

ITEM V-A: DESIGN REVIEW PERMIT & TREE PERMIT – NERSP PCL 5B ROSEVILLE MEDICAL & DENTAL BUILDING – 580 N. SUNRISE AVENUE - FILE# PL15-0044

REQUEST

The applicant requests approval of a Design Review Permit to allow an approximately 17,714 square foot (including a 2,639 square foot secured parking garage, 1,540 square feet of lobby area, and a 845 square foot covered deck) two-story dental and professional office building, plus on-site parking, grading, and landscape improvements. A Tree Permit is requested to remove 28 protected oak trees and encroach into the protected zone of nine (9) additional protected oak trees to accommodate the proposed development.

Applicant – Steve Lord
Property Owner – Garri Tsibel, Roseville Medical and Dental LLC

SUMMARY RECOMMENDATION

The proposed project has been evaluated for consistency with the General Plan, Northeast Roseville Specific Plan, Olympus Pointe Theater Center Design Guidelines, Community Design Guidelines, and Zoning Ordinance. A detailed analysis of each entitlement 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.

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

- A. Adopt the four (4) findings of fact for the Design Review Permit;
- B. Approve the Design Review Permit with eighty-four (84) conditions of approval;
- C. Adopt the two (2) findings of fact for the Tree Permit; and
- D. Approve the Tree Permit subject to twenty-one (21) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this project. The applicant has reviewed the project conditions and is in agreement with the recommendation.

BACKGROUND

The site is located within the Northeast Roseville Specific Plan (NERSP) area on the west side of N. Sunrise Avenue near the intersection of Eureka Road and N. Sunrise Avenue (see Figure 1). The site is located adjacent to the Olympus Pointe Open Space preserve. The approximately 1.4 acre site is the last parcel to develop within the Olympus Pointe Theater Center (OPTC) development. The 23.7 acre OPTC includes a movie theater, restaurant pad building, five medical office buildings, and the vacant subject parcel.

There are several entitlements approved for the OPTC beginning on October 13, 1994, when the Planning Commission approved a Tentative Parcel Map (PM 93-10) to divide the site into six lots. On November 16, 1994 the City Council approved a General Plan Amendment (GPA 93-05), Specific Plan Amendment (SPA 93-05), and Rezone (RZ 93-08) for the property, designating the southern portion for

commercial uses and the northern portion for office uses. As part of these approvals a conceptual master plan (Attachment 1) was developed identifying anticipated use types and building square footages for the purposes of completing the environmental analysis for the site. The environmental analysis resulted in a Negative Declaration, which was adopted by City Council with the land use and the zoning entitlements. On November 17, 1994 the Design Review Commission approved a Use Permit requiring Site Review (UP 94-07) for development of the site with a 50,000 square foot theater building, the rough grading for a future restaurant pad building, up to 100,000 square feet of office buildings, and design guidelines (OPTC Design Guidelines) for the center. A Tree Permit (TP 94-10) was also approved to allow the removal of 94 protected oak trees on the site. On March 10, 2005, the Planning Commission approved a Design Review Permit (DRP 04-46) to allow construction of the office portion of the site with five medical office buildings totaling 73,107 square feet, a Tree Permit (TP 04-48) to remove 10 protected oak trees and to encroach into protected zone of 19 other protected oak trees, an Administrative Permit (AP 04-83) to allow a reduction in the required parking for the center, and a Tentative Parcel Map (PM 04-21) to merge three parcels and re-subdivide them into five parcels.

The project site was anticipated for office development with the OPTC master plan. There is 26,893 square feet of building allocation remaining from the original 100,000 square feet allocated with the OPTC master plan. The OPTC master plan identified an 8,000 square foot building on the project site. Since the previous office project did not fully utilize the allocated building area, the remaining square footage is available for development on the project site.

SITE INFORMATION

Figure 1- Location Map



- A. Project Location:** 580 N. Sunrise Avenue
- B. Land Use, Zoning:** Business Professional (BP), Business Professional/Special Area-Northeast Specific Plan (BP/SA-NE). Medical and Professional Offices are permitted in the BP/SA-NE zone district.
- C. Roseville Coalition of Neighborhood Associations (RCONA):** The site is located in the Stoneridge Neighborhood Association. Notification of the project was provided to the neighborhood association and the RCONA Board. To date, no comments were received on the project.

