



**PLANNING & REDEVELOPMENT STAFF REPORT
DESIGN COMMITTEE December 15, 2005**

Prepared by: Eileen Bruggeman, Project Planner

ITEM III-A: DESIGN REVIEW PERMIT – 1301 SECRET RAVINE PARKWAY (CHEHRAZI MEDICAL BUILDING) – FILE # DRP-000048

REQUEST

The applicant requests approval of a Design Review Permit to allow construction of a two-story 10,250 square foot office building. The building would provide 8,250 square feet of medical services and 2,000 square feet of professional office uses. The request includes associated parking, landscaping, lighting improvements, and landscaped retaining walls fronting preserved open space.

Applicant: Hammel, Green and Abrahamson, Inc., Bonnie Walker
Owner: Spine & Neurosurgery Associates, Dr. and Mrs. Chehrazi

SUMMARY RECOMMENDATION

The Planning Department recommends that the Design Committee:

- A. Adopt the four findings of fact for the Design Review Permit; and
- B. Approve the Design Review Permit subject to one hundred, nine (109) conditions of approval

SUMMARY OF OUTSTANDING ISSUES

There is one outstanding issue regarding whether or not an additional material should be included on the building. The applicant has reviewed and is in agreement with all other recommended conditions of approval.

BACKGROUND

The ± 1.063-acre project site is located at the southwest corner of Secret Ravine Parkway and Medical Plaza, at 1301 Secret Ravine Parkway (see Attachment 1). The site is within the Stoneridge Specific Plan (SRSP) area of the City of Roseville, adopted in 1998. The subject property is part of SRSP Parcel 13. In 2000 the 12.02-acre Parcel 13 was subdivided into four (4) parcels (file #PM 00-09). Tsakopoulos Investments (George Tsakopoulos) is the current owner of lots 1 and 2, Sutter Healthcare owns lot 4, and Dr. and Mrs. Chehrazi own lot 3. No other entitlements have been issued for development of lot 3.

Unique to SRSP Parcel 13 and the adjacent Sutter Medical campus is a 25-foot wide buffer within the property adjacent to the Open Space. This buffer was established in a settlement agreement associated with planning approvals of Roseville Hospital, which became the Sutter Healthcare Roseville campus. The buffer was established for the purpose of establishing a structural setback and protection of the Open Space.

The subject site is currently vacant, has no trees and was rough graded with the construction of the SRSP infrastructure.

SITE INFORMATION

- A. **Roseville Coalition Of Neighborhood Associations (RCONA):** RCONA #34, East Roseville Parkway – The East Roseville Parkway Neighborhood Association is currently not active. Although the neighborhood association is not active, staff has facilitated meetings with the property owners adjacent to the site. Their concerns are discussed within the evaluation section of this report. Additional notice of hearing was forwarded to the Sierra Club, as they were a party to the agreement that established the twenty-five foot (25') buffer adjacent to the open space.
- B. **Total Acreage:** ±1.06 acres
- C. **Grading:** Mass grading done with the Specific Plan improvements and construction of adjacent roads previously disturbed the site. Estimated earthwork quantities include 1,200 cubic yards of cut and 2,200 cubic yards of fill, resulting in an import of approximately 1,000 cubic yards.
- D. **Site Access:** A driveway entrance on Secret Ravine Parkway will be constructed to meet City Improvement Standards. The driveway will allow for right turn in and out movements, only.

ADJACENT ZONING AND LAND USE

Location	Zoning	General Plan Land Use	Actual Use Of Property
Site	Community Commercial (CC)	Community Commercial (CC)	Vacant
North	Open Space (OS) & Planned Development (PC 457)	OS & Business Professional/Medical Campus (BP)	Open Space, Sutter Hospital facilities and vacant lot 4
South	Community Commercial (CC)	Community Commercial (CC)	Vacant
West	CC	CC	Vacant
East (across Secret Ravine Pkwy.)	Single Family Residential (R1)	Low Density Residential – 4.4 units per acre (LDR-4.4)	Residences

The proposed project is consistent with the land uses contemplated by the City's General Plan, and the Zoning Ordinance.

