



ITEM V-A: REZONE, DESIGN REVIEW PERMIT, & ADMINISTRATIVE PERMIT – 930 OAK RIDGE DR. - ALTA MANOR SENIOR CARE FACILITY - FILE# 2005PL-100 (RZ-000032, DRP-000071, & AP-000129)

REQUEST

The applicant requests approval of the following entitlements:

- **Rezone** to change the zoning of a portion of the property from Floodway to Planned Development 19 (Nursing Home);
- **Design Review Permit** to allow construction of an assisted living senior care facility including four duplexes, an assisted living building and a memory care building totaling 47,976 square feet with associated parking, landscaping, and lighting; and
- **Administrative Permit** to allow a parking reduction of five (5) spaces.

Applicant: Robert Lindley, YHLA Architects
Property Owner: Daniel Fong

SUMMARY RECOMMENDATION

The Planning & Redevelopment Department recommends that the Planning Commission:

- A. Adopt the Negative Declaration;
- B. Recommend the City Council adopt the two (2) findings of fact for the Rezone;
- C. Recommend that the City Council approve the Rezone;
- D. Adopt the four (4) findings of fact for the Design Review Permit;
- E. Approve the Design Review Permit with 113 conditions of approval;
- F. Adopt the three (3) findings of fact for the Administrative Permit; and
- G. Approve the Administrative Permit with one (1) condition of approval.

OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The 2.96-acre site consists of one parcel located at 930 Oak Ridge Drive within the Infill area of the City of Roseville (see Attachment 1-Vicinity Map). In 1968, the Planning Commission approved Ordinance #1077 permitting the rezone of the property from Single Family Residential (R-1) to Interim Planned Development with R-4 use as a nursing home ranging from 120-200 beds. The term “nursing home” is an antiquated term that is no longer defined in the City’s Zoning Ordinance; rather there are multiple categories for senior care such as Long Term Care Facility and Community Care Facility. The Planning Director has determined that Alta Manor is a care facility, which is consistent with the PD 19 zone for a nursing home.

The site was never developed with a nursing home and since then a single family home has been built on the site. The home is located in the center of the property as shown in Attachment 2 (2005 Aerial);

however, the land surrounding the home is undeveloped. The existing residence will be demolished in conjunction with the project.

SITE INFORMATION

A. Roseville Coalition Of Neighborhood Associations (RCONA): RCONA #8, Meadow Oaks. The Meadow Oaks Neighborhood Association is currently active.

Staff met with the Meadow Oaks Neighborhood Association on March 30, 2006 and August 15, 2006. The feedback received was varied. Approximately, 18 residents attended the March 30th meeting. Some residents commented that the presence of duplex units might be detrimental to the neighborhood; however, this was not representative of the entire group. It should be noted that the duplex units would remain a part of the facility and would not be available for purchase. Therefore, the maintenance of the duplex units and surrounding landscaping would be the responsibility of the facility and would be maintained on a regular basis. Other concerns that were raised that have been addressed include: limiting delivery hours, enhancing the east side of the assisted living building, and removing or relocating the garages along Oak Ridge Drive. Additional concerns and questions were raised; however, they did not directly apply to the project. Staff followed up on these miscellaneous items following the meeting.

At the second meeting, the neighborhood association was invited to review new plans that were revised in response to concerns raised at the first meeting. Two residents attended the second meeting. No new concerns were raised. Additionally, site plans and elevations were provided to the neighborhood association's president who made the plans available to other members.

B. Total Acreage: ± 2.96 acres

C. Site Access: Two (2) driveways on Oak Ridge Drive will provide access to the site.

D. Physical or Natural Features: The subject property is currently developed with a single-family home. The site is relatively flat and is characterized by non-native trees, shrubs, and grasses. There are no natural resources present such as native oak trees or wetlands (see Attachment 2 – 2005 Aerial Photo and Attachment 3 – Arborist Report: Tree Inventory).

E. Grading: The property had previously been graded in association with the Linda Creek Flood Control District project to install bypass pipes near the north end of the project site. Prior to these improvements, a portion of the property had been graded in association with the construction of the single-family home on site. Additional grading activities are proposed, which will include approximately 1,850 cubic yards of cut and 2,550 cubic yards of fill. With the exception of the parking lot, the project site is required by the Flood Damage Prevention Ordinance to be raised two feet (2') above the 100-year water surface elevation. Condition 32 reflects this requirement.

