

ITEM 6.2: **Design Review Permit – 12 Medical Plaza – NERSP PCL 25 – Sutter Parking Garage Expansion – File #PL22-0024**

REQUEST

The applicant requests approval of a Design Review Permit (DRP) to allow construction of a six-story parking garage as an expansion to an existing five-story parking garage located on the Sutter Roseville Medical Center campus. The new 192,000 square foot, six-story parking garage would provide an additional 551 parking stalls to the campus.

Applicant – Tony Amato, Dreyfuss + Blackford Architecture
Property Owner – Sutter Valley Hospitals

SUMMARY RECOMMENDATION

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

1. Adopt the Sutter Parking Garage Expansion & Sutter MOB 7 Negative Declaration; and
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-three (63) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

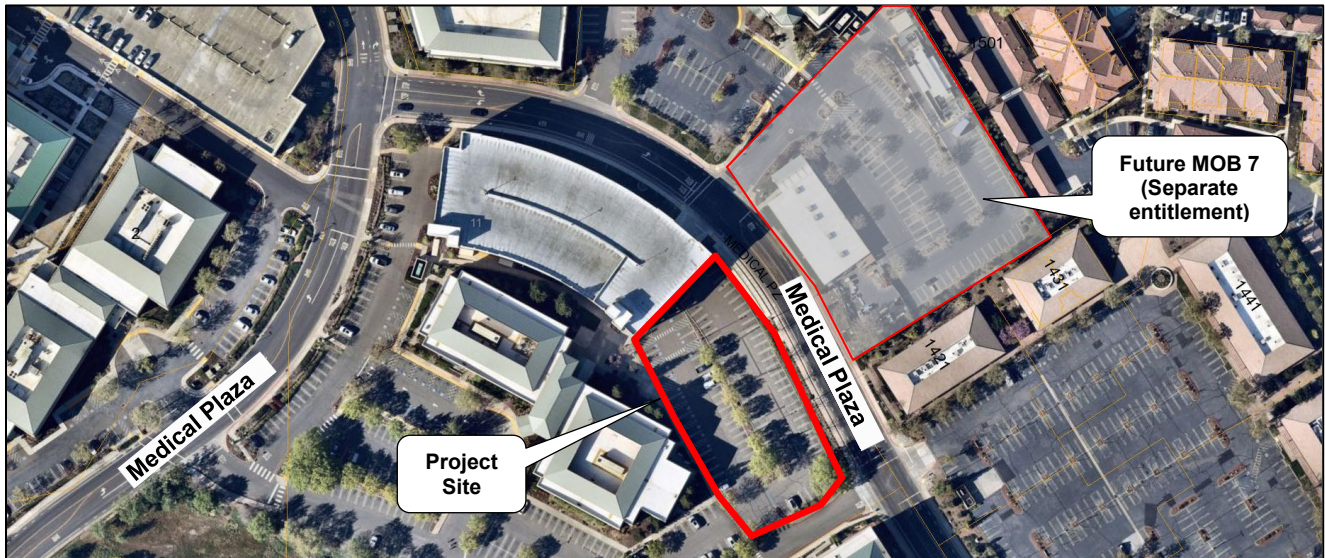
There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The Sutter Roseville Medical Center (SRMC) campus is approximately 49-acres in size and is located in the Northeast Roseville Specific Plan (NERSP). The project site is approximately 0.94 acres in size and is located at 12 Medical Plaza Drive (see Figure 1). The project would result in the construction of an approximately 192,000-square foot parking structure, which would create an additional 551 parking stalls for the SRMC. The applicant proposes expanding the existing parking garage to support the existing campus as well as a newly proposed Medical Office Building (MOB) 7 (see Figure 1). MOB 7 is located just north of the proposed parking garage expansion and the application (File#PL22-0061) is currently under review by City staff. MOB 7 will ultimately result in 100,000square feet of medical office use. Based on the results of a parking study conducted by Fehr and Peers (Attachment 3), MOB 7 will require 332 spaces. The new parking garage will provide a majority of the necessary parking spaces.

The SRMC site has a General Plan designation of Business Professional (BP). The NERSP land use designation for the SRMC is Medical Campus, and the zoning designation is Planned Development for Medical Campus (PD 457). On October 26, 2006, the Planning Commission approved a Conditional Use Permit (CUP) to allow an increase in square footage of the SRMC from 804,000 square feet to 1,100,000 square feet. The updated overall campus plan which illustrated the additional acute care facilities and medical office buildings, as well as the associated parking area which is included in this staff report for reference (see Attachment 1). On June 26, 2014, the Planning Commission approved a Design Review Permit (DRP) to allow the construction of the SRMC Medical Office Building 6 (MOB 6) and a new parking garage. That project included a new 60,000 square MOB and a 476 space five-story parking garage to be located adjacent to MOB 3 (see Attachment 2).

