

Planning & Redevelopment Department Staff Report **Planning Commission Meeting** March 8, 2007

Prepared by: Tricia Stewart, Associate Planner

ITEM VI-A: MAJOR PROJECT PERMIT MODIFICATION, STAGE 1 (PARCELS 6-14) AND MAJOR PROJECT PERMIT, STAGE 2 (PARCELS 6 & 7) – 1445 EUREKA ROAD - STONE POINT

- FILE# 2007PL-012 (MPP-000011) AND FILE# 2006PL-053 (MPP-000005)

REQUEST

- A Major Project Permit Modification, Stage 1 (Parcels 6-14), (MPP-000011) to revise the Stone Point Master Plan as it relates to the development standards for the Office/Commercial Interface with Residential and to revise the Stage 1 Site Plan; and
- A Major Project Permit, Stage 2 (Parcels 6 & 7), (MPP-000005) to construct two six-story office buildings of 158,334 square feet each (316,668 square feet total) on Parcels 6 & 7.

Applicant - Marcus Lo Duca, Sandberg, Lo Duca, & Aland, LLP and Alvin Wong, Ware Malcomb Owner - Ralph Deppisch, Steadfast Business Properties

SUMMARY RECOMMENDATION

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

- Α. Adopt the two (2) findings of fact for the Major Project Permit Modification, Stage 1 (Parcels 6-14);
- Approve the Major Project Permit Modification, Stage 1 (Parcels 6-14);
- C. Adopt the two (2) findings of fact for the Major Project Permit, Stage 2 (Parcels 6 & 7); and
- Approve the Major Project Permit, Stage 2 (Parcels 6 & 7) subject to ninety-five (95) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this project.

BACKGROUND

Summary of Existing Entitlements: On February 24, 2005, the Planning Commission approved a Modification to the Stage 1 Major Project Permit (MPP) for Parcels 6-14 to modify the entitlements that were granted in May 2002 for the Stone Point development. The new entitlements allowed for the construction of up to 500,000 square feet for research and development or professional office uses (two buildings up to ten stories each on Parcels 6 & 7) and a rezone of Parcels 8-14 to allow for the development of 575 medium and high density residential units and a neighborhood park.

Construction Summary for Stone Point: Since these entitlements were approved, several parcels on the campus have received subsequent Planning Commission approval for Major Project Permit Stage 2 entitlements. Construction is underway on Parcels 1-5 for an office/retail center along Eureka Road that has a total gross floor area of 408,000 sq. ft. for office buildings and 40,000 sq. ft. for retail buildings. Construction of the three office buildings totaling 219,500 square feet on Parcels 16-18 along Rocky Ridge Drive is complete. Figure 1 below illustrates which parcels within Stone Point have received Stage 2 entitlements. An application for the development of Parcels 8-14 is on file with the City which proposes a combination of medium and high density residential units and a park site.



The Major Project Permit (MPP) process is intended to streamline the development and review of large and diverse projects. The MPP process includes 3 stages.

- Stage 1: Stage 1 of the MPP application consists of the approval of a preliminary development plan. The preliminary development plan will establish the configuration of the buildings, parking areas and ratios, landscaping, open space, rough grading, drainage, vehicular and pedestrian circulation, and development phasing. The complete environmental review of the project is also performed at this stage. Stage 1 review and approval is performed by the Planning Commission.
- Stage 2: Stage 2 of the MPP application process consists of the review of the detailed architecture and landscaping for the project. Stage 2 review is also performed by the Planning Commission.
- <u>Stage 3</u>: Stage 3 is an administrative review of the improvement and building plans for compliance with the conditions of the Stage 1 and 2 approvals.