ZONING/SPECIFIC PLAN REGULATIONS

Development Standard	Required	Proposed
Building Setbacks	None	25ft.
Landscape Setbacks	25 ft. adjacent to street	25 ft.
Building Height Limit	50 ft.	37' – 2"
Building Coverage	No maximum per Zoning Ordinance	22%
Parking Spaces (Total)	63 spaces total 1:250 sq. ft. professional office (2,000 sq. ft.) = 8 1:150 sq. ft. medical office (8,250 sq. ft.) = 55	65*

Development Standard	Required	Proposed
% of compact spaces	Up to 30% max. (19)	16 (25%)
# of handicapped spaces	6	6
% of shaded parking	50% min.	58%
Bicycle Spaces	6	1 Rack (No. of spaces not known)

**Potential removal of 2 parking stalls if reciprocal access provided to adjacent property to the west (Lot 2).*

The proposed office development is consistent with the Community Commercial land use designation of the City’s General Plan and the Zoning Ordinance.

PROJECT DESIGN FEATURES

Please see the attached Site Plan (Exhibit A); Grading Plan (Exhibit B); Landscape Plan (Exhibit C); Elevations (Exhibit D); and reduced color elevations (Attachment 2).

EVALUATION

DESIGN REVIEW PERMIT

The evaluation of the Design Review Permit for the proposed project has been based on the applicable development standards within the City’s Zoning Ordinance, the design standards of the Stoneridge Specific Plan, and the City’s Community Design Guidelines (CDG).

As proposed and conditioned, the project complies with the applicable guidelines identified in the above listed documents. The remainder of the Design Review Permit evaluation section will focus on design guidelines that warrant additional review and consideration by the Design Committee.

SITE DESIGN GUIDELINES

Grading

- The Community Design Guidelines (CDG) discourages use of retaining walls over six feet (6’) in height. The SRSP Design Guidelines state the maximum height of retaining walls for non-residential lots adjacent to open space parcels is 6-feet. Walls with planting are allowed up to 10-feet in height. Terraced walls with landscaping are recommended for walls higher than six feet (6’).
- The applicant is proposing terraced retaining walls with landscape planters between the walls and at the top of the upper wall. The maximum wall heights will be eight feet (8’) for the lower wall, and six feet (6’) for the upper wall. A three-foot (3’) planter containing white rockrose shrubs will be in the planter between the walls. A combination of rockrose, prostrate rosemary and Holly Oak trees will be in the minimum four-foot (4’) wide planter between the top of the upper wall and the parking stalls.
- There is a twenty-five foot (25’) wide buffer following the property line adjacent to the Open Space. The proposed retaining wall system encroaches slightly into the buffer area (ranging between 2’ to a maximum of 8’).
- The widest amount of encroachment occurs for a length of approximately twenty-feet (20’). Within this area the lower rocky wall, the planter area between the walls, and base of the upper rocky wall are within the buffer. The walls remain a minimum of twelve feet (12’) from

the boundary of the Open Space, and no oak trees or other known natural resources would be impacted by the proposed encroachment.

- Similar levels of encroachment necessary for grading have been authorized for construction of Sutter Hospital facilities (perimeter road and Bed Tower), and grading of the adjacent lots 1 and 2.
- Staff supports the terraced and landscaped rockery wall based on the lack of impacts to the open space and consistency with prior approvals.

Site Access and Circulation

- On the recorded Final Map for Parcel 13 there is an obligation for the subject property (lot 3) to provide reciprocal access to the adjacent lots 1 and 2, located to the south.
- The Chehrazi Building Site Plan (Exhibit A) indicates a location to provide a shared connection with the lots to the south when development of those lots occurs (parking spaces #64 and 65 are marked as ‘temporary’, and the area behind the temporary curbing is paved).
- The property owner of lots 1 and 2 is opposed to the proposed reciprocal access location. His preference is to either have the access location moved closer to Secret Ravine Parkway (conflicting with the shown location of the Chehrazi building), or else remove the reciprocal access.
- Both property owners are in agreement remove the proposed reciprocal access. **Condition 9a** is included to require the Site and Landscape Plans be amended to re-classify parking spaces #64 and 65 as permanent, standard parking stalls. The temporary curbing will be replaced with permanent curbing, and the area between the curbing and the property line converted to a landscape planter.

Landscaping

- The retaining walls are to be landscaped.
- Staff is concerned that the landscape plans should include a combination of shrubs and groundcover that will grow both down and up the stacked rock walls to further naturalize the rock walls.
- **Condition 9b** is recommended for inclusion to require provision of a detail of the retaining wall landscape treatment to ensure a mix of shrubs and groundcover are used that will accomplish this intent.
- The applicant is in agreement with this condition.