Figure 1: Project Location



Historically the Planning Commission has been the approving authority for the Sutter Campus Master Plan. The proposed project seeks a DRP to allow construction of a six-story parking garage as an expansion to an existing five-story parking garage located near the entrance to the campus from Secret Ravine Parkway. This application will continue to follow the same process already established by the previous Sutter entitlements for the SRMC.

SITE INFORMATION

Location: 12 Medical Plaza (046-060-034-000)

Total Size: 0.94 acres

Topography and Setting: The overall SRMC center has been developed throughout the years with an acute hospital, a bed tower, an acute rehabilitation center, medical office buildings, surface parking, a parking garage with a helipad, and a five-story parking garage. The proposed project is located adjacent to the existing five-story parking garage at the northeast corner of the SRMC. The site is surrounded by an existing temporary modular building and sterilization trailer to the north, medical office buildings to the east and south, and the existing five-story parking garage to the west. Currently, the project site is developed with a surface parking lot, landscaping and lighting. The site is currently being used for surface parking and also contains formal landscaping.

EVALUATION

The NERSP and subsequent Use Permit approved in 1994 established development standards for the medical campus. The architectural style, colors and materials were established through the initial buildings constructed on the site. Through the Design Review Permit process the City reviews proposed projects on the medical campus for consistency with applicable development standards, architectural design, and consistency with the NERSP standards and Zoning Ordinance requirements.

The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the NERSP. Section 19.78.060(B) of the City of Roseville Zoning Ordinance requires four findings of fact be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in ***italicized, bold*** text and are followed by an evaluation of the project in relation to each finding.

- 1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses; provides adequate drainage for the project; and allows beneficial use to be made of the site for development.**
- 2. The project site design as approved provides open space; access; vehicle parking; vehicle, pedestrian and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas; landscaping; irrigation; and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the Northeast Roseville Specific Plan (NERSP).**
- 3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the Northeast Roseville Specific Plan.**
- 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 previously mentioned, the site is developed with an existing surface parking lot, landscaping, and lighting. The project as approved would not alter the natural features of the site, such as open space, topography, trees, wetlands, or water courses since the site has been previously disturbed and no natural features exist on the site. The project has been reviewed by the City's Engineering Division and has been designed consistent with City standards related to drainage improvements and stormwater quality facilities. The proposed parking garage expansion is consistent with the site's Business Professional land use designation, and support the existing use of the site.

Site Planning and Building Siting: The six-story parking garage expansion is situated approximately 385-feet from Secret Ravine Parkway to the east and approximately 1,200-feet from East Roseville Parkway to the south. Further, the parking garage is also approximately 406-feet from the closest apartment building to the north of the project site. Pursuant to the Design Guidelines of the NERSP, the parking garage expansion meets the setback requirements of the NERSP. An early concern with the size and height of the proposed garage was the potential for visual impacts to the surrounding area. The proposed garage will be visible from Secret Ravine Parkway, Roseville Parkway and the nearby Phoenician Apartments. The applicant provided a visual impact analysis (Exhibit C) that illustrates the proposed garage from several different view sheds. The proposed garage is located behind an existing three-story MOB on the Sutter Campus as well as other office buildings along Secret Ravine Parkway. These buildings as well as existing landscaping will provide visual relief for surrounding uses. As depicted in the visual impact study, while the proposed garage will be visible from off-site locations, it will not cause any negative visual impacts or significantly increase the amount of light or glare on the Phoenician Apartments to the north.

Vehicle Access and Circulation: The main vehicle access point into the new parking garage would occur from the east side of the building along Medical Plaza Drive. Two secondary access points are provided as shown in Figure 2 below. The existing driveways along Medical Plaza Drive would provide entrances to the surface parking lot behind the parking garage, and the existing Medical Office Building 3 (Figure 2).