EXISTING SITE CONDITIONS AND PROJECT ZONING

SITE INFORMATION

- A. Project Location: 1445 Eureka Road
- B. Applicable Specific Plan: Northeast Roseville Specific Plan (NERSP) Parcel 15
- C. Roseville Coalition of Neighborhood Associations (RCONA): The proposed project is located within the East Roseville Parkway Neighborhood Association (ERPNA). This neighborhood association comprises the subject property and the Stoneridge Specific Plan (SRSP). Staff mailed a letter to the neighborhood association board members on April 7, 2006, informing the association of the application on file. On July 11, 2006, staff attended the ERPNA quarterly meeting to provide project information. No comments, specific to this project, were provided by the neighborhood association. Staff has mailed a notice of the public hearing to the ERPNA board members.
- **D. Total Acreage**: Approximately 15 acres for Parcels 6 & 7 and approximately 57 acres for Parcels 6–14).
- **E. Lot Dimensions**: The project site is irregular in shape and is bounded by Miner's Ravine to the north, Eureka Road to the south, North Sunrise Avenue to the west, and Stone Point Parcels 3, 5, and 15 to the east.
- **F. Topographical/Natural Features**: The site was rough graded in 2003 in accordance with the Major Project Permit Stage 1 approval, and there are no remaining natural features with the exception of native oak trees located within the designated hard and soft zones that were established during the MPP Stage 1 approvals.

ON-SITE & ADJACENT ZONING AND LAND USE

LOCATIO N	ZONING	GENERAL PLAN LAND USE	CURRENT USE
Site	Planned Development for Research & Development (PD 178)	Business Professional (BP)	Vacant
	Attached Housing (R3)	Medium and High Density Residential (MDR, HDR)	Application on File
	Parks & Recreation (PR)	PR	Vacant
North	Open Space (OS)	OS	Miner's Ravine
South	Regional Commercial Special Area- Northeast (RC-SA/NE)	Community Commercial (CC)	Carver's Restaurant, Carmax Auto Sales
West	RC/SA-NE	CC/RC	United Artists Movie Theaters
	BP/SA-NE	ВР	Black Angus
East	PD 178	BP	Stone Point Office and Retail
	OS	OS	Miner's Ravine

EVALUATION

The evaluation section of this report includes an analysis of the requested entitlements. The entitlements have been analyzed for their consistency with the goals and policies of the applicable regulations, such as the General Plan, the Zoning Ordinance, the Community Design Guidelines (CDG), the Northeast Roseville Specific Plan (NERSP), and the Stone Point Master Plan (SPMP).

The SPMP is proposed to be modified slightly to accommodate the proposed office towers. The proposed modification to the Stage 1 MPP is discussed below and is followed by a discussion of the Stage 2 office project as it relates to architecture and landscaping.

MAJOR PROJECT PERMIT MODIFICATION STAGE 1, PARCELS 6-14

The applicant has applied for a Major Project Permit Modification (MPP MOD) to modify the Stage 1 approvals as they related to the Stone Point Master Plan (SPMP) and as they relate to the overall site plan. This MPP MOD will allow for minor changes to be made to the approved Stage 1 site plan to reflect the proposed project on Parcels 6 & 7 which will be discussed in further detail in the MPP Stage 2 section of the staff report.

The applicant has also requested approval of the MPP MOD in order to amend the SPMP. The SPMP was approved with the original and amended Stone Point entitlements. The Master Plan established policies and standards for the cohesive development of the Stone Point property (NERSP Large Lot Parcel 15). The applicant has applied for a MPP MOD in order to amend three development standards within the SPMP as they relate to Section VI.B4.a Office/Commercial Interface with Residential. This section provides specific guidelines for the development of the office uses on Parcels 6 & 7 as they relate to the planned residential uses on adjacent Parcels 8 & 9. This section had been added to the Master Plan because it was recognized that special attention would need to be paid to the interface between the residential and office uses, in an effort to minimize impacts. It includes provisions that address building setbacks between each land use, location of service areas (trash facilities, loading docks, etc.), building materials and finishes, and landscaping. The text and figure changes to the SPMP are attached as Exhibit P. The following summarizes the proposed changes (the strikethrough indicates the deletion of text and underline refers to the addition of text):

Item a.1: "Office Structures shall be setback a minimum of 30 feet from the back face of walk curb (40 feet from back of curb) of an adjacent shared street/drive with residential uses, or shall be setback a minimum of 20 feet from the face of curb of an adjacent parking stall."