ADJACENT ZONING AND LAND USE

LOCATION	ZONING	GENERAL PLAN LAND USE	CURRENT USE
Site	PD 19 (Nursing Home)/Floodway (FW)	Low Density Residential (LDR 4)/Open Space/Floodplain (OS/FP)	Single Family Residence
North	Single Family Residential (R1)	LDR 4	Single Family Residences
South	Floodway (FW)	Open Space (OS)	Linda Creek
East	R1	LDR 4	Single Family Residences
West	FW	OS	Linda Creek

DEVELOPMENT STANDARDS

Development Standard	Required	Proposed
Building Setbacks	None	23' (from the back of curb)
Landscape Setbacks	20'	23' (from the back of curb)
Building Height Limit	35'	33'4" (At the tallest point of the buildings)
Max. Building Lot Coverage	N/A	37.3%
Parking Spaces (Total)	56 spaces Long Term – 22.66 Community Care – 19.5 Senior Apartments – 8 Employees – 5.66	51 spaces (see Administrative Permit discussion)
% of compact spaces	30% max	23% (12 spaces)
# of handicapped spaces	3 spaces	6 spaces
% of shaded parking	50%	51% (see DRP discussion)
Bicycle Spaces	3 spaces	3 spaces (as conditioned)

PROJECT DESIGN FEATURES

The proposed project will include four duplexes (8 units) totaling 9,616 square feet, an assisted living building totaling 30,142 square feet, and a memory care building totaling 8,218 square feet with associated landscaping, parking, site lighting, walkways, and utilities. All buildings will be single story. The site plan, roof plan, building elevations, site details, grading plan, landscaping plan, and rezone exhibits have been included as Exhibits B through M. The applicant has provided a project description, which has been included as Attachment 4.

EVALUATION

REZONE

Section 19.86.050 of the Zoning Ordinance requires that two findings be made in order for the Planning Commission to recommend that the City Council approve a Rezone. The two findings are listed below.

- 1. The proposed rezone is consistent with the General Plan; and**
- 2. The proposed rezone is consistent with the public interest, health, safety, and welfare of the City.**

A small portion of the property has a separate zoning and land use designation, which are Floodway (zoning) and Open Space/Floodplain (land use). The proposed rezone will remove the Floodway overlay from a portion of the property (2400 square feet near the southwest boundary) which will allow for the entire site to be zoned Planned Development (PD 19).

The boundaries of the Floodway overlay zone were partially based on a study prepared by the Army Corp of Engineers (ACOE) in 1973. In some areas of the City, the boundary follows the actual location of the 100-year floodplain based on the ACOE study. In other areas, the boundary is in close proximity to the 1973 floodplain, but also took into consideration existing developments and the location of property lines when the floodway zone was established.

Given the discrepancy between the regulatory floodplain (the actual location of the 100-year water surface elevation as determined by FEMA and mapped by the Federal Insurance Rate Map (FIRM)) and the City's Floodway/Floodplain zoning and land use boundaries, staff has made an effort to align the zoning and land use boundaries with the location of the current 100-year water surface elevation as applications for development have come forward. Staff also tries to ensure that properties do not have more than one zoning designation. At staff's recommendation, the applicant has applied for a rezone.

Since the establishment of the Floodway Overlay zone, the City has completed several flood control projects (one which involved the project site) that, along with other changes in the environment, have changed the location of the 100-year floodplain. Due to these changes, the project site is completely outside the 100-year floodplain (Exhibit M). Approval of the rezone will allow for an accurate representation of the project site related to the 100-year water surface elevation and will allow for the project site to have a single consistent zoning.

The remainder of the project site is zoned PD 19. The PD 19 zone designation was approved by Ordinance #1077 in 1968 for the development of a 120-200-bed nursing home (see Attachment 4 – Ordinance #1077). The property's land use is Low Density Residential (LDR4). In this case, the land use and zoning are not consistent with each other; however where an inconsistency exists between the General Plan and the zoning designation for a parcel, the zoning designation shall govern (Zoning Ordinance Section 19.02.030.B).

The Zoning Ordinance states that it is the City's policy to eliminate inconsistencies between the General Plan and the Zoning Ordinance. Staff considered amending the General Plan Land Use Map, as part of this project, in order to correct the inconsistency between the property's zoning and land use designation; however, if changed, the corresponding land use for the property would be Community Commercial. Given the surrounding land uses, staff believes that the existing land uses (LDR and OS/FP) are more appropriate than Community Commercial.