Architecture

- The CDG recommend that the texture and color of materials and finishes should be compatible within the project and with adjacent buildings.
- The proposed building elevations use the same schedule of color as the Sutter Medical buildings that are more interior to the site.
- The dental offices fronting Secret Ravine Parkway and on the opposite side of Medical Plaza also use the same paint colors, but also include use of stone veneer as an accent material. The stone veneer matches the veneer used by Sutter Medical on the main buildings.
- The proposed building will be more visible than some of the more interior medical office buildings to both vehicles and to residents on the opposite side of Secret Ravine Parkway. Staff recommends that similar to the dental offices that also front on to Secret Ravine Parkway the proposed building should also incorporate a matching stone veneer as an accent material. The applicant is not in agreement with this recommendation, and prefers to match the surrounding buildings through use of similar paint finishes only.

- **Condition 9c** is included for consideration by the Design Committee to require incorporation of the stone veneer as an accent feature, matching Sutter Hospital and the Dental office buildings prior to issuance of Building Permits.

Bike Racks

- Consistent with CDG 4.13 bike racks for three (3) bikes shall be placed highly visible and convenient locations.
- The proposed plan includes a bike rack location on the site plan, however it does not provide a bike rack detail.
- **Condition 9d** is included to require revision of the site plan to provide a bike rack detail.
- The applicant is in agreement with this condition.

Services

- Designs for infrastructure such water, sewer and storm drainage are typically not discussed as part of the project evaluation. However, there are unique circumstances in this case that warrant non-typical conditions.
- Development of the subject property requires off-site connections. However, the lots on both sides of 1301 Secret Ravine Parkway (lots 1 and 2, and lot 4) are currently vacant.
- The first preference is that the owner will be able to construct sewer lines to connect through lots 1 and 2 to existing sewer mains. However, **Conditions 27 and 36** are included to address that if neither a sewer connection through lots 1 and 2, or an interim connection through lot 4, then a connection may be made to the sewer main located on the east side of Secret Ravine Parkway.
- The project is designed to collect storm drain run-off on site and be routed to the natural drainage shed. This design avoids having to connect to the storm drain line on lot 4 (**Condition 28**).
- With these provisions, services can be provided and the site can be developed in advance of development of the adjacent lots.

Public Artwork

- The Community Design Guidelines (CDG) encourages the use of public art in visible locations, related in scale and concept to the project. Art may include a variety of forms, such as sculptures, murals, or fountains.
- There is an opportunity for placing artwork that would be visible within the plaza near the building entry, however, the project does not propose to include public art at this time.

DESIGN REVIEW PERMIT CONCLUSION

Section 19.78.060(B) of the Zoning Ordinance requires that four findings be made in order to approve a Design Review Permit. Based on the analysis contained in this staff report and with the project conditions, the required findings can be made for the proposed Design Review Permit. The four findings for approval of the Design Review Permit are contained in the Recommendation section of this report.

ENVIRONMENTAL DETERMINATION

The office project conforms to the City of Roseville Zoning Ordinance and the Stoneridge Specific Plan (SRSP), and all potentially significant impacts have been adequately analyzed in the Environmental Impact Report prepared and certified earlier for the SRSP (SRSP EIR; SCH

97032058; Certified on March 18, 1998), and have been avoided or mitigated. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183 and City of Roseville CEQA Implementing Procedures this project is exempt from further environmental review as a project consistent with existing zoning and Specific Plan for which an Environmental Impact Report (EIR) has been certified.

RECOMMENDATION

The Planning Department recommends that the Design Committee:

- A. Adopt the four (4) findings of fact as stated below for the DESIGN REVIEW PERMIT – 1301 SECRET RAVINE PARKWAY – CHEHRAZI MEDICAL BUILDING – File #DRP-000048:
1. *The project, as approved, preserves and accentuates the natural features of the property, such as open space, topography, trees, provides adequate drainage for the project, and allows beneficial use to be made of the site for development of the business center.*
 2. *The project site design, as approved, provides open spaces for pedestrians, vehicle access, vehicle parking, vehicle and pedestrian 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 which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the Community Design Guidelines.*
 3. *The building designs, including the material, colors, height, size, and relief, and the arrangement of structures on the site, as approved, is harmonious with the existing open space and topography of the area which is consistent with the applicable goals, policies and objectives set forth in the General Plan and the Community 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 – 1301 SECRET RAVINE PARKWAY – CHEHRAZI MEDICAL BUILDING – FILE #DRP-000048 with the one hundred nine (109) conditions of approval listed below.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT-000048