- Two-thirds of the project site is subject to multiple overhead easements (PG&E, WAPA, and Roseville Electric). Due to this constraint and the limited locations where the buildings can be located, the thirty-foot setback requirement cannot be achieved along the rear of the building in various areas.
- Given the approved site layout as established during the Stage 1 approvals and the overhead easement constraints, the actual building setbacks along the northeast property line range between twenty-one feet two inches (21'2") to thirty-seven feet eleven inches (37'11") from the face of the curb to the building footprint.
- Staff recognizes that the intent of the thirty-foot (30') setback was to provide for adequate separation between the office and residential uses. Staff has found that in the areas where the setback is reduced, the intent of the Master Plan will still be achieved because a single row of parking will be provided in these areas which increases the overall separation between the office and residential uses by an additional sixteen feet (16').
- Staff has determined that the proposed setback revisions as shown in Exhibit P are consistent with the intent of the Master Plan

Item a.4: "Full size deciduous shade (ie: London Plane) trees shall be planted a maximum of 25 30 feet on-center on both sides of a shared street/drive with residential uses."

 The shade trees at the rear of the building have been spaced to match the spacing of the building columns as shown on all building elevations. The building columns are spaced thirty feet (30') apart, which is also consistent with the spacing of the sections of patterned concrete and the tree wells within the plaza areas.

- In order to maintain the rhythmic spacing, the applicant proposes to change the Master Plan requirement related to the spacing of the shade trees between the office and residential uses from twenty-five feet to thirty feet on center (30' o.c.).
- Staff has found that this amendment is consistent with the intent of the SPMP related to the interface with residential uses.

Item a.5: "Groupings of <u>Magnolia grandiflora or</u> evergreen conifers (ie: Redwood) shall be planted between shade trees and office structures to partially screen views to residential structures."

- The Master Plan currently states that evergreen conifers such as redwoods shall be planted between the shade trees at the rear of Parcels 6 & 7 when they will front residential uses. The intent of this requirement is to incorporate a tree that will have foliage year round and that will grow to a height that can partially screen the office buildings.
- The applicant proposes to plant Magnolia grandiflora trees in the place of evergreen conifers trees. The Magnolia grandiflora is an evergreen tree that will grow to heights between thirty-five and forty feet (35'-40') tall. While this is not as tall as an evergreen conifer tree could grow, the applicant believes that the Magnolia grandiflora trees will provide for a better pedestrian scale and will allow more light into the plaza areas. Additionally, the Magnolia grandiflora tree will serve as a screening mechanism for the future residences across the street.
- Staff believes that the intent of the Master Plan requirement will be achieved with the incorporation of either the Magnolia grandiflora or an evergreen conifer tree type.

Conclusion for Major Project Permit Modification, Stage One (Parcels 6-14)

The proposed Master Plan changes have been revised to address site specific constraints while maintaining the original intent of the requirements as they relate to the interface between the office and residential uses. Staff has found that the proposed changes are consistent with the Stage 1 approval, and the SPMP; therefore, staff recommends that the Planning Commission approve the MPP MOD (Stage 1) request.

MAJOR PROJECT PERMIT, STAGE TWO (PARCELS 6 & 7)

The applicant is seeking Stage 2 approval for two office buildings, one each on Stone Point Parcels 6 and 7 (Buildings A & B). Parcels 6 and 7 are located at the southwest corner of Eureka Road and North Sunrise Avenue. Figure 1 above shows the location of these parcels in comparison to the overall Stone Point Master Plan.

While the MPP Stage 1 approval allowed for the development of up to ten-stories (up to 500,000 gross square feet) on Parcels 6 & 7, the project under review is for two six-story buildings totaling 316,668 gross square feet. Included in this amount is approximately 14,000 square feet of retail space that will be provided on the ground floor levels.

Elevations: The Stage 1 approval permitted building heights for Parcels 6 & 7 up to ten stories tall. The proposed project is for two six story buildings as shown on the elevation plans (Exhibits G & H). The buildings will reach a height of one hundred feet, ten inches (100' 10") to the top of the parapet and one hundred one feet six inches (101' 6") to the top of the mechanical equipment.