DESIGN REVIEW PERMIT

The evaluation of the Design Review Permit (DRP) for the proposed project has been based on the applicable development standards within the Zoning Ordinance and the design standards of the Community Design Guidelines (CDG).

Section 19.78.060(B) of the Zoning Ordinance requires that four (4) findings be made in order to approve a DRP. The four findings for approval of the DRP are listed below.

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 spaces, 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 and the Community Design Guidelines.***
3. ***The building design, including the material, 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 and 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.***

As proposed and conditioned, the project complies with the applicable requirements and guidelines identified in the Zoning Ordinance and CDG document. The remainder of the DRP evaluation section will focus on design guidelines that warrant additional review and consideration by the Planning Commission.

SITE DESIGN GUIDELINES

Setbacks and Streetscape Design

- The CDG establishes a minimum front setback of 20 feet, measured from the back of curb. The proposed landscape setback is 23 feet. As currently designed, four duplexes front Oak Ridge Drive. The duplexes, which will be available to seniors who need only minimal assistance from the care facility, are setback 20 feet from the property line (23' from the back of curb), however the porches project two feet into the required landscape setback. The CDG does not address porch projections however, based on the residential development standards in the Zoning Ordinance, porches may project up to six feet into a front yard setback. While this project functions differently from a traditional residential or commercial development, staff believes it is appropriate to reference the residential development standards in the Zoning Ordinance for the duplex product. Additionally, the proposed front setbacks are comparable to the setbacks of the single-family homes across the street on Vinmar Court, which have an approximate setback range of 15 feet to 30 feet from the property line.
- The landscape plan includes Fruitless Olive and Flowering Pear trees along Oak Ridge Drive. A trellis will be located between the two middle duplexes that front Oak Ridge Drive (see Exhibit H). Staff has included Condition 13, which requires a flowering vine such as Morning Glory to be planted at the base of the trellis.
- The project will be constructed in two phases. The assisted living and memory care buildings and overall site improvements will be constructed during the first phase. Phase 2 will include construction of the duplexes and associated landscaping along Oak Ridge Drive. At the

completion of phase 1, the area designated for the duplexes will have temporary landscaping. The applicant has proposed an evergreen fescue grass blend, as shown on sheet LA2, for the temporary landscaping of the phase 2 area. Staff has included Condition 14, which ensures that the area will be landscaped, irrigated, and maintained in a healthy and weed free manner.

Vehicle Access, Circulation, and Parking

- Based on Zoning Ordinance standards for the proposed uses, staff has determined that fifty-six (56) on-site parking spaces are required for the project. Originally, the duplexes included driveways and garages, which provided an additional eight (8) parking spaces. However, the garages were removed in response to comments received at the Meadow Oaks Neighborhood Association meeting. The neighborhood association expressed concern with seniors backing out of the driveways onto Oak Ridge Drive during peak traffic hours. Members of the association also commented that the removal of the garages would enhance the appearance of the front façade and the streetscape along Oak Ridge Drive. The elimination of the garages (and associated driveways) results in a deficit of five (5) spaces. Staff has evaluated the anticipated parking demand and has determined that with the addition of thirteen (13) new on-street parking spaces (made possible by the elimination of the driveways), the project will have adequate parking. The parking reduction request is discussed in further detail in the Administrative Permit section of the staff report.
- Trash and delivery services will access the site from the southern driveway. The neighborhood association expressed concern about delivery hours. The applicant acknowledged the concern and has agreed to restrict delivery hours. In the case that issues were to arise related to deliveries after the project is complete, the City would have the ability to address these issues through the Noise Ordinance.

Pedestrian/Bikeway Access and Circulation

- Where feasible, the CDG recommends that new sidewalks be separated from the curb by a planting strip. A separated sidewalk has not been included as a project requirement since the sidewalk adjacent to the project site is an attached sidewalk. Requiring a separated sidewalk as part of the project would be inconsistent with the established sidewalk on Oak Ridge Drive and would appear out of place.
- The CDG require bicycle racks to be provided for all multi-family or commercial projects in sufficient quantities to facilitate the use of alternate modes of transportation and to accommodate bicycle traffic. Bicycle racks or lockers should be located in a highly visible and convenient area, but may not obstruct pedestrian walkways. The Zoning Ordinance requires one bicycle space for every 20 required parking spaces, therefore three (3) bicycle spaces are required as part of this project in order to accommodate alternate modes of travel for employees or visitors. Condition 18 has been included to require the incorporation of bicycle racks or lockers.