- D. **Total Acreage:** 1.39 acres
- E. **Site Access:** Access will be provided via a new driveway on N Sunrise Avenue.
- F. **Topography/Grading:** The site slopes down from an elevation of 230 feet along N Sunrise Avenue to 185 feet at the rear property line along the Olympus Pointe Open Space preserve. The project will require 2,500 cubic yards of cut and 6,750 cubic yards of fill for a net fill of 4,250 cubic yards.

Development Standards & Design Guidelines	Required	Proposed
Building Setbacks (from N Sunrise)	35'	90'
Landscape Setbacks (from N Sunrise)	35'	35'
Building Height Limit	50' maximum	44'
Site Coverage	40% maximum	16.31%
Parking Spaces *	Medical Office (1/150 sq.ft.) + Professional Office (1/250 sq.ft.) Total 61 Spaces	61 Spaces
% of compact spaces	(up to 30% max)	0
% of shaded parking	50%	58%

*Common areas such as lobby, elevators, stairwells, restrooms, parking garage, and covered deck are not included in the square footage used to calculate the parking space requirements.

EVALUATION – DESIGN REVIEW PERMIT

The project includes a request for a Design Review Permit to develop the site with an approximately 17,714 square foot two-story building for dental and general professional office uses, on-site parking, grading, and landscape improvements. The evaluation of the Design Review Permit has been based on the applicable development standards and design guidelines within the City’s Zoning Ordinance, Northeast Roseville Specific Plan (NERSP), OPTC Design Guidelines, and Community Design Guidelines (CDGs). Section 19.78.060(B) of the Zoning Ordinance requires that four findings be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in the Recommendation section of this report. The project has been deemed to be consistent with the above listed development standards and design guidelines. The following sections of evaluation focus on pertinent design issues. The project plans are included as Exhibits A-L.

Site Design & Access

The site contains 42 native oak trees as well as significant grade changes. The building has been sited to preserve the natural topography and offer views of the adjacent open space. The parking area will be located along the front of the parcel to minimize grading for vehicle and pedestrian access. The project site is generally higher in elevation than the adjacent OPTC parcels.

The OPTC master plan depicted the subject parcel as a standalone site with a separate entrance off N. Sunrise Avenue. The City typically requires projects to provide two vehicle access points to limit the need for turning movements of large vehicles such as fire and refuse trucks, and prevent the trucks from blocking traffic while parked on-site. A secondary connection through the existing center is not provided with this project due to the significant site grade differences. Additional grading on the site would have resulted in the loss of additional protected oak trees. The parking area has been designed to meet the Fire Department and Refuse Division turn-around standards. Additional vehicle back-up

areas and parking space is also provided at the eastern edge of the site to allow a vehicle to park and not block the drive aisles. The location of the new driveway was evaluated for safety and determined to meet City standards for visibility.

Grading

As mentioned above, the sight consists of steep slopes with an approximately 35 foot grade difference between the N. Sunrise Avenue front property line and the low point along the rear property line. Consistent with the OPTC Design Guidelines, the project has been designed to minimize grading and protect the native oak trees on the site. The building has been designed to conform with the natural topography of the site. The building entrance is on the second floor, which is at the same grade as the parking area along N. Sunrise Avenue. The lower level building walls will act as a retaining wall for the entrance courtyard and parking area. The rear of the building opens to the Olympus Pointe Open Space preserve area. Additional retaining walls run along the front property line, around the tree grove adjacent to the neighboring office complex and along the rear property line. Consistent with the CDG's, no wall exceeds six feet in height. Where necessary, walls are terraced to minimize their height and allow for planting areas in between the walls.

A grading plan was not prepared with the OPTC master plan, however the project does appear to utilize more of the lot than shown in the master plan. The proposed grading is required to accommodate the additional parking areas for the larger building and the medical office uses, which have a higher parking requirement than professional office. The applicant has minimized grading around the oak tree groves that are to be preserved with the project.