The SPMP provides standards and guidelines for the design of commercial buildings on the Stone Point properties. While the standards provide for flexibility in the designs, the Master Plan requires general design standards to be achieved such as:

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

Staff has evaluated the building architecture and has determined that these requirements have been successfully incorporated into the design. The buildings have a relatively simple rectangular form, however the combination of materials and colors provide for facades with a significant amount of visual interest. The buildings feature relatively modern materials such as curtain walls and "thin shell" concrete skin (glass fiber reinforced concrete (GFRC) panel walls). The proposed GFRC is a warm earth-toned color with white and grey specks. The concrete panels will include score lines and will have a slightly textured finish. The facades are further articulated by the rhythmic spacing of mullions of various sizes and patterns, as well as matching reveals in the concrete and granite stone. The proposed windows are high performance glass with a bronze tint.

Consistent with the CDG and the SPMP, the buildings feature a two-story "base," or plinth, that contains elements that serve to create a pedestrian scale at the building base. These elements include extensive canopies, wall lighting sconces, increased horizontal mullions, and dark granite stone base. The pedestrian scale of the rear and internal elevations have been enhanced with these elements as these are the areas where pedestrians will congregate.

The entry tower is distinct to signify the location of the main entry. The opposite side features a less pronounced, but similar monument feature, so the back elevation does not appear as the "rear" of the building since residences will front the back of the office buildings.



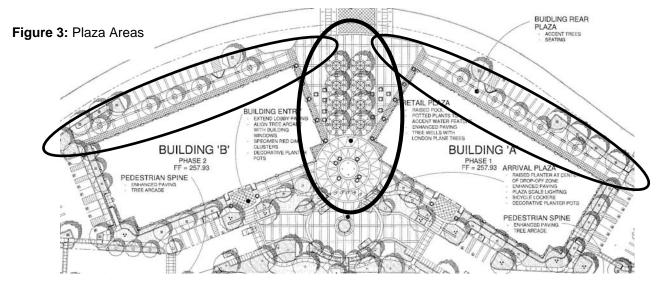
Figure 2: Proposed Building Elevation

The mechanical screen as shown in Figure 2 is no longer included in the design. Because the building is located at the highest point of the site, the roof mounted equipment will not be visible from most of the surrounding areas. The applicant has prepared a line of sight study which is provided as Exhibit I. The study indicates that due to the height of the building and the fact that the surrounding areas are lower in elevation that only the tip of the mechanical units will be seen if at all. Additionally, the mechanical units will be concealed in a self-contained unit that will match the color of the building and the unit will not have any exposed ducts. In the few instances where the top of the mechanical units will be seen staff does not believe the visibility of the unit will detract from the building. Staff has found that the building design is consistent with the SPMP.

Site Layout: The proposed office buildings and associated site improvements are shown on the site plan (Exhibit B). The buildings are located towards the northeast end of the parcels, directly across from future high density residential (HDR) Parcels 8 & 9. One building will be located per parcel side by side.

As encouraged by the CDG and required by the SPMP, an extensive plaza area has been incorporated into the project. The plaza area will be located between the two buildings and will wrap around to the rear of the building as shown in Figure 3 below. Consistent with the requirements of the SPMP ("Outdoor Activity Spaces", and "Plaza Design"), the plaza space will include colored and patterned concrete, a fountain, elevated tree wells with shade trees, decorative lighting, geometrical bollards, and site furniture such as benches and tables and chairs to define the area and encourage pedestrian use of these spaces.

Furthermore, in order to encourage the use of the plaza areas, staff has recommended the incorporation of entrances/exits along the rear of the building where they lead into the plaza spaces. The site layout and the proposed plaza design are consistent with the Stage 1 site plan, the NERSP, and the SPMP.



Setbacks: The building setbacks from the northeastern property line range between twenty-one feet two inches (21'2") and thirty-seven feet eleven inches (37'11") from the face of curb to the building footprint. The SPMP currently requires at least a thirty foot (30') setback from the back of curb to the building footprint. In order to maintain the building footprint that was approved during the Stage 1 approvals and maintain the required setbacks from the various overhead easements located on site, the applicant is unable to achieve a thirty-foot (30') setback from the face of curb in all areas along the rear of the building. As described in the MPP MOD, Stage 1 section of the staff report above, the applicant proposes to update the SPMP to reduce the building setback requirements. As discussed

above, staff has found that the revisions to the setback requirements are minor and the changes continue to meet the intent of the SPMP.

