

**ITEM V-C: MAJOR PROJECT PERMIT MODIFICATION (STAGE 1), & MAJOR PROJECT PERMIT (STAGE 2) – STONE POINT PARCELS 8 & 9 – 1460 STONE POINT DRIVE – FILE# PL14-0350**

**REQUEST**

The applicant requests approval of a Major Project Permit (Stage 1 & 2) to allow the construction of two 90,000 square foot medical office buildings on the site. Both building sites include parking areas, frontage improvements, lighting and landscaping. The applicant also requests a Major Project Permit Modification to reduce the amount of required parking for the medical offices.

Project Applicant/Property Owner: Louie Pappas, Cordova 83 Properties

**SUMMARY RECOMMENDATION**

The proposed project has been evaluated for consistency with the General Plan, the Northeast Roseville Specific Plan, the Zoning Ordinance, and the Stone Point Master Plan. A detailed analysis of each request against these documents follows. In summary, the project has been determined to be consistent with these guiding policies and therefore, is recommended for approval. While the proposed project modifies the existing Master Plan, staff has determined that the project is consistent with the intent of the Master Plan as a component of a mixed-use campus that allows for interconnected land uses through clear pedestrian linkages, view corridors, and common streetscapes.

The Planning Division recommends that the Planning Commission:

- A. Adopt the Negative Declaration;
- B. Adopt the two (2) findings of fact for the Major Project Permit Modification (Stage 1);
- C. Approve the Major Project Permit Modification (Stage 1) subject to eighty-nine (89) conditions of approval;
- D. Adopt the two (2) findings of fact for the Major Project Permit (Stage 2); and
- E. Approve the Major Project Permit (Stage 2) subject to eight-nine (89) conditions of approval.

**SUMMARY OF OUTSTANDING ISSUES**

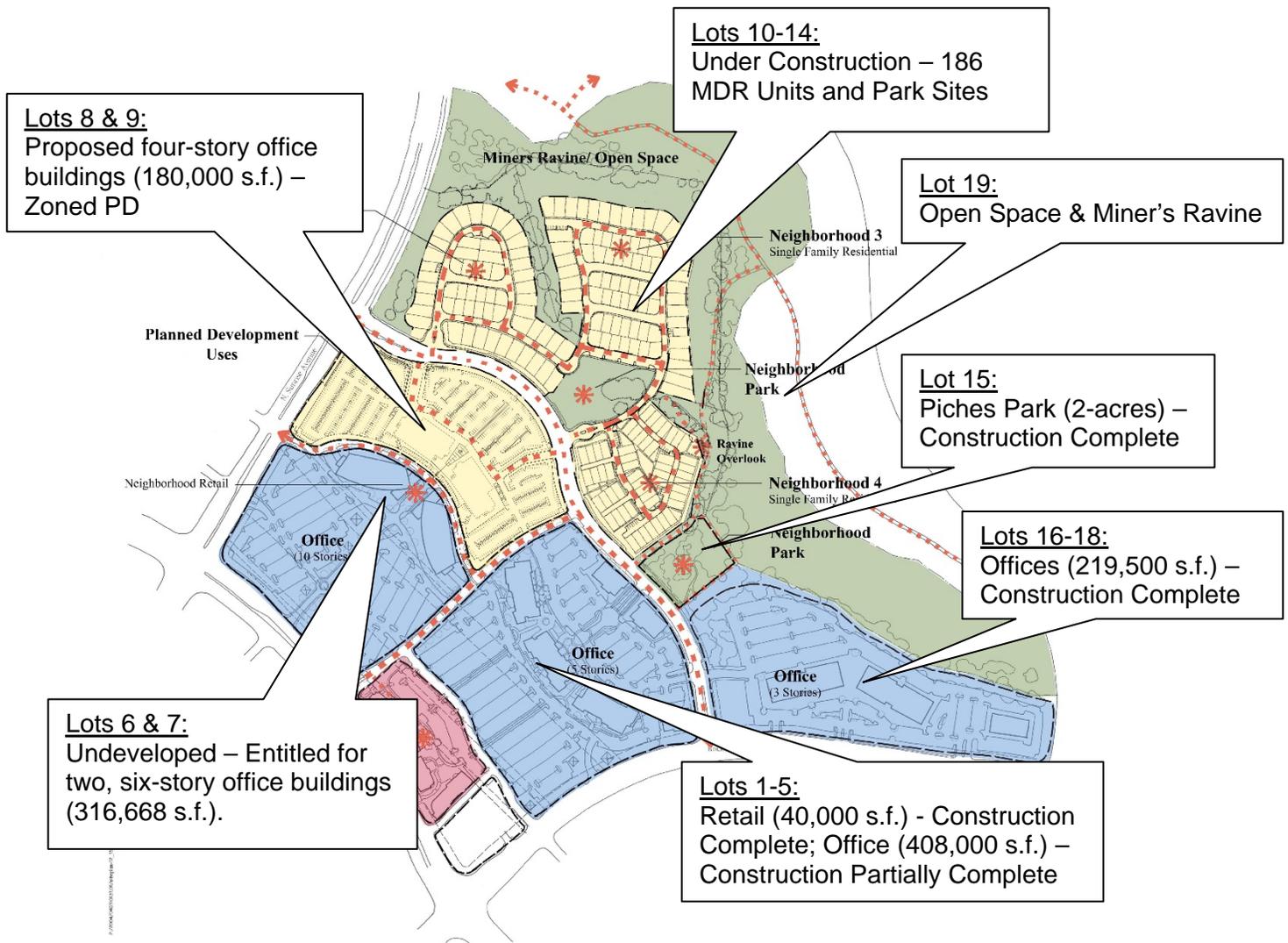
There are no outstanding issues associated with this request.