Building Design

The OPTC Design Guidelines prescribe the office buildings to have a “garden office” style of architecture with interior-exterior relationships, entry plazas, strong horizontal lines, deep roof eaves and natural building materials. The building will satisfy these characteristics in several ways. The building will have large windows to offer views of the open space preserve. A large (845 square foot) covered deck on the main level will provide customers and employees additional space to enjoy the views. Water features and a rock garden will be located around the front entrance tying into the garden theme.

The building will have a stucco façade in earth tones to blend with the natural environment. Cultured stone is used on the base of the building and wood grain porcelain tiles will highlight the entry façade. Metal awnings will be located above the windows to provide shade protection for the office spaces. The building façade has strong horizontal lines consistent with the OPTC Design Guidelines.

The height of the building varies from approximately 26 feet at the front entry to 44 feet at the rear of the building. As defined in the Zoning Ordinance, when a building is located on a site with grade differences, the building height is measured by taking the average height of each wall plane. The building will not exceed the maximum height standard of the Business Professional zone district, which is 50 feet.

Parking

The building is divided into three office spaces. The first office space (4,252 square feet) is identified as a dental office. The remaining office spaces are identified as general office space. Other than the dental user, tenants have yet to be determined for the building. Per the Zoning Ordinance, medical (dental) offices have a higher parking requirement than general offices. Common area spaces, such as lobbies and restrooms, are not included in the building square footage for determining the parking

requirements for general office uses. Based on the floor plan and proposed tenant mix, the project provides the required amount of parking spaces per the Zoning Ordinance standards. As tenants are identified for the remaining spaces in the building, the parking will be re-evaluated to ensure the parking standards are met.

The building will have a five-space parking garage on the lower level. The garage will most likely be used by employees/owners of the businesses within the building. The majority of the parking (56 spaces) will be located in the main parking area at the building entrance. Adequate parking will be available to accommodate all visitors and employees of the building.

Design Review Permit Conclusion

The site design, access, circulation, parking, landscaping and building elevations are all consistent with the applicable NERSP Design Guidelines, OPTC Design Guidelines, CDG's, and Zoning Ordinance standards. Based on the analysis contained in this staff report and with the project conditions, the required findings for approval of the Design Review Permit can be made.

EVALUATION - TREE PERMIT

The NERSP anticipated development of the plan area and assumed the loss of oak trees due to this development. The recommended tree preservation measures are listed in the City's Tree Preservation Ordinance (Chapter 19.66).

Per the City's Tree Preservation Ordinance, native oak trees (meeting the size and type standards outlined in the Ordinance) are protected and a Tree Permit is required prior to the removal of or encroachment into the protected zone of any protected oak tree.

There are 42 native oak trees on the project site and 10 additional native oak trees within close proximity to the project site. The on-site trees were evaluated with the OPTC entitlements. The OPTC master plan considered the location of on-site oak trees, and buildings were placed to limit impacts to those trees (see Attachment 1). The OPTC master plan assumed that trees located within the building envelopes and parking areas would be removed. Additionally the OPTC master plan included guidelines to minimize grading impacts to preserved oak trees. However, the OPTC master plan was a conceptual plan and development of the individual lots and the impacts to the trees were required to be evaluated as the OPTC project built-out.

As previously mentioned, the proposed building is larger and the footprint differs slightly from the OPTC master plan. The parking area is larger to meet the required parking standards for the building. The applicant has considered alternative designs for the building in an effort to minimize tree impacts. The applicant has worked with the project engineer and staff to minimize grade changes around the protected zone (PZR) of the oak trees on site. The engineer has used retaining walls and reduced the parking area around native oaks to minimize tree impacts. Ultimately, the applicant determined that the proposed design is the best option to balance the tree preservation efforts with the building space needs.

The applicant is requesting approval of a Tree Permit to remove 28 protected oak trees and encroach into the PZR of nine (9) additional protected oak trees to facilitate development of the site. An arborist report (Attachment 2) has been prepared that identifies the tree species, size, health and current condition of the 52 protected oak trees associated with this project. The arborist report also evaluates the project impacts to the PZR of individual trees and provides recommended mitigation measures for those trees to be retained. The impacts to the protected oak trees are summarized in the discussion and tables below.