Landscaping: The proposed landscape plan is provided as Exhibit J. With the exception of one tree species, the landscape plan complies with the landscape theme presented with the Stage 1 approval and is consistent with the trees/plants outlined in the NERSP and the SPMP. The SPMP calls for evergreen conifer trees to be planted at the rear of the building in order to partially screen the building from the view of the future residences across the street. As discussed in the MPP Modification section of the staff report, the applicant proposes to amend the Master Plan to allow for the Magnolia grandiflora to be used in these locations instead. These trees will reach a height of thirty-five to forty feet (35'-40'). While they will not grow as tall as some evergreen conifers, the trees will provide for a better pedestrian scale because of their lower canopy and overall height while still serving as a screening mechanism.

As identified during the Stage 1 approvals for the Stone Point project, various easements traverse the property which will affect the type of tree species that can be planted within these areas. The easements that exist include a 75' wide PG&E easement, a 250' wide Western Area Power Authority (WAPA) easement, another 125' wide PG&E easement, and a 25' wide Roseville Electric easement. Consistent with the recommendation of the SPMP, the project site has been designed so only parking and landscape areas are located under these easement areas. The overhead easements will impact the amount of shade that can be achieved within the parking areas. Given these constraints the applicant is only able to achieve forty percent (40%) parking lot shading at 15 years maturity. Staff believes that a ten percent (10%) shade reduction is appropriate for this site given that two-thirds of the site is restricted by overhead easements.

With the exception of the shading requirement as described above, the landscape plan complies with the NERSP, the CDG, the SPMP and the City's Water Efficient Landscape Ordinance.

Parking: As permitted by the NERSP, the office parking has been calculated based on the net leasable space. Based on 259,224 square feet of office space parked at a ratio of 1/250 and 14,654 square feet of retail space parked at a ratio of 1/300, 1086 parking spaces are required. The Stage 1 approval for this project required an additional 25 parking spaces to be dedicated as Park and Ride spaces which brings the overall parking requirement to 1111 spaces. The parking requirements and parking provided are illustrated in table 1 below:

Table 1: Parking Requirement/Parking Provided

<u>Use</u>	Square Footage (Net Leasable)	Parking Ratio	Spaces Required	Parking Provided
Office:	259,224	1/250	1037	
Retail:	14,654	1/300	49	
Park & Ride:	n/a	n/a	<u>25</u>	
			1111 (Total)	1061
				Shortage: <50 spaces>

Given the fifty space shortfall, the applicant requests approval of a lower parking requirement as part of the MPP Stage 2 approval. Staff believes that a lower parking requirement is warranted for this project. Retail space will be provided on site as an amenity to employees and future residents from Parcels 8 & 9 and 11-14. Staff does not anticipate the retail portion of the project to generate a significant parking demand. Staff expects that the majority of retail patrons will either already be on site because they work in the office buildings or will be nearby residents who will walk to the businesses. Additionally,

because of the number of employees on site, staff anticipates that a portion of those employees will live in the future developments on Parcels 8-14 and will be able to walk to work and others will carpool and/or take public transportation to work resulting in a lower parking demand. The fifty space parking reduction results is an overall reduction of 4.5 percent for a shared use where up to 15 percent has been granted to other projects with similar characteristics in the past.

Lighting: A lighting plan has been prepared and is provided as Exhibit D. The parking lot light fixtures will be standard "shoebox" style as shown in Exhibit C (detail 23). While the CDG permit light fixtures to be up to twenty-five feet (25') tall, the agencies governing the overhead easements limit the pole heights to a maximum of fifteen feet (15') tall. Other light fixtures that will be used on the building and on site will include wall sconces, pedestrian light bollards, low level recessed wall lighting, and building façade up lighting. Exhibit O includes details of the proposed light fixtures.