**BACKGROUND**

The Stone Point Master Plan (SPMP) was adopted in May of 2002 with the approval of the Major Project Permit (MPP 01-05) for the campus. Lots 8 & 9 are currently zoned PD for Research and Development with a General Plan and Specific Plan land use designation of Community Commercial (CC-35.9 & CC-11.9). The Master Plan is the guiding document for the plan area, which not only outlines permitted uses, but also includes specific development and design standards for office, commercial and residential development. These standards were established so that the various uses within the plan area would be tied together in a way to promote a well-designed, walkable, interconnected, and all-encompassing community as it relates to residential, commercial, employment, and recreation opportunities.

In 2005, residential uses were introduced into the plan area. Lots 1-9 and 16-18 have the PD zone designation which permits a variety of commercial uses, Lots 10 and 15 are zoned as Park and Recreation (PR), Lot 19 is Open Space (OS), and Lots 11-14 are zoned Attached Housing (R3). The majority of the plan area either is developed or has approved entitlements. In June of 2008, the City Council approved a Rezone, General Plan Amendment and Development Agreement Amendment to allow a 174-room Marriott Hotel and Clubsport facility on Parcel 9 as well as 55,000 square feet office building on Parcel 8. This project has since expired. More recently in August of 2013, the Taylor Morrison residential project was approved which allowed the construction of 186 Medium Density residential units on Lots 10-14. Figure 1 provides a summary of the development status within the Stone Point project area.

**Figure 1: Status of Development within the Stone Point Project Area**



## **EXISTING SITE CONDITIONS AND ZONING**

### **SITE INFORMATION**

- A. Project Location:** 1460 Stone Point Drive
- B. Applicable Specific Plan:** Northeast Roseville Specific Plan (NERSP) Parcel 15
- C. Public Outreach / Roseville Coalition of Neighborhood Associations (RCONA):** The proposed project is located within the Stoneridge Neighborhood Association (SRNA). This neighborhood association comprises the subject property and the Stoneridge Specific Plan area (SRSP). Staff mailed a letter to the neighborhood association board members on July 17, 2014, informing the association of the application on file. On December 16, 2014, staff mailed a public hearing notice/notice of intent to adopt a Negative Declaration to the SRNA board members. To date staff has not received any correspondence from the SRNA. Staff did receive one inquiry regarding the project from a neighboring commercial property owner, Citadel Equities. Citadel had questions regarding the project and proposed parking ratios.
- D. Total Acreage:** 130 acres (overall project site); 11.79 acres (Lots 8 & 9 combined)
- E. Lot Dimensions:** The project site is irregular in shape. The boundaries for the entire 11.79-acre project site include 496± feet along North Sunrise Avenue, 1,280± feet along Stone Point Drive, 471± feet along Street B, and 1,122± feet along Lots 6 & 7.
- F. Physical or Natural Features:** Parcels 8 & 9 were rough-graded in 2003 pursuant to previously approved entitlements. Although significant earthwork followed, the site continues to have rolling terrain, with steep slopes near N. Sunrise Avenue, with a high point on the site at 258± feet above sea level and the low point of the site at 238± feet above sea level. Concurrent with the rough-grading, Stone Point Drive and related backbone utilities were constructed through the project area, linking N. Sunrise Avenue to Rocky Ridge Drive. Additionally, storm drain and sewer stubs were installed throughout the project area for connection to future development. Due to the grading activity, little vegetation exists on the site, except where annual grasses have re-established themselves. The property owner received approval of state and federal agency permits on January 7, 1993, to fill the site's wetlands. The landowner has effectuated the permits and there are no wetlands on the site.
- G. Physical or Natural Features on Adjacent Land:** Adjacent parcels to the south are undeveloped and designated for office and commercial uses. The property to the north across Stone Point Dr. is currently being developed with a single-family medium density subdivision and a neighborhood park parcel. To the east is an undeveloped office designated parcel and parking areas.