TREE REMOVAL			
Tree #	Type *	Rating **	DBH Mitigation (inches)
1	BO	4	46
2	BO	2	8
3	BO	3	16
5	BO	3	7
15	BO	3	19
16	BO	3	11
17	BO	3	19
18	BO	3	9
19	BO	3	15
20	BO	3	18
21	BO	3	10
22	BO	2	9
23	BO	3	8
25	BO	4	18
26	BO	2	11
27	BO	4	11
28	BO	3	8
29	ILO	1	11
30	BO	4	23
31	BO	2	22
32	BO	1	9
33	BO	1	8
34	BO	2	9
35	BO	2	7
36	BO	2	8
37	ILO	2	22
38	BO	3	10
653	ILO	0	0
Total Mitigation			372

* BO = Blue Oak; ILO = Interior Live Oak

** 0= Dead Tree; 1=Tree problems are extreme and non-correctable; 2=Tree has major problems and arboricultural work is necessary to preserve tree; 3= Tree is in fair condition; 4=Tree is in good condition

The project will require the removal of 28 protected oak trees. In compliance with the City's Tree Preservation Ordinance, the developer will be required to mitigate on an inch-for-inch basis for the protected trees that are to be removed. Tree #653 is identified as a dead tree, and per the Tree Preservation Ordinance, mitigation is not required for the removal of a dead tree. Therefore, the total number of inches to be removed is 372.

Per the Tree Preservation Ordinance, mitigation for the removal of protected oak trees may be provided in the form of replacement trees (a minimum of 50% of the replacement trees shall be native oak tree species), relocation of the trees, revegetation plan, payment of in-lieu mitigation fees, or any combination of these mitigation options. Due to the steep slopes and the limited planting areas available on site that would be suitable for oak trees, the majority of the mitigation will be in the form of in-lieu mitigation fees. The applicant can be given mitigation credit for the planting of non-native trees. Replacement tree mitigation is calculated based upon an inch-for-inch replacement, where a 15-gallon box will replace one inch of the removed oak tree and a 24-inch box will replace two inches. The project will replant 22 non-native trees, all 24-inch box size, which is equivalent to 44 inches of oak tree mitigation credit. The tree mitigation for the project is calculated as follows:

TREE MITIGATION	
Total inches removed	372
Replacement tree credit in inches	44
Remaining Mitigation inches (in-lieu fee)	328

The total inches of protected oak trees to be removed by the project is 372 inches. With the replacement tree credit applied, the project is required to pay in-lieu mitigation fees for 328 inches. Tree mitigation fees are calculated at \$118 per inch removed and are deposited into the City’s Native Oak Tree Mitigation Fund. The total in-lieu mitigation fees assessed for this project is \$38,704. Per the conditions of approval, the applicant will be required to pay the in-lieu fees prior to building permit issuance.

Construction and development activities will encroach into the PZR of nine (9) protected trees, as summarized in the following table.

TREE ENCROACHMENT				
Tree #	Type*	DBH	PZR	% Impact
4	BO	17,12,17	25	50
6	BO	17	22	4
12	BO	19	27	12
13	BO	9	18	9
14	BO	6	15	12
24	BO	14	20	18
39	BO	18@2'	22	29
40	BO	19	26	15
658	BO	10	27	30

* BO = Blue Oak; ILO = Interior Live Oak

The arborist report has identified special protection measures to minimize encroachment impacts to the trees listed above. Actions include installation of fencing during construction, aeration, and use of porous concrete within the impacted area. With the implementation of the recommended preservation measures, the project arborist and staff believe that the encroachments will not result in long term damage to the impacted trees.

For all protected oak trees to be preserved on site, and those located adjacent to the project site, the arborist report identifies recommendations to ensure the preservation of the trees. With implementation of the recommendations, the preserved trees should not decline as a result of the project. Conditions of approval have been added to the project to ensure the arborist’s recommendations are implemented.

Tree Permit Conclusion

The applicant has worked with the project engineer, arborist, and staff to minimize tree impacts by locating the building and parking area to preserve larger tree groupings, minimize grading around the trees, and incorporate the special protection measures identified above. Based on the discussion in this staff report, staff is supportive of the Tree Permit request.