Improvements: The site will be accessed by four driveways; two on Eureka Road and two on North Sunrise Avenue. One of these four driveways has already been constructed, which is the most southern driveway on Eureka Road between Parcels 5 & 6. Other improvements will include the extension of right turn auxiliary lanes along Eureka Road and North Sunrise Avenue along the site's frontage. Additionally, as required by the Stage 1 MPP approval, a bus shelter will be located between the two driveways along North Sunrise Avenue.

Phasing: Buildings A and B will be constructed in two phases. Building A, which is located on Parcel 6 will be constructed first. Condition # 28 has been included which requires all frontage improvements along Eureka Road and North Sunrise Avenue to be constructed as part of the phase one improvements. The construction of the northern driveway off of North Sunrise has been conditioned to be included in the first phase improvements as well. The applicant is in agreement with this condition. Exhibit E illustrates the phasing plan.

Summary: The proposed plans have been designed to be substantially consistent with the plans presented with the Stage 1 approval and they comply with the design requirements of the NERSP, the CDG and the SPMP. Staff believes that the proposed office plans comply with the requirements for Stage 2 approval, and therefore, recommends that the Commission approve the Stage 2 request for Parcels 6 & 7.

ENVIRONMENTAL DETERMINATION

An Initial Study and Mitigated Negative Declaration were prepared for the Major Project Permit Modification, General Plan Amendment, Specific Plan Amendment, Rezone, Tentative Subdivision Map, Tree Permit, and Development Agreement Amendment for the Stone Point project which was adopted by the Planning Commission on February 24, 2005 and the City Council on March 16, 2005. The Planning & Redevelopment Director has determined that the proposed project is in substantial conformance with the previously approved project and will not result in any new environmental impacts. Therefore, no further environmental review is required.

RECOMMENDATIONS

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

- A. Adopt the two findings of fact for the MAJOR PROJECT PERMIT MODIFICATION, STAGE 1 (PARCELS 6-14) 1445 EUREKA ROAD FILE # MPP-000011:
 - 1. The Preliminary Development Plan for the Stone Point project is consistent with the General Plan, the Northeast Roseville Specific Plan, and the Community Design Guidelines; and

- 2. The design and the installation of the Stone Point project will not be detrimental to the public health and safety, or be materially detrimental to the public welfare.
- B. Approve the MAJOR PROJECT PERMIT MODIFICATION, STAGE 1 (PARCELS 6-14) 1445 EUREKA ROAD FILE # MPP-000011 as shown in Exhibits B & P.
- C. Adopt the two findings of fact for the MAJOR PROJECT PERMIT, STAGE TWO (PARCELS 6 & 7) 1445 EUREKA ROAD FILE # MPP-000005:
 - The architecture and landscaping of the project is consistent with the General Plan, the Northeast Roseville Specific Plan, the Community Design Guidelines, and the Stage 1 approval; and
 - 2. The design of the project will not be detrimental to the public health and safety, or be materially detrimental to the public welfare.
- D. Approve the MAJOR PROJECT PERMIT, STAGE TWO (PARCELS 6 & 7) 1445 EUREKA ROAD FILE # MPP-000005 as shown in Exhibits A-P, and subject to the 95 conditions of approval below.

CONDITONS OF APPROVAL MAJOR PROJECT PERMIT PARCELS 6 & 7, Stage 2 (MPP-000005)

- 1. This Major Project Permit Stage 2 approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **March 8, 2009**. 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 **March 8, 2009**. (Planning)
- 2. The project is approved as shown in Exhibits A P and as conditioned or modified below. (Planning)
- 3. All conditions of approval from MPP 01-05A apply except as modified by the conditions below. (All Departments)
- 4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
- 5. 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)
- 6. 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)
- 7. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

PRIOR TO BUILDING PERMITS:

8. Parking stalls shall meet, or exceed, the following minimum standards:

- a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning)
- b. Standard -- 9 feet x 18 feet; Compact--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:
 - Handicapped parking stalls shall be dispersed and located closest to accessible entrances.
 The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
- 9. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
- 10. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
- 11. The Landscape plan shall comply with the Stone Point Master Plan, the Northeast Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
- 12. The tree plantings in the parking lot shall be designed to provide a minimum of 40% shade coverage after 15 years. (Planning)
- 13. 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)
- 14. 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)