**ON-SITE & ADJACENT LAND USE AND ZONING**

**Figure 2: Surrounding Land Use**



**Figure 3: Surrounding Zoning**



**EVALUATION**

As background, the MPP process is intended to streamline the development and review of large and diverse projects. The MPP process includes three stages.

- **Stage 1:** Stage 1 of the MPP application consists of the approval of a preliminary development plan. The preliminary development plan will establish the configuration of the buildings, parking areas

and ratios, landscaping, open space, rough grading, drainage, vehicular and pedestrian circulation, and development phasing. The complete environmental review of the project is also performed at this stage. Stage 1 review and approval is performed by the Planning Commission.

- **Stage 2:** Stage 2 of the MPP application process consists of the review of the detailed architecture and landscaping for the project. Stage 2 review is also performed by the Planning Commission.
- **Stage 3:** Stage 3 is an administrative review of the improvement and building plans for compliance with the conditions of the Stage 1 and 2 approvals.

### MAJOR PROJECT PERMIT MODIFICATION (STAGE 1):

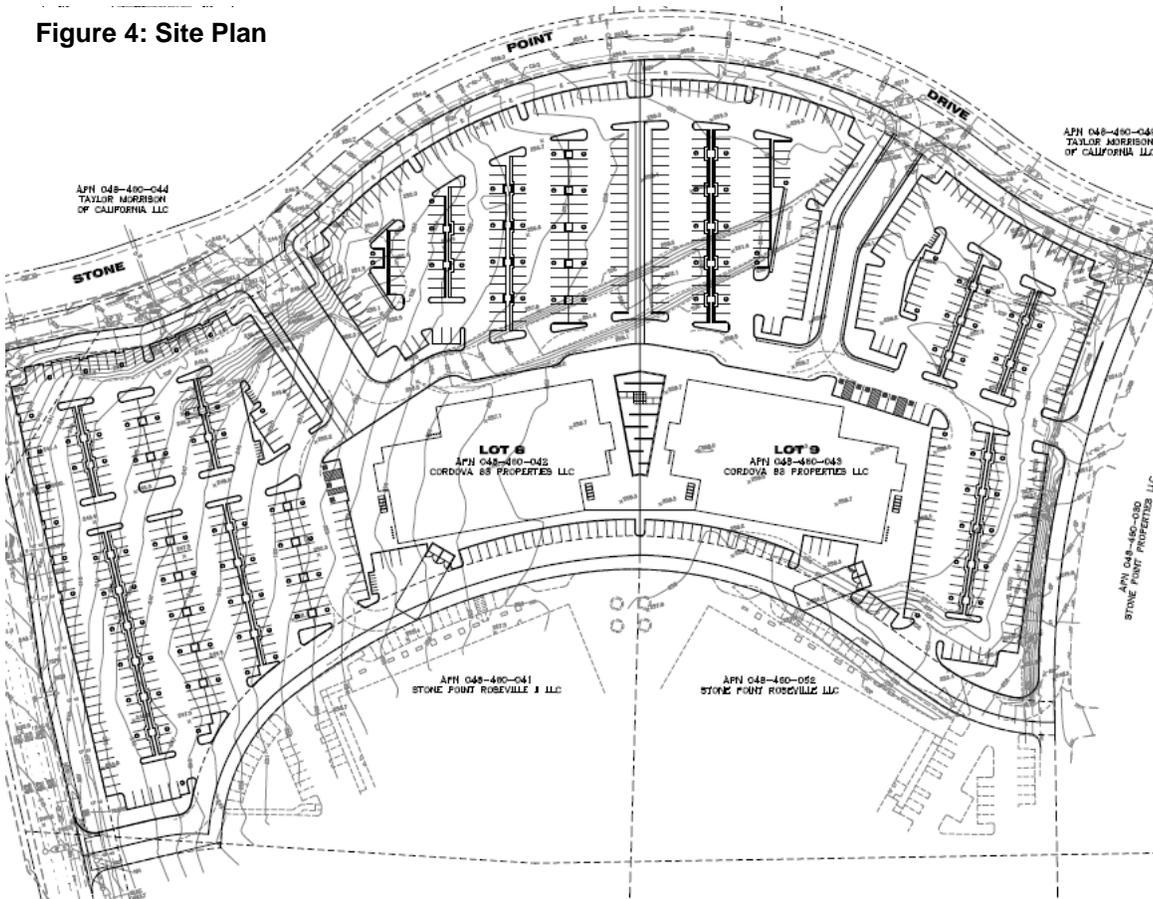
The proposed MPP (Stage 1) is applicable to the entire Stone Point Master Plan area. Specifically, approval of the Stage 1 MPP will permit the following as a result of the proposed project on Lots 8 & 9:

- Amend the existing site plan to allow for two four-story, 90,000 square foot office buildings to be located on Lots 8 & 9 totaling 180,000 square feet;
- Amend the Master Plan to reflect the changes resulting from the requested entitlements as they relate to gross building floor areas, development standards, etc.

### Site Development Plan (Stage 1)

Staff has evaluated the proposed changes on Lots 8 & 9 and has found that the project meets the intent of the Stone Point Master Plan. The project proposes two four-story, 90,000 square foot office buildings with associated site improvements (landscaping, lighting, and parking). Lots 8 & 9 will have reciprocal access and will share the same drive entrances.

Figure 4: Site Plan



**Building Siting:** Consistent with the standards of the Stone Point Master Plan, the office buildings on Lots 8 & 9 have been sited so that a minimum of a 35-foot landscape setback will be provided along North Sunrise Avenue and a minimum of a 20-foot landscape setback will be provided along Stone Point Drive. The buildings will be placed toward the southern end of lots 8 & 9, furthest from the residential project under construction by Taylor-Morrison. The building pad locations will help to create a buffer from the future residences. A Stage 2 MPP is being requested at this time, which will be discussed in further detail later in this report.

**Primary Entry:** The intersection of North Sunrise Avenue and Stone Point Drive is considered a primary entrance by the Master Plan. This corner will be improved with an enlarged landscaped area, enhanced landscaping and monument signage. For the design of these features, please see the project landscape plans (Exhibit H). These improvements are a requirement of the existing Master Plan and DA. The project plans have identified these features on the grading and landscape plans and the project has been conditioned to provide these improvements.

**Access & Circulation:** Access and internal circulation of the project was evaluated in a short-term traffic study by Kimley-Horn dated September 12, 2014 (Attachment 2). This study was completed to determine the roadway improvements that would be necessary to maintain the City's existing level of service and to address public safety concerns. Based on the evaluation, one roadway improvement has been identified as necessary to be constructed by the project. A right turn and deceleration lane will need to be installed before the North Sunrise Avenue driveway entrance to the project. This improvement is a condition of approval for the project (Condition #27). Given the fact that the project is consistent with the City's Traffic Model and the results of the site access study will be implemented by the project, the project is not expected to impact the City's Level of service on the adjacent roadways or impact public safety.

Walkways are located in convenient locations for pedestrian access. A pedestrian promenade has been included between the two office buildings, which will maintain not only the visual connection from Lots 6 & 7 through the project towards Lots 10-14, but also the pedestrian connection through the campus. This visual/pedestrian connection is an important component of the Master Plan and was required to be maintained with the proposed project. Bench seating will be located between the buildings in the plaza area which serves as outdoor activity space as recommended by the Stone Point Master Plan.

**Parking:** The applicant is requesting that both office buildings allow the flexibility to lease 100 percent of the building area to medical uses. If the site were to be developed with 100 percent medical office uses, the parking ratio would be based on gross square footage. The Zoning Ordinance requires that medical office buildings provide parking spaces at a ratio of 1 space per 150 square feet. This ratio results in a parking requirement of 600 spaces per building, for a total of 1,200 spaces for the project. The project site plan currently shows 913 parking spaces for the site, which equates to one parking space per 197 square feet of office space.

If the proposed buildings were not leased to medical uses, the NERSP and Zoning Ordinance allow the parking requirement for general office uses to be based off net leasable square footage as opposed to gross square footage. Given this, a 90,000 square foot office building (80,000 net leasable) would be required to provide 320 parking spaces, or 640 spaces for both buildings. This is based on a parking requirement of 1 space per 250 square feet.

The Zoning Ordinance allows the parking requirement for Major Projects to be established through the MPP entitlement. The applicant has submitted a parking justification letter and supporting documentation, which is provided as Attachment 3. The proposed parking ratio is based upon other recently approved large medical office building projects within Roseville. As the parking justification letter states, several other recently approved Medical Office Buildings within the City including the Sutter Roseville Medical Office Building 6 have provided parking that is less than the City's medical

office parking requirement. These projects all prepared parking studies that justified the lower parking standards based on actual counts of parking at medical office projects around Roseville and the Sacramento region.