Grading

- The CDG state that the amount of cut and fill should be minimized as much as possible. A portion of the site had been previously graded for the single-family home located in the center of the property and again later as part of a flood control project to install bypass pipes near the northern property line. Grading activities for the project will include approximately 1,850 cubic yards of cut and 2,550 cubic yards of fill in order to raise the site, with the exception of the parking lot, two feet (2') above the 100-year water surface elevation. The Engineering Department reviewed the Grading and Improvement Plans, and as conditioned, found the plans to be consistent with the City's Improvement Standards.

Grading activities require a grading permit from the Engineering Division of the Public Works Department. The grading permit will be reviewed for compliance with the City's Improvement Standards, including the provision of proper drainage, appropriate dust control and erosion control measures. Grading and erosion control measures will be incorporated into the required grading plans.

Fencing

- A wood fence is proposed at the northern property line to separate the care facility from the adjacent single-family homes. The CDG typically require a masonry wall to separate a commercial site from an adjacent residential use. Condition 15 has been included to require a masonry wall to be placed on the northern end of the property in order to meet this requirement. The applicant is in agreement with the condition.

Landscaping

Parking Lot Shading and Planter Requirements

- As currently designed, the project slightly exceeds the City's parking lot shade requirement of fifty percent (50%). As part of the City's efforts to implement flood control improvements in this area, two concrete storm drains (bypass pipes) were installed adjacent and parallel to the northern edge of the property. Because of the size (108" diameter each) and shallow depth of the bypass pipes, the type of trees species outlined on the landscape plan near the bypass pipes will need to be changed to smaller tree species. Given that this constraint exists, staff has determined that a reduced shade requirement is acceptable for the project. The landscape architect for the project estimates that between thirty-five and forty percent (35-40%) shade can be achieved in the parking lot. Staff has included Condition 11, to require the applicant to obtain approval from the Planning Director for any revisions made to the landscape plan. The applicant is in agreement with this condition.

ARCHITECTURAL GUIDELINES

- The project has been designed to blend in with the existing community by orienting the duplexes towards Oak Ridge Drive to be consistent in appearance with the surrounding residential uses. While the duplexes have an enhanced residential design, all the buildings on site utilize the same materials and color schemes in order to maintain consistency throughout the project.

Staff supports the design of the proposed buildings. The buildings meet all of the design guidelines related to general design, massing and form and materials and finish.

Design Review Permit Conclusion

Based on the analysis contained in this staff report and with the project conditions, the required findings, as stated in the staff report, can be made for the proposed Design Review Permit.

ADMINISTRATIVE PERMIT

Section 19.78.060.A of the City of Roseville Zoning Ordinance requires adoption of three (3) findings to approve an Administrative Permit. The findings address issues of 1) consistency with the General Plan,

2) consistency with the Zoning Ordinance, and 3) effect upon public health, safety and welfare. The required findings are as follows:

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

The City of Roseville General Plan designates the project site as Low Density Residential (LDR 4). These types of facilities are anticipated by the General Plan in residential areas and the General Plan EIR (2020) assumed full build-out of the site. The project site is located in the Infill area of the City; therefore no specific plan applies to this property. The proposed project is consistent with the standards, policies and guidelines of the General Plan.

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

The project meets all the standards of the Zoning Ordinance with the exception of the parking standard. Section 19.26.030 of the Zoning Ordinance outlines the parking standards based on use type. Because the proposed facility offers varying levels of care, the required parking is based on the sum of each of the following different uses based on the level of care that will be provided as shown in this table:

<u>LEVEL OF CARE</u>	<u>BUILDING</u>	<u>PARKING STANDARD BY USE</u>	<u>REQUIRED PARKING (Per Zoning Ordinance)</u>
Minimal	Duplexes (Independent Living Cottages)	Senior Apartments	1 space / unit 1 guest space / 10 units
Minimal	Assisted Living	Community Care Facility	0.75 space / bed
Moderate	Assisted Living and Memory Care	Long Term Care Facility	1 space / 3 beds
Extensive	Memory Care	Long Term Care Facility	1 space / 3 beds
Employees	--	--	1 space / 3 employees (largest shift)

Based on this breakdown, the number of required parking spaces is fifty-six (56) spaces. Fifty-one (51) spaces will be provided on site. The developer has requested approval of an Administrative Permit to allow for a parking reduction of five (5) spaces. With the frontage improvements made to Oak Ridge Drive as part of this project, at least thirteen (13) additional on-street parking spaces (within the frontage of the project site) will be created, bringing the total available parking to sixty-four (64) spaces.