Prior to the issuance of Building Permits:

- 15. 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)
- 16. 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)

- 17. *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)
- 18. 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)
- 19. **Restaurants or other food services.** The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
- 20. 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)
- 21. 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)
- 22. 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)
- 23. 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)
- 24. On Eureka Road, the site shall be accessed by the existing driveway located between lots 5 and 6 and by the proposed 35-foot wide Type A-7 driveway located between lots 6 and 7. The proposed driveway between lots 6 and 7 shall have a minimum throat depth of 150-feet, and shall be restricted to right turn movements only. The existing driveway shall maintain a minimum throat depth of 275-feet. A 10-foot wide auxiliary lane shall be extended from the existing driveway west to the right turn lane for North Sunrise Ave. An 8-foot wide detached sidewalk shall be constructed along the frontage. (Engineering)

- 25. On North Sunrise Avenue, the site shall be accessed by two driveways. The southern driveway shall be a standard 35-foot wide Type A-7 driveway with a minimum throat depth of 125-feet, and shall be restricted to right turn movements only. The northern driveway shall be a modified Type A-7 driveway with 30-foot curb radii, a width to accommodate two ingress lanes and one egress lane, a minimum throat depth of 100-feet, and egress shall be restricted to right turn movements. A standard left turn lane, 250-feet in length with a 120-foot taper, shall be constructed to allow left turns into the northern driveway. A 10-foot wide auxiliary lane shall be extended from Eureka Road to the northern driveway. An 8-foot wide sidewalk shall be constructed at back of curb. (Engineering)
- 26. A standard bus shelter pad shall be installed on NB North Sunrise Avenue 110-feet north of the southern driveway entrance. (Engineering, Transit)
- 27. The Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pad as conditioned above. (Shelter number 06-234) (Engineering, Transit)
- 28. Phasing of this project may occur as follows:
 - Phase 1 Access shall be provided to phase 1 from both driveways on Eureka Road and the northern Driveway on N. Sunrise Avenue. The developer shall be responsible for the construction of all frontage improvement on Eureka Road and N. Sunrise Boulevard as shown in Exhibit E, the construction of the left turn lane accessing the northern driveway on N. Sunrise Boulevard, a bus shelter pad between the driveways located on N. Sunrise Avenue, and all utilities required in order to service phase 1.
 - Phase 2 Access shall be provided to phase 2 from both driveways located on N. Sunrise Avenue and the existing driveway located between lots 5 and 6. The developer shall be responsible for the construction of all frontage improvements on Eureka Road and N. Sunrise Avenue, the construction of the left turn lane accessing the northern driveway on N. Sunrise Avenue, a bus shelter and pad between the driveways located on N. Sunrise Boulevard, and all utilities required in order to service phase 2.(Engineering)
- 29. 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)
- 30. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
- 31. Prior to the approval of the improvement plans, it will be the project proponents responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
- 32. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorders Office. (Engineering)
- 33. A note shall be added to the grading plans that states:

Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified. (Engineering)

- 34. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater then 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
- 35. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)
- 36. **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)
- 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. 3' minimum cover to be maintained over existing 12" water main. If minimum cover is not maintained, contractor will be responsible to lower main to achieve 3' of cover at contractor's cost.(Environmental Utilities)"
- 38. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
- 39. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and 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)
- 40. No trees are to be planted within 7.5' of the 12" water main along the frontage of Eureka and Sunrise. (Environmental Utilities)

- 41. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Stone Point Campus to be reviewed and approved by the Transportation Commission. The project shall include a 25-space park and ride lot on Stone Point Parcel 7, which shall be properly signed an available to the public twenty-four (24) hours a day, seven (7) days a week. (Transportation)
- 42. A covered seating or reception area at the main entrance, visible from the driveway, shall be provided for dial-a-ride passengers, and the drop-off/pick-up shall be signed. (Engineering, Transportation)
- 43. Bike parking shall be provided per the Zoning Ordinance. The project shall include a minimum of eight (8) bike lockers or another acceptable form of long term bicycle parking as determined by the Transportation Division and Planning Department. The remaining required bicycle parking shall be bike racks for short term bicycle parking. (Planning, Transportation)
- 44. 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)
- 45. 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)
- 46. 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)
- 47. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
- 48. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
- 49. 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)
- 50. 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)
- 51. 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)
- 52. 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:

- 53. 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)
- 54. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. Water, sewer, and reclaimed water easements.
 - b. Water and sewer easements (Electric, Environmental Utilities)
- 55. 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)
- 56. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 57. 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)
- 58. The project shall be addressed as Building A: 1421 Eureka Road and Building B: 1401 Eureka Road. 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)

- 59. This project falls within the Commercial land use category of the Miners Ravine and Dry Creek Watershed Flood Control Plans as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to the applicable fees based on gross developed acres in each watershed. (Engineering)
- 60. 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)
- 61. 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)
- 62. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 63. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
- 64. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Stone Point Campus to be reviewed and approved by the City Manager. (Transportation)
- 65. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
- 66. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 67. 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)
- 68. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 69. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 70. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
- 71. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. This shall include the relocation of the existing 60kV poles within the existing 25' public utility easement running through the site and any of the existing three 12,000 volt underground circuits along Eureka and Sunrise due to road widening. (Electric)
- 72. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)

- 73. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." No trees shall be located within the 25' Roseville Electric pole easement that exceed a height of 15' at maturity. The trees as shown do not meet this requirement. (Electric)
- 74. 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)
- 75. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
- 76. 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)
- 77. The proposed monument signs at the corner of Eureka/Sunrise and Sunrise/entrance to project will need to be designed so that they are not directly over the top of the three existing 12,000 volt electrical circuits. (Electric)
- 78. The existing 60kV power poles will need to be shown on the plans. The existing pole located at the existing entrance off Eureka is not currently shown. A planter island will be placed around the existing 60kV power pole located at the southwestern corner of the property to provide vehicular protection. The poles can be relocated in line at the developers expense. The current proposal is to relocate the poles out of line, which cannot be done. (Electric)
- 79. The developer will be responsible for the extension of the existing mainline circuit along the access road from Eureka Road to the northerly property line. (Electric)
- 80. The parking lot lights within the existing 25' Roseville Electric pole easement shall be designed so that they are a minimum of 15' from the overhead conductors at maximum sag. (Electric)
- 81. The grease interceptor proposed at the corner of Eureka and Sunrise is in direct conflict with existing high voltage facilities and will need to be redesigned. The storm drain along the access road is in direct conflict with existing high voltage facilities and will need to be redesigned. (Electric)

OTHER CONDITIONS OF APPROVAL:

82. 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)

- 83. 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)
- 84. The project shall comply with all required environmental mitigation identified in the Stone Point Initial Study and Environmental Checklist (January 25, 2005) Approved on February 24, 2005: Mitigation Monitoring Table: 3.1and 3.2. (Planning)
- 85. Signs shown on the elevations are not approved as part of the Major Project Permit. A Sign Permit is required for all project signs. (Planning)
- 86. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
- 87. 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)
- 88. 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)
- 89. 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)
- 90. 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)
- 91. 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 of not and if site remediation is required. (Fire)
- 92. 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)
- 93. 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)
- 94. 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)
- 95. 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

- Vicinity Map
- 2. Photosimulations

EXHIBITS

- A. Cover Sheet (A0.1)
- B. Site Plan (A1.1)
- C. Details (A1.2)
- D. Photometric (A1.3)
- E. Phasing (A1.4)
- F. Roof Plan (A3.1, A3.1a)
- G. Elevations Building A & B (A4.1, A4.2)
- H. Color Elevations
- I. Line of Sight (A5.0a, A5.0b)
- J. Landscape Plan (L1.1, L2.1, L3.1)
- K. Grading Plan (C1 C8)
- L. North Sunrise Turn Pocket (C8 of 8)
- M. Utility Plan (C1 of 1)
- N. Pavement Detail
- O. Lighting Table and Fixtures
- P. Master Plan Amendment

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.