Staff has also researched several surrounding jurisdictions and the parking requirements for medical office uses. Table 1 below lists a sample of these requirements.

**Table 1: Surrounding Jurisdiction Parking Requirements**

<b>Jurisdiction</b>	<b>Medical Office Use Parking Requirement (spaces/sq. ft.)</b>
City of Roseville	1/150
Placer County	1/175
City of Rocklin	1/200
City of Folsom	1/200
City of Citrus Heights	1/224
City of Elk Grove	1/250
City of Sacramento (Suburban District)	1/400 min. / 1/250 max.

Table 1 shows that the City of Roseville has the highest parking requirement for medical offices of the surveyed jurisdictions. This standard has ensured that medical users provide adequate parking. However, the nature of Major Projects vary, thus the Major Project Permit allows the parking requirement to be tailored to the project. For instance, other recently approved Medical Office Building projects provided specialized services such as imaging, infusion clinics, diagnostics and medical labs, which have a much lower parking demand than typical medical offices such as a pediatrician or general practitioner. If the buildings on Lots 8 & 9 were to be operated by a large medical use, most likely these types of services would be provided within the project. The parking studies conducted by these projects show a demand for 1 space per 300 square feet of medical office. The parking proposed on Lots 8 & 9 exceeds 1 space per 200 square feet of medical office.

The process of tailoring parking requirements for large projects through the MPP has been successful within the City as is evidenced by the adjacent office and retail project located on Stone Point Parcels 1-5. This project reduced the number of required parking spaces by 224 to accommodate restaurants, offices, and potential medical uses on the project site. While this project is not fully constructed, the sharing of uses and parking areas is evident by the number of dining patrons who utilize the office parking areas during the busy evening hours.

In addition to the parking studies and surveys that have been conducted, it should be noted that the Stone Point project was designed to provide a walkable, mixed-use development. It is anticipated that people who live in the Taylor-Morrison subdivision currently under construction to the north of the project site, may work or utilize the services of the offices to be constructed on Lots 8 & 9. It is also anticipated that employees of the office buildings would walk to the adjacent retail and restaurant project, located on lots 4 & 5, to utilize the services of these businesses. This sharing of parking and a walkable campus implements the vision of the Stone Point Master Plan.

In addition, the Stone Point Campus contains reciprocal parking agreements for shared parking on several lots within the Stone Point Campus. If overflow parking was needed during peak periods, the project could rely on excess parking on adjacent parcels.

Because the parking data provided supports a reduced parking ratio for medical office uses; and the overall Stone Point Master Plan has a reciprocal parking agreement with uses that have varying peak demand times, staff is confident that the parking provided is sufficient to meet the demand of the proposed project.

**Grading:** The Stone Point site has previously been rough-graded per the grading plan approved with the initial Major Project Permit for the campus. As part of this project, the applicant has submitted grading plans for Lots 8 & 9. In total, the applicant proposes balanced earthwork on the site, resulting in approximately 10,000 cubic yards of cut and fill. Retaining walls will be located on site ranging in height from two to six feet. The walls are located adjacent to North Sunrise Av. and Stone Point Dr. Even though the site has been previously rough graded, significant topography changes exist on the site. The high point of the site, where the future building pads will be placed, is approximately 27 feet higher than the elevation at the corner of Stone Point Dr. and N. Sunrise Av. These grade differences present some constraints with the planned grading of the parcel. Given these significant grade differences, Staff is satisfied with the proposed grading plan as conditioned.

**Master Plan Document Revisions:** Minor changes are proposed to the Master Plan document to address the changes that are proposed by this project (Exhibit J). These changes primarily relate to the area of development proposed by the project and the revision of maps and figures to include the office project. The Stone Point Master Plan already includes design guidelines that specifically address setbacks, landscape corridors, automobile and pedestrian circulation, office building materials relative to reflectivity, and siting of loading/trash facilities. These design guidelines have not been altered by the project.

### **MAJOR PROJECT PERMIT (STAGE 2):**

The applicant is seeking Stage 2 approval for the design of two office buildings, one each on Stone Point Parcels 8 and 9 (Buildings A & B). Parcels 8 and 9 are located at the southeast corner of Stone Point Dr. and North Sunrise Av. Figure 1 above shows the location of these parcels in comparison to the overall Stone Point Master Plan (SPMP).