For purposes of comparison, Eskaton Village is a senior community that was approved by the Planning Commission in May 2005 that had project components similar to the Alta Manor project. A portion of the Eskaton project included independent living units and assisted living and memory care buildings. Parking for the project was based on the sum of individual uses, as has been done for Alta Manor, as shown in the table above. Alta Manor has used the same parking ratios that were used for Eskaton with the exception that Alta Manor has an additional use category for Community Care Facility, which requires parking at 0.75 spaces per bed, which is a more stringent standard than was used for Eskaton.

Staff has determined that the proposed on-site parking will adequately serve the project. As conditioned, the proposed use conforms to all applicable standards and requirements of the Zoning Ordinance and CDG.

In addition to the three (3) findings that the City's Zoning Ordinance requires for approval of an Administrative Permit, Section 19.26.040.C.3 of the Zoning Ordinance provides two (2) additional standards that must be met in order to approve a parking reduction for an individual use. These two standards are:

- a. Satisfactory evidence is provided describing the nature of the use, the operation and data from other facilities or similar facilities so as to demonstrate that the required parking standards are excessive and the proposed parking standards are appropriate.***

There are many senior apartment complexes and care facilities within the city. It has been staff's experience that senior uses do not always have the same demand for parking as other residential or commercial uses. In the case of Alta Manor, staff believes that the project will have a reduced parking demand. The developer for the project has stated that residents in the assisted living and memory care buildings are not anticipated to have vehicles due to the fact that residents who require this level of care are not capable of driving and do not have driver's licenses. Only residents residing in the duplexes will be permitted by the facility to have vehicles on site. Therefore, there is a potential for a maximum of eight (8) households to have a vehicle. Additionally, the facility will have an on-site barber/beauty salon, activity areas, and gardening areas available to the residents. Also, transportation to medical appointments and outings will be provided. This may reduce the need for residents to own a car.

Staff believes that the sixty-four (64) parking spaces that will be provided as part of this project (51 on-site spaces and 13 on-street spaces) will be sufficient to providing parking for staff, guests, and the residents of the duplex units, should they choose to have a vehicle.

- b. Overflow parking will not impact any adjacent use.***

Given the information provided above, the parking as proposed will be sufficient for the facility. Therefore, no overflow parking is anticipated to impact adjacent uses.

- 3. The location, size, design and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to the public or private property or improvements.***

The parking ratios used for the Alta Manor project are consistent with the Zoning Ordinance and other senior projects, such as Eskaton Village. As stated above, residents of the assisted living and memory care buildings are not anticipated to own vehicles, which significantly lowers the overall parking demand. With sixty-four (64) spaces available to the Alta Manor project (51 on-site and 13 on-street), staff believes there will be adequate parking available to staff, guests and the duplex residents.

The Planning Department staff has not identified any potential health, safety or welfare impacts associated with this request.

Administrative Permit Conclusion

The proposed Administrative Permit is in conformance with the findings outlined above. Staff has not identified any issues relative to the parking reduction request and recommends approval.

ENVIRONMENTAL DETERMINATION

The Roseville Planning Department prepared an Initial Study and Negative Declaration for this project, which was posted with the City Clerk's office on August 25, 2006. The document is available for review at the Planning Department office, located at 311 Vernon Street, Roseville, CA 95678. The public review period lasts until September 14, 2006. To date, no comments on the document have been received.