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 **December 15, 2007**. 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 **December 15, 2007**.
2. The project is approved as shown in Exhibits A - D and as conditioned or modified below. (Planning)
3. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)

4. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
5. The applicant shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works (Engineering)
6. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

PRIOR TO BUILDING PERMITS:

7. 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 about a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--8 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, signages, 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)
8. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
9. 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.
 - a. The Site and Landscape Plans shall be amended to remove references to a future connection to the adjacent Lot 2, and shall re-classify parking spaces #64 and 65 as permanent, standard size stalls. Permanent curbing shall be used across the fronts of parking spaces #64 and 65, and the area between the curbing and the property line used to provide a landscape planter.

- b. The landscape plans shall include a detail indicating a combination of shrubs and groundcover that will grow both down and up the stacked rock walls to further naturalize the rock walls. (Planning)
 - c. Plans shall include use of stone veneer that matches the Sutter Medical facilities and the dental offices at 1401 Secret Ravine Parkway. The amount of veneer shall be to the satisfaction of the Planning & Redevelopment Department. (Planning)
 - d. A bike rack detail indicating a minimum of three (3) bike spaces shall be submitted with the Building Permit plans. (Building, Planning).
10. The Landscape plan shall comply with the Stoneridge Specific Plan and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
 11. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 12. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
 13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
 14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
 15. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
 16. 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)
 17. Building permit plans shall comply with all applicable code requirements (Uniform Building Code - UBC, Uniform Mechanical Code - UMC, Uniform Plumbing Code - UPC, Uniform Fire Codes - UFC and National Electrical Code - NEC), 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)
 18. Restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
 19. Maintenance of a copy of the 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. (Engineering)
21. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize **silt** discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by Engineering prior to approval of the improvement plans.
 - d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
22. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
23. Prior to the approval of the improvement plans, it will be the project proponents responsible 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)
24. The site shall be accessed from Secret Ravine Parkway by a standard 35-foot wide "Type A-7" driveway from the existing curb line. Prior to the approval of the improvement plans for this project a deferred improvement agreement (DIA) shall be entered and secured by the developer with the City for the future installation of a standard right turn curb flare to access the driveway. A separate access easement shall be offered to the property to the east (APN 456-010-042) that will be 35-foot wide and 75-foot deep. (Engineering)
25. The "future vehicle connection" to the adjacent site to the west shall be constructed to the property line and shall be temporarily blocked with curb stops. (Engineering)
26. 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 deficit earthen material shall be borrowed. A report issued by a geotechnical engineering shall be submitted to verify that the imported materials are suitable for fill. If the borrow site is within the City of Roseville, the contractor shall show proof of all approved grading plans. Haul routes to be used shall be specified." (Engineering)
27. Any utility connections to existing facilities in Secret Ravine Parkway shall be made with Jack and Bore techniques. (Engineering)

28. All storm drainage, including roof drains, shall be collected on site and shall be routed to the natural drainage shed. Prior to discharge from the site, the storm water shall be treated with a sand/oil separator. The storm drain system shall be a private system and shall be maintained by the property owner. The on-site overland drainage release shall be incorporated into the storm drain outlet. The storm drain outlet shall be extended to the receiving water within a swale, the swale being fortified with a geo-fabric erosion control blanket as approved by the engineering department. (Engineering)
29. 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, cast in place concrete with facia treatment, or rockery walls as approved by Engineering. A wrought iron fence shall be installed at the top of the retaining wall. (Engineering)
30. An 8-foot wide meandering pedestrian path shall be constructed within the 25-foot wide landscape corridor along the frontage of Secret Ravine Parkway. The final alignment and grades of the meandering path shall be determined with the submittal of the Landscape Plans. (Engineering)
31. 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)
32. Prior to the approval of the Improvement Plans, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)
33. "Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water and sewer 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 and sewer utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)"
34. The applicant shall pay for all applicable water and sewer fees including Pressure Zone 2 fees.. (Environmental Utilities)
35. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.