ENVIRONMENTAL DETERMINATION

The Planning Manager has determined that the above project is consistent with the previous environmental documentation prepared for the OPTC (UP 94-07). The Negative Declaration for the OPTC included the area associated with the N. Roseville Medical & Dental project, which was reviewed

and adopted by the City Council on November 16, 1994. No additional environmental review is necessary.

The OPTC Negative Declaration relied on the Environmental Impact Report (EIR) adopted for the Northeast Roseville Specific Plan (NERSP). Mitigation measures from the NERSP EIR applicable to the project have been listed in Attachment 3. Condition #3 has been added to require this project to comply with the applicable mitigation measures identified in NERSP EIR (Attachment #3).

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions (A-D):

- A. Adopt the four findings of fact as stated below for the Design Review Permit – NERSP Parcel 5B, Roseville Medical & Dental Building – File# PL15-0044;
- 1. The project, as approved, preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and watercourses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.*
 - 2. The project site design, as approved, provides open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines, the Northeast Roseville Specific Plan, and the OPTC Design Guidelines.*
 - 3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines, the Northeast Roseville Specific Plan, and the OPTC Design Guidelines.*
 - 4. The design of the public services, as approved, including, but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.*
- B. Approve the Design Review Permit – NERSP Parcel 5B, Roseville Medical & Dental Building – File# PL15-0044 subject to the eighty-four (84) conditions listed below;
- C. Adopt the following two findings of fact for the Tree Permit – NERSP Parcel 5B, Roseville Medical & Dental Building – File# PL15-0044;
- 1. Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66 of the Roseville Zoning Ordinance.*
 - 2. Measures have been incorporated in the project or permits to mitigate impacts to remaining trees and to provide replacement for trees removed.*
- D. Approve the Tree Permit – NERSP Parcel 5B, Roseville Medical & Dental Building – File# PL15-0044 subject to the twenty-one (21) conditions listed below.

DESIGN REVIEW PERMIT CONDITIONS OF APPROVAL:

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 October 22, 2017. 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 October 22, 2017.
2. The project is approved as shown in Exhibits A - L and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Northeast Roseville Specific Plan EIR. (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 Development Services Engineering – Land Development (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 Landscape Guidelines for Northeast Roseville Specific Plan and the City of Roseville Water Efficient Landscape ordinance (Ordinance 4786, adopted 11/04/2009). (Planning)
 - e. Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants and trees. (Open Space, 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. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)
16. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address.
17. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Engineering)
18. 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)
19. A note shall be added to the grading plans that states:
*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
20. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than 4-feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. All footing shall be contained onsite. (Engineering)
21. The site shall be accessed on North Sunrise Avenue by a 35-foot wide standard A-7 driveway with a standard right turn curb flare. An 8-foot wide sidewalk shall be constructed monolithic to the right turn pocket. (Engineering)
22. A covered seating area shall be located at the main entrance, visible from the drive aisle close to the accessible parking spaces for Dial-A-Ride passenger use. (Alternative Transportation, Planning, Engineering)
23. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards (Alternative Transportation, Building)
24. 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 Records Office. (Engineering)

25. 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. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. 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 completion of the project construction, the owner shall enter into a maintenance agreement and be issued a maintenance permit for all proposed BMP's. (Engineering)
26. 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)
27. 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)
28. 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)
29. 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)
30. 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)
31. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, CDD, Planning)
32. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, CDD, Planning)
33. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, CDD, Planning)

34. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Public Works)
35. The project shall be addressed as 580 N. Sunrise. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Department of Development Services (Planning Division) for building/suite addressing. (Planning)
36. 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)
37. The applicant/developer shall update and participate in the Transportation Systems Management (TSM) Plan for North Sunrise Professional Center to be reviewed and approved by the Transportation Commission. (Alternative Transportation)
38. 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)"
39. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
40. 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)
41. Remove the existing hydrant on Sunrise and disconnect existing irrigation service from hydrant run. Install a new hydrant and manifold for the domestic, irrigation and existing frontage irrigation services. (Environmental Utilities)
42. 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)