**Elevations:** The proposed project is for two four-story buildings as shown on the elevation plans and in Figure 5 below. The buildings will be a mirror image of each other. The plans show an overall building height of 63 feet. The SPMP provides standards and guidelines for the design of commercial buildings on the Stone Point properties. While the standards provide for flexibility in the designs, the Master Plan requires general design standards to be achieved such as:

- Designing buildings to conform to their surroundings related to height and scale;
- All elevations must be given architectural treatments that are drawn from the design of the primary frontage;
- Building entries shall be emphasized through building articulation;
- Primary building facades shall incorporate elements to enhance the pedestrian scale of the building;
- Building elevations must be varied to avoid “blank expanses of building”; and
- The proposed materials must be of high quality and texture and color should be used to enhance the visual interest of the building.

**Figure 5: Front (North elevation)**



Staff has evaluated the building architecture and has determined that these requirements have been successfully incorporated into the design. The buildings as designed are also compatible with and complementary to the existing five-story office building located on Stone Point Parcel 2 and future office buildings to be constructed on Parcels 3 and 4.

The buildings have a relatively rectangular form, however the combination of materials and colors provide for facades with a significant amount of visual interest. The buildings feature relatively modern materials such as curtain walls, metal panels and tinted glass wall systems. The proposed building colors are a warm earth-toned color with white and taupe. The concrete panels will include score lines to help break up these facades. The facades are further articulated by the rhythmic spacing of windows of various sizes and patterns, as well as a dark stone veneer along the first floor of the building. The proposed windows are high performance glass with two different tints to provide a pattern for the entry of the buildings. The front entry of the buildings are also emphasized through the folding back of the window glass in this area to provide interest and highlight the entries of both buildings. Consistent with the City's Community Design Guidelines (CDG) and the Stone Point Master Plan (SPMP), the buildings feature a ground floor that creates a pedestrian scale environment. These elements include canopies, wall lighting sconces, increased horizontal mullions and a dark stone veneer.

**Landscape:** The project will incorporate a mix of evergreen and deciduous tree species within the project while also adhering to a water efficient planting palette (See Exhibit H). The required street trees will be installed along the project frontages as specified in the SPMP. Along North Sunrise Av. Evergreen Elm, Aleppo Pine and Aristocrat Pear will be the street trees. These species mirror the plantings being installed by the Taylor-Morrison project to the North. Along Stone Point Dr., the main street tree will be the Tulip tree and the subordinate tree will be Italian Alder. Aleppo Pine and Evergreen Pear species will be utilized to provide screening and contrast as specified by the Northeast Roseville Specific Plan. The landscape plans also show that the parking lot shading will achieve approximately 60% at maturity, which will exceed the Community Development Guidelines requirement of 50%.

The project will feature a rain garden within the plaza area located between Buildings A & B. This area will serve multiple purposes including storm water filtration, an aesthetic amenity, as well as an outdoor seating area. These plaza areas are also encouraged by the SPMP. The parking lot will also include storm water filtration areas within the landscape planters. As conditioned, staff has found the proposed landscape plans consistent with the Stone Point Master Plan.

## **CONCLUSION**

The proposed project is consistent with the intent of the Stone Point Master Plan as a component of a mixed-use, walkable campus. The project will allow for interconnected land uses through clear pedestrian linkages, view corridors, and common streetscapes and a strong interface between office/commercial and residential uses. The high level of architectural design provided by the office buildings will contribute to urban form envisioned by the SPMP.

## **ENVIRONMENTAL DETERMINATION**

The Planning Manager has determined that the above project will not have a significant effect on the environment and proposes that a Negative Declaration be adopted. This determination has been based upon an Initial Study, which has concluded that there will be no significant environmental impacts. At this meeting, the Approving Authority may adopt the proposed Negative Declaration. The Negative Declaration is circulating for a 20-day public review from **December 22, 2014 through January 22, 2015**. The Initial Study/Negative Declaration is available for public review at the Roseville Permit Center and the City Clerk's Office, 311 Vernon Street, Roseville, CA 95678 (8:00 A.M. to 5:00 P.M., Monday through Friday). To date no comments have been received.