- c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
36. Sewer flows shall drain south through SRSP Parcel 13 Lots 1 and 2; or
- a. On an interim basis, sewer flows may be directed to a sewer stub located to the north on 3 Medical Plaza properties. The sewer main shall be constructed to City standards and be located within a dedicated sewer easement. A sewer manhole with a stub ending at the southern property line shall be constructed on-site to direct wastewater to the south when sewer mains for the adjacent SRSP Parcel 13 Lot 2 are made available. The sewer main shall be constructed to City standards and be located within a dedicated sewer easement. Upon connection to the future SRSP Parcel 13 sewer main, the interim sewer main shall be abandoned along with its easement.(Environmental Utilities)
 - b. If neither the SRSP Parcel 13 lots 1 and 2, nor the interim sewer flow route is available just prior to approval of building permit, a permanent connection shall be made onto the 10" sewer main located on the east side of Secret Ravine Parkway by means approved by Environmental Utilities and Public Works. (Environmental Utilities)
37. Water service to the property shall originate from the 12" water stub located on SRSP Parcel 13 Lot 2. A 12" water service stub shall be provided to SRSP Parcel 13 Lot 2. (Environmental Utilities)
38. If number of employees equals 50 or more, the applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Chehrazi Medical Building to be reviewed and approved by the Transportation Commission. (Transportation)
39. 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)
40. 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)
41. 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)
42. The parking lot shall be designed to accommodate the entrance and exit path of refuse trucks. (Fire)
43. Fire apparatus access roads shall be provided to within 150 feet of all structures and combustible storage piles. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (Fire)
44. Vertical clearances or widths shall be increased when, in the opinion of the Fire Chief, vertical clearances or widths are not adequate to provide fire apparatus access. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (32 tons) and shall be provided with a surface so as to provide all-weather driving capabilities. Said access shall be provided prior to any construction or storage of combustible materials on site. (Fire)

45. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved provision for the turning around of fire apparatus. A minimum back of curb radii of not less than 48 feet shall be provided. (Fire)
46. The required fire flow for the protection of the proposed project is 2,000 gallons per minute with 20 pounds residual water pressure. This flow is based on the premise that the structure will be of Type VN rated construction with the installation of a full coverage automatic fire sprinkler system, and is reflective of the proposed square footage amounts. A change in any of the conditions may increase the required fire flow. (Fire)
47. The applicant shall provide the Fire Department with a hydraulic analysis (prepared by a State licensed fire protection, civil, or mechanical engineer) that evaluates the private fire service water main serving the complex. The analysis shall demonstrate that an approved water supply is available and that it is capable of supporting the combined demands for the required fire flow 1,500 gpm and the fire sprinkler system 500 gpm. (Fire)
48. Applicant shall provide a minimum of 3 fire hydrants within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall not exceed 400 feet-on-center along proposed roadways. A fire hydrant shall be located within 40-feet of all fire department connections to fire sprinkler systems. The location, number and type of fire hydrants connected to the water supply shall be provided as required and approved by the Fire Department. (Fire)
49. Fire hydrants shall be operable and accessible to Fire Department apparatus by roads meeting the requirements of the Roseville Fire Code prior to bringing combustible materials onto the project site. (Fire)
50. A minimum clearance of 3-feet shall be provided between trees, shrubs and other landscape materials and all fire protection equipment (hydrants, fire sprinkler system connections, valves). Fire protection equipment shall not be located behind parking stalls or other obstructions to access. (Fire)
51. An approved access walkway shall be provided to all exterior doors and openings required by either the Uniform Fire Code or the Uniform Building Code. A concrete sidewalk or other approved hard surface will meet the intent of the access walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations, to allow for equipment maneuverability, and to safely raise ground ladders. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity. (Fire)
52. 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; and
 - c. Electrical panel one-line drawings.
53. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas shall provide a maintained minimum of one (1) foot candle of light. All exterior light fixtures shall be vandal resistant. (Planning & Police)

54. 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)

55. 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:

56. 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)

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

- a. A minimum 12.5 foot wide public utilities easement along all road frontages.
- b. Water and sewer easements. (Electric, Engineering, Environmental Utilities)

58. 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". A licensed land Surveyor shall prepare all legal descriptions. (Engineering, Environmental Utilities, Electric)

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

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. The following note shall be added to the improvement plans:

To minimize dust/ grading impacts during construction the applicant shall:

- a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.
- b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
- c. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
- d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.