RECOMMENDATION

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

- A. Adopt the Negative Declaration;
- B. Recommend the City Council adopt the two findings of fact as stated in the staff report for the REZONE – 930 OAK RIDGE DR. (ALTA MANOR SENIOR CARE FACILITY) – FILE #RZ-000032;
- C. Recommend that the City Council approve the REZONE – 930 OAK RIDGE DR. (ALTA MANOR SENIOR CARE FACILITY) – FILE #RZ-000032 as shown in **Exhibit M**;
- D. Adopt the four findings of fact as stated in the staff report for approval of the DESIGN REVIEW PERMIT – 930 OAK RIDGE DR. (ALTA MANOR SENIOR CARE FACILITY) – FILE #DRP-000071;
- E. Approve the DESIGN REVIEW PERMIT – 930 OAK RIDGE DR. (ALTA MANOR SENIOR CARE FACILITY) – FILE #DRP-000071 with the 113 conditions listed below;
- F. Adopt the three findings of fact as stated in the staff report for approval of the ADMINISTRATIVE PERMIT – 930 OAK RIDGE DR. (ALTA MANOR SENIOR CARE FACILITY) – FILE #AP-000129; and
- G. Approve the ADMINISTRATIVE PERMIT - 930 OAK RIDGE DR. (ALTA MANOR SENIOR CARE FACILITY) – FILE #AP-000129 with one (1) condition listed below.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT DRP-000071

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 **September 14, 2008**. 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 **September 14, 2008**. (Planning)
2. The project is approved as shown in Exhibits A - M 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. A deposit in the amount of two and one half (2-1/2) percent of the value of the public improvements, or \$2,500, whichever is greater, shall be provided at the time plans are submitted to the City for review. Prior to plan approval, the applicant shall provide an additional deposit of two and one half (2-1/2) percent of the value of the public improvements, or \$2,500, whichever is greater. City costs will be billed against the deposited amount on a monthly basis. All funds remaining in the deposit account will be refunded upon completion of the project. (Engineering, Environmental Utilities, Finance). (Engineering)

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 have 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. (Planning)
10. The Landscape plan shall comply with the Community Design Guidelines 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. Should the tree species need to be changed in order avoid conflicts with the bypass pipes that run adjacent to the northern property line, a reduced shading requirement of 40% will be accepted. The applicant must receive approval from the Planning Department Director to any changes on the landscape plan. (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. A flowering vine, such as Morning Glory, shall be planted on the cedar trellis (item E, sheet DR6) adjacent to the duplex units. (Planning)
14. Following the completion of Phase 1, the Phase 2 area shall be landscaped, irrigated, and maintained in a healthy and weed free manner. (Planning)
15. The wooden fence located at the north end of the project site shall be replaced with a masonry wall. (Planning)
16. The duplexes shall incorporate wood front doors (or an acceptable alternative) and window muntins. EIFS trim shall be incorporated around the windows. (Planning)
17. The Assisted Living and Memory Care buildings shall incorporate window muntins. EIFS trim shall be incorporated around the windows. (Planning)
18. The project shall provide at least three (3) bicycle racks or lockers, which shall be located in a highly visible and convenient area that does not obstruct pedestrian walkways. (Planning)
19. 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)
20. 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)
21. 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)
22. **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)
23. 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)
24. **Restaurants or other food services.** The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
25. 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. (Building)

26. 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)
27. 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. (Engineering)
28. 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)
29. 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)
30. **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)
31. The project frontage adjacent to Oak Ridge Drive shall be improved with monolithic four-foot (4) sidewalk, rolled curb and gutter. In addition, Oak Ridge Drive shall be widened to maintain a minimum back of curb to back of curb width of 45 feet (the existing width of Oak Ridge Drive). Both of the driveways shall be standard commercial driveways, with the northern driveway measuring 24 feet in width and the southern driveway measuring 20 feet in width. (Engineering)
32. The entire project site, except for the northerly parking lot, shall be two feet 2 feet above the 100-year water surface elevation (WSEL). (Engineering)
33. The project site shall be able to adequately drain the 100-year storm event. The building pads for the site shall be a minimum of 1 ft. above the overland release point on Oak Ridge Drive and a clear overland release path shall be identified prior to improvement plan approval. Hydraulic calculations shall be submitted and approved by the City demonstrating that the existing 12" storm drain pipe stubbed to the site will adequately drain the site. If it is determined that this pipe will not adequately drain the site, it shall be upsized to accommodate the required flow. (Engineering)
34. Any street cuts for utilities within Oak Ridge Drive shall require a trench backfill per detail TB-3 of the Public Works Construction Standards. (Engineering)