## **RECOMMENDATION**

The Planning Division recommends the Planning Commission take the following actions:

- A. Adopt the Negative Declaration, as shown in Exhibit A.
- B. Adopt the two (2) findings of fact for the **MAJOR PROJECT PERMIT MODIFICATION (STAGE 1) – STONE POINT PARCELS 8 & 9 – 1460 STONE POINT DRIVE – FILE #PL14-0350** as stated below:
  - 1. *The Preliminary Development Plan for the Stone Point Master Plan is consistent with the General Plan, the Northeast Roseville Specific Plan, and the Community Design Guidelines; and,*
  - 2. *The design and the installation of the Stone Point Master Plan will not be detrimental to the public health and safety, or be materially detrimental to the public welfare.*
- C. Approve the **MAJOR PROJECT PERMIT MODIFICATION (STAGE 1) – STONE POINT PARCELS 8 & 9 – 1460 STONE POINT DRIVE – FILE #PL14-0350** as shown in Exhibits A-K subject to eighty-nine (89) conditions of approval.
- D. Adopt the two findings of fact for the **MAJOR PROJECT PERMIT MODIFICATION (STAGE 1) – STONE POINT PARCELS 8 & 9 – 1460 STONE POINT DRIVE – FILE #PL14-0350:**
  - 1. *The architecture and landscaping of the project is consistent with the General Plan, the Northeast Roseville Specific Plan, the Community Design Guidelines, and the Stage 1 approval; and*
  - 2. *The design of the project will not be detrimental to the public health and safety, or be materially detrimental to the public welfare.*
- E. Approve the **MAJOR PROJECT PERMIT MODIFICATION (STAGE 1) – STONE POINT PARCELS 8 & 9 – 1460 STONE POINT DRIVE – FILE #PL14-350** as shown in Exhibits A-K subject to eighty-nine (89) conditions of approval.

**CONDITIONS OF APPROVAL - MAJOR PROJECT PERMITS STAGE 1 AND STAGE 2**

- 1. The Major Project Permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **January 22, 2017**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
- 2. The project is approved as shown in Exhibits A - K and as conditioned or modified below. (Planning)
- 3. The applicant shall be responsible for the payment of Oak Tree Mitigation funds according to the Stone Point Master Plan, prior to the issuance of Building Permits or Improvement Plans for the project. (Planning)
- 4. Should the project be de-annexed from the existing CC&Rs, landowner shall enter into a Road Maintenance Agreement with the adjoining property owners for the purposes of financing maintenance responsibilities for the shared driveway adjacent to the property, which runs between Eureka Road and Stone Point Drive; or otherwise provide adequate security for maintenance

obligations in the form of a bond or other instrument, to the satisfaction of the City. (Planning, Engineering)

5. Should the Stone Point Business Properties Owners Association commence regular activities, including the preparation of an annual maintenance budget per the terms of their Bylaws, Landowner shall be responsible for a prorata share (as divided amongst all owners in the Stone Point Master Plan) of the maintenance obligations related to the "Roadway/Bridge Connection Public Use Common Area" as described in the Master Declaration of Covenants, Conditions and Restrictions of the Stone Point Business Properties recorded as Series Number 2003- 0026075, Placer County Official Records. (Planning, Engineering)
6. The landscape entry monuments at the corner of North Sunrise Av. and Stone Point Dr. shall match the existing Stone Point Entry features and be installed and maintained by the property owner. (Planning, Parks)
7. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Electric, Finance)
8. 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)
9. 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 Development Services Department – Engineering Division. (Engineering)
10. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

11. Parking stalls shall meet, or exceed, the following minimum standards:
  - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning)
  - b. Standard -- 9 feet x 18 feet; Compact--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: (Building)
    - i) Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by CBC Table 11B-208.2.

- ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by CBC Chapter 11B Divisions 4, 5 & 7.
  - iii) Accessible parking and exterior route of travel shall comply with CBC Chapter 11B Divisions 4 & 5.
12. 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)
13. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
14. The project Landscape Plans shall comply with the following:
- a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Engineering)
  - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
  - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
  - d. The landscape plan shall comply with the Landscape Guidelines for North East Roseville Specific Plan, Stone Point Master Plan and the City of Roseville Water Efficient Landscape Ordinance (R.M.C. Section 19.67). (Planning)
  - 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)
15. 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)
16. 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 each building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
17. 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)
18. 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)

19. 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.
20. 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. This shall include any work that occurs on the adjacent Stone Point Parcels 6 and 7. (Engineering)
21. 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)
22. 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)
23. A covered seating area shall be located at the main entrance of both buildings, visible from the drop off locations as identified in the site plan for dial-a-ride passenger pick-up. (Alternative Transportation, Planning, Engineering)
24. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building)
25. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder’s Office. (Engineering)
26. The Sunrise Avenue and Stone Point Drive frontages shall be improved with an 8 ft. wide pedestrian path. (Engineering)
27. The proposed Sunrise Ave. driveway shall be a standard 35 ft. wide A-7 driveway. Access shall be limited to right ingress/right egress and shall include a 10 ft. wide deceleration/auxiliary lane that extends southerly and conforms into the existing acceleration lane on northbound Sunrise Ave. This condition will be waived if these improvements have already been constructed by others and accepted by the City prior to occupancy. (Engineering)
28. A left turn lane, with a minimum storage length of 100 ft., shall be striped on Stone Point Drive to provide left turn ingress at the most easterly shared driveway. (Engineering)
29. Developer shall enter into Acquisition Agreement for reimbursement of CFD eligible improvements. These improvements shall include frontage landscaping, frontage sidewalks, monumentation on corner of Sunrise Ave/Stone Point Drive and access improvements on Sunrise Avenue. (Engineering)
30. 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. (Engineering)