62. The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (Engineering)

63. This project falls within the commercial land use category of the Secret Ravine Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)

64. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. (Engineering)

65. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)

66. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)

67. 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)

68. If number of employees equals 50 or more, the applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Chehrazi Medical Building to be reviewed and approved by the City Manager. (Transportation)

69. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)

70. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)

71. Restaurants or other food services. The developer shall install exterior grease interceptor if the proposed business could potentially discharge any grease type product. (Environmental Utilities)
72. An approved automatic fire extinguishing system shall be provided for all buildings where the total fire area is 3,600 square feet or greater, as required by Roseville Fire Code Section 1003.2.2. Fire extinguishing systems installed shall conform to the minimum design standards of the Roseville Fire Code Standard 10-3. Plans and specifications shall be submitted to the Fire Department prior to system installation. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
73. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall have control valves and activation switches electrically supervised and monitored by an approved central alarm monitoring company. Digital alarm communicator system panels shall be installed and maintained in accordance with National Fire Protection Association Standard # 72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
74. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall be provided with an approved audible and visual alarm notification signal within the interior of the building to alert building occupants. Said alarm notification signal shall be provided throughout the building and shall be installed and maintained in accordance with National Fire Protection Association Standard #72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
75. All buildings and structures with one or more passenger service elevators shall be provided with not less than one elevator meeting the requirements of California Building Code Section 3003.5a for emergency medical service. (Fire)
76. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address, as approved by the City of Roseville. Such signs shall be clearly visible and legible from the street fronting the project. (Fire)
77. Dumpsters and trash containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet] or more shall not be stored in buildings or placed within 5-feet of combustible walls, openings or combustible roof eave lines unless said areas are protected by an approved automatic fire sprinkler system in accordance with the Roseville Fire Code. (Fire)
78. All shrubbery, trees and signs located within center medians adjacent to site access points shall be seven feet (7') in height or lower to allow access to the site by fire apparatus. (Fire)
79. The approved address numbers shall be placed on each building by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address numbers shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be contrasting in color with their background and shall be illuminated. (Fire)
80. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
81. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices. (Fire)

82. 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)
83. A Knox Company Model # 4400 key box shall be located adjacent to the door opening into the fire control room for each structure to provide access to fire protection system equipment. Said box shall be mounted at 6-feet above finished grade adjacent to the door opening. Contact the Fire Prevention Division for an approved Knox Company order form. The applicant shall pay a \$25 fee associated with the inspection of the key box prior to acceptance by the Fire Department at the time of receiving the Knox Company Order Form. (Fire)
84. A digitized copy of the approved of the approved drawings for the project shall be submitted to the Fire Department for pre-fire purposes. Said copy shall be submitted in an approved format. (Fire)
85. Adequate radio coverage shall be provided within buildings for public safety agencies, as required by Roseville Municipal Code Section 16.16.210. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials. Adequate radio coverage shall include all of the following:
 - a. A minimum signal strength of 95 dBm available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.
 - b. A minimum signal strength of 95 dBm received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
 - c. The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
 - d. A 100 % reliability factor. (Fire, Police)
86. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
87. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
88. 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)
89. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
90. 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)

91. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
92. 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.
93. One ¾" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
94. 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:

95. The applicant shall pay City's actual cost for providing plan check, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities)
96. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
97. The project shall comply with all required environmental mitigation identified in the Stoneridge Specific Plan Environmental Impact Report (EIR). (Planning)
98. 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)
99. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
100. 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)
101. Pursuant to the Zoning Ordinance, subsequent Design Review Permits consistent with this approval may be reviewed and approved with an Administrative Permit. If it is determined by the Planning Director that the subsequent Design Review Permit is not clearly consistent with the original approval or if other issues arise, the Planning Director may refer the item for a public hearing at the Design Committee or Planning Commission. (Planning)
102. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)

103. 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)
104. 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)
105. 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)
106. 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)
107. 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)
108. 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)
109. 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)

ATTACHMENTS

1. Vicinity Map
2. Reduced Color Elevations

EXHIBITS

- A. Site Plan
- B. Grading Plan
- C. Landscape Plan
- D. Elevations

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