43. 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)
44. 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)
45. 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)
46. 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)
47. This project shall not reduce the responsibilities of the owners of these parcels from maintaining all on-site fire systems including all underground water lines. There shall be a clear language regarding maintenance and common easements agreement for service in the CCRs. A service company shall be obtained to maintain all on-site fire protection systems as noted in the conditions of approval. (Fire)
48. 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)
49. The proposed location of the fire department connection shall be relocated not to obstruct emergency vehicle access at the entry point of the driveway. (Fire)
50. The FDC noted above shall not be connected to the on-site fire hydrant but directly to the fire sprinkler riser within the structure.
51. If the under floor is accessible and used for storage, fire protection shall extend to this area. (Fire)
52. All designated fire lanes shall be provided with an approved turnaround in accordance with Chapter Five of the California Fire Code. All amendments, standards and policies can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire and Life Safety Division for information. (Fire)
53. 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 in accordance with Section 510 of the California Fire Code.

Adequate radio coverage shall include all of the following:

- a. A minimum signal strength of 95 dBM available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.
 - b. A minimum signal strength of 95 dBM received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
 - c. The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
 - d. A 100 % reliability factor. (Fire, Police)
54. 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
55. 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)
56. 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)
57. 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:

58. 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)
59. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:

- a. A 35' foot wide public utilities easement along all road frontages.
 - b. Water, sewer, and reclaimed water easements.
 - c. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
(Electric, Public Works, Environmental Utilities)
60. 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)
61. 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)
62. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
63. 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)
64. The applicant/developer shall update the Transportation Systems Management (TSM) Agreement for North Sunrise Professional Center to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)
65. 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)
66. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
67. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

68. 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)
69. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
70. 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)
71. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry.
72. 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)
73. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

74. 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)
75. 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)
76. 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)
77. 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)
78. 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)

79. 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)
80. 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)
81. 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)
82. 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)
83. 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)
84. 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)

TREE PERMIT CONDITIONS AND COMPLIANCE VERIFICATION/INSPECTION CHECKLIST

CONDITION	COMPLIANCE VERIFIED/ INSPECTED	COMMENTS
PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE		
1. All recommendations contained in the Arborist Report(s) (Attachment 2) shall be incorporated as part of these conditions except as modified herein. (Planning)		
2. Trees listed in Attachment 2 are approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)		
3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 328. Mitigation must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. (Planning)		
4. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. Encroachment into the protected zone of Trees listed in Attachment 2, and as shown in Exhibit G and described in the staff report is permitted. (Planning)		
5. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to insure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)		
6. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)		
7. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveway, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)		
8. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. The fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION". (Planning)		
9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)		

<p>10. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculturalists (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)</p>		
<p>11. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)</p>		
<p>12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning and the Engineering Divisions to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning and Engineering Divisions two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)</p>		
<p>DURING CONSTRUCTION</p>		
<p>13. The following information must be located on-site during construction activities: Arborist Report; Approved site plan/improvement plans including fencing plan; and, Conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)</p>		
<p>14. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)</p>		
<p>15. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)</p>		
<p>16. Storage or parking of materials, equipment and vehicles is not permitted within the protected zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)</p>		
<p>17. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)</p>		
<p>18. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)</p>		
<p>PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT</p>		
<p>19. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)</p>		

20. A copy of this completed Tree Permit Compliance Verification/Inspection form shall be submitted to the Planning Division. (Planning)		
21. The approval of this Tree Permit shall expire on the same date as the Design Review Permit for the NERSP PCL 5B Roseville Medical & Dental building.		

ATTACHMENTS

1. Olympus Pointe Theater Center Master Plan
2. Arborist Report (Abacus, September 9, 2015)
3. Project Specific NERSP EIR Mitigation Measures

EXHIBITS

- A. Cover Sheet
- B. Site Plan & Site Details
- C. Floor Plans
- D. Elevations
- E. Grading Plan
- F. Watershed Map
- G. Landscape Plan
- H. Tree Removal Plan
- I. Utility Plan
- J. Color Materials Board
- K. Building Perspectives
- L. Driveway Location – Corner Sight & Stopping Distance Study

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.