Plan
- E. Elevations
- F. Photometric Plan

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