35. The applicant shall work with Public Works staff to determine the feasibility and cost of widening the dyke berm south of the site to facilitate future construction of the Regional Bike Trail. Upon ascertaining the costs involved with widening the berm, Public Works staff will determine if monies are available to reimburse the developer for the work. (Engineering, Transit)
36. 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/import) earthen material shall be (deposited/borrowed). If the (deposit/borrow) site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the (exported/imported) 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)
37. 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)
38. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
39. The applicant should coordinate with the Fire Department to determine if adequate fire flows are available for the site. (Environmental Utilities, Fire)
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 that 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 reclaimed 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. The proposed water loop through the parcel shall be private. (Environmental Utilities)
42. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Alta Manor to be reviewed and approved by the Transportation Commission. In addition, the Transportation Division shall approve a signed Dial-A-Ride drop off and pick up location near the building entrance. A covered seating wait area is recommended. (Transportation)
43. 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)

44. 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)
45. 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)
46. 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)
47. 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)
48. 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)
49. The required fire flow for the protection of the proposed project is 3,000 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)
50. 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 3,000 gpm. (Fire)
51. Applicant shall provide a minimum of six (6) new or existing fire hydrants within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall not exceed 300 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)
52. 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)
53. 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)

54. When the proposed project is to be provided with perimeter security fencing, fire apparatus access and occupant exiting shall be considered. All vehicular access gates shall comply with the Uniform Fire Code requirements and shall be equipped with approved Knox and Opticom emergency vehicle access devices. If pedestrian gates are designed as part of the overall exiting system, they shall comply with the exiting provisions of the Uniform Building Code. Plans shall be submitted to the Fire Department for review and approval prior to installation. (Fire)
55. 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)
56. 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 (Electric)
57. Offsite improvements will be required to extend power to this project. (Electric)
58. Any upgrades to the existing overhead circuits that will be required to feed this project will be at the developer's expense. (Electric)
59. 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)
60. 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)
61. 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:

62. 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)

63. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. A 12.5-foot wide public utilities easement along all road frontages.
 - b. Sewer easements (Electric, Environmental Utilities)
64. 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. (Engineering, Environmental Utilities, Electric)
65. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
66. 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)
67. 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.
 - e. 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)

68. The project shall be addressed as 930 Oakridge Drive. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Engineering Division for building/suite addressing. (Engineering)
69. This project falls within the residential category of the Dry Creek 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)
70. 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)
71. 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)
72. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
73. 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)
74. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Alta Manor to be reviewed and approved by the City Manager. (Transportation)
75. 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)
76. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
77. 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)
78. 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)
79. 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)
80. 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)

81. 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)
82. 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)
83. 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)
84. 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)
85. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
86. 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)
87. 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)
88. 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)
89. 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)
90. 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)
91. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
92. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
93. 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)
94. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
95. 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)
96. 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 Department's "Specification for Commercial Construction." (Electric)
97. 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. (Electric)
98. 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)
99. 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

100. 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)

101. 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)
102. Any 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)
103. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
104. 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)
105. 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)
106. 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)
107. 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)
108. 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)
109. 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)
110. 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, Sunday and holidays. 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)
111. 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)
112. 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)

113. 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)

CONDITIONS OF APPROVAL FOR ADMINISTRATIVE PERMIT AP-000129

114. This Administrative Permit approval shall be effectuated within a period of two years from this date and if not effectuated shall expire on **September 14, 2008**. Prior to said expiration date, the applicant may extend the Administrative Permit by receiving approval of an extension for DRP-000071, provided however, this approval shall be extended for no more than a total of one year from **September 14, 2008**.

ATTACHMENTS:

1. Vicinity Map
2. Aerial Photo 2005
3. Arborist Report: Tree Inventory
4. Ordinance 1077
5. Project Description

EXHIBITS:

- A. Initial Study and Negative Declaration
- B. Sheet DR0 – Cover
- C. Sheet DR1 – Existing Site Plan
- D. Sheet DR2 – Site Plan
- E. Sheet DR3 – Roof Plan
- F. Sheet DR4 – Assisted Living Building Elevations
- G. Sheet DR5 – Memory Care Building Elevations
- H. Sheet DR6 – Independent Living Cottages (Duplex) Elevations
- I. Sheet DR7 – Details
- J. Sheet LA1 – Overall Landscape Plan
- K. Sheet LA2 – Landscape Plan (without Phase 2 constructed)
- L. Sheet C-1 – Grading Plan
- M. Sheet C-3 – Rezone Exhibit

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.