31. 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)
32. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
33. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the approval of improvement plans for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
34. 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)
35. 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, Development Services' inspectors 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)
36. 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)
37. The project shall be addressed as 1410 & 1460 Stone Point Dr. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Development Services Department – Planning Division for building/suite addressing. (Planning)
38. 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)
39. The applicant/developer shall work with the Alternative Transportation Division to prepare a Transportation Systems Management (TSM) Plan for Stone Point Parcels 8 and 9 to be reviewed and approved by the Transportation Commission. (Public Works – Alternative Transportation)
40. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and

recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)"

41. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
42. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
  - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
  - b. Water, sewer and recycled mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
  - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
43. Project shall conform to the City's Water Efficient Landscape Ordinance (WELO) and California Green Building Code requirements regarding water conservation. (Environmental Utilities)
44. A separate domestic water service, meter and backflow is required for each building. (Environmental Utilities)
45. 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)
46. 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)
47. 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)
48. 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)
49. 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)
50. Adequate radio coverage shall be provided within all buildings for public safety agencies, as required by Roseville Municipal Code and the California Fire Code. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials.

Adequate radio coverage shall include all of the following:

- 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.
  - 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.
  - The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
  - A 100 % reliability factor. (Fire, Police)
51. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
52. The required fire department access with a turning radii of 30 and 50 respectively shall be continues without interruption similar to our typical driving patterns. This is especially critical at all entry points and interior parking aisles to this complex in which our drivers are expected to maneuver our apparatuses without obstructions. All amendments, standards and policies can be found on the City's web site [www.roseville.ca.us](http://www.roseville.ca.us) or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or [pchew@roseville.ca.us](mailto:pchew@roseville.ca.us) with the Fire and Life Safety Division for information. (Fire)
53. 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
54. 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)
55. 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)
56. 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:**

57. 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)
58. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. Water, sewer, and reclaimed water easements. (Environmental Utilities)
  - b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
59. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Engineering, Environmental Utilities, Electric)
60. 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)
61. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
62. 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)
63. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Stonepoint Parcels 8 and 9 to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)

64. 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)
65. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
66. **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)
67. 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)
68. 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)
69. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
70. 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)
71. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. If said improvements are deemed Eligible Roadway Improvements under the CFD, than the developer will be responsible to seek reimbursement for qualifying improvements related to and reimbursable by the applicable CFD. (Electric)
72. 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)
73. 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.

74. 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)
75. 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)
76. The development will require the placement of 2 pad mounted 3 phase transformers, a pad mounted switch along with conduits and conductors per Roseville Electric's specifications.
77. There are existing facilities on site that will need to be inspected and brought up to current standards if needed prior to the installation of electric facilities. (Electric)

**OTHER CONDITIONS OF APPROVAL:**

78. Signs shown on the elevations are not approved as part of the Major Project Permit. A Sign Permit is required for all project signs. (Planning)
79. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
80. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Public Works)
81. The right-of-way along Sunrise Avenue shall be obtained by the developer prior to the acceptance of frontage improvements. If the developer is unable to obtain the needed right-of-way, the City shall initiate condemnation proceedings pursuant to California Government Code Section 66462.5 at the developer's expense and the developer shall defend and hold the City harmless for any liability which may occur as a result of the condemnation. (Engineering)
82. 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)
83. 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)
84. 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)
85. 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)
86. 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)

87. 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)
88. 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)
89. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Department and shall include 10 copies of the following:
  - a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
  - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
  - c. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

## **ATTACHMENTS**

1. Project Description
2. Short Term Traffic Analysis
3. Parking Justification Letter
4. Exterior Renderings/Perspective Views

## **EXHIBITS**

- A. CEQA Initial Study / Negative Declaration
- B. Site Plan
- C. Grading & Utilities Plan
- D. Exterior Elevations (Black/White)
- E. Floor Plans
- F. Roof Plan
- G. Building Sections
- H. Landscape Plans
- I. Site Lighting & Photometric Plan
- J. Master Plan Changes
- K. Color & Material Board (On File with the Planning Division)

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