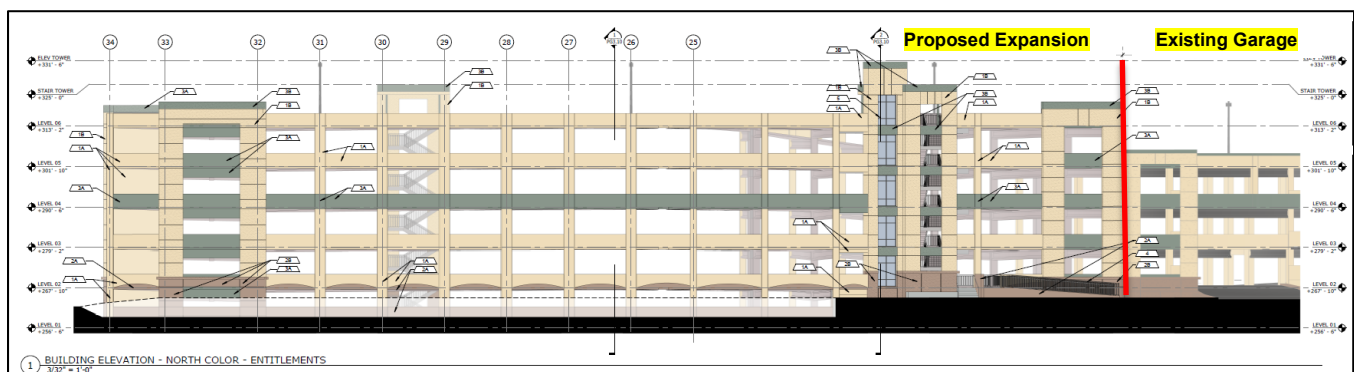
Figure 2: Vehicle Entrances



Pedestrian Access and Circulation: As part of the site improvements, the applicant proposes to remove the existing asphalt paving around the perimeter of the project site, as well as the existing surface parking lot. Sidewalks around the perimeter of the parking garage expansion would match the existing pedestrian walkway found adjacent to the existing parking garage, which include a five-foot sidewalk along Medical Plaza Drive and landscaping. The new parking garage will construct a sidewalk around the perimeter of the building that will connect to the adjacent sidewalks and provide pedestrian access to the parking garage.

Pedestrian connection between the future MOB 7 and the new parking garage will occur on the northern side of the parking garage across Medical Plaza Drive. In anticipation of the increase of foot traffic between the future MOB 7 and the new parking garage, the applicant proposes two (2) raised pedestrian crosswalks (Figure 3). The raised crosswalk would act as traffic calming measure and provide enhanced safety and visibility for pedestrians crossing between the medical office buildings and the parking garage. As proposed, the project is consistent with the CDG related to pedestrian access and circulation.

Figure 4: North Building Elevation



The proposed parking garage expansion would have an overall height of approximately 75-feet to the top of the stairs and elevator tower. The light standards on the six-floor of the garage would also be at approximately the same height as the elevator tower. Due to the change in grade where the parking garage expansion is proposed, the first floor of the garage will be partially below the elevation of Medical Plaza Drive and the existing garage. However, the expansion will connect both garages at each level.

The floor height of the garage will be approximately 11-feet from finished floor to finished floor. The visual analysis submitted by the applicant provides photo simulation of the proposed parking garage expansion from Secret Ravine Parkway and Medical Plaza, and the Phoenician Apartments located north of the project site (Exhibit C). While the proposed building may be visible from Secret Ravine Parkway and the existing apartment complex, its visual impacts will be minor due to its location within the SRMC, its proximity to other buildings, and being designed consistent with the other buildings in the campus. The height and scale of the parking garage expansion is also consistent with the existing parking garage on-site. Therefore, staff supports the proposed parking garage expansion design and height.

Parking: The NERSP Guidelines for Medical Campuses allows for parking standards to be modified by the Planning Commission if justified through a parking study. The drive aisles and parking space dimensions will meet the City's Zoning Ordinance standards. The City's Zoning Ordinance allows up to 30% of the total parking spaces to be designed as compact parking stalls. The applicant is proposing to construct the parking garage with a total of 33% compact parking stalls. This request is consistent with the previously approved parking garage. Given the smaller turning dimensions inside a parking garage it is quite common to have a greater number of compact spaces than surface parking lots. Staff finds the proposed parking garage expansion to be similar to the previous entitlements and is in compliance with the City's Zoning Ordinance.

The applicant has submitted a parking study that was completed by Fehr and Peers and dated January 31, 2022 (Attachment 3). The study identifies a medical office parking ratio of 3.31 spaces per 1,000 square feet of gross building area. This rate was derived by conducting parking surveys of the campus and utilizing the Institute of Transportation Engineers (ITE) Parking generation, 5th Edition, to separate the amount of parking required for medical office uses versus hospital uses. As previously mentioned, the applicant proposes the construction of MOB 7 (File#PL22-0061) which necessitated the parking garage expansion. As a result, the Fehr and Peers parking study analyzed both projects (i.e. the parking garage and MOB 7) and found that the new MOB 7 would require 332 new parking spaces to meet the parking ratio of 3.31 spaces per 1,000 square feet of gross building area. The parking garage expansion would create 551 new parking spaces and when added to the 477 parking spaces in the existing parking garage would provide for a total of 1,028 parking spaces. These spaces will continue to support the existing uses within the campus as well as the proposed 100,000 square foot MOB 7. Overall, the parking garage design complies with the City's Zoning Ordinance and the Community Design Guidelines.

Landscaping: Landscaping for the project site consists of a similar landscape palette as that of the existing parking garage. Landscaping is proposed around the perimeter of the parking garage expansion, including large shade trees (Sweet Bay, Callery Pear, Red Oak, and Black Locust) and smaller shade trees (Chinese Pistache, Lacebark Elm, Norway Maple, Armstrong Red Maple, Italian Alder, Columnar Atlas Cedar, and Maidenhair Tree). Shrubs ranging from six (6) inches to four (4) feet in height will be planted along the driveway entrance and the back of the parking garage. Overall, the landscape design is consistent with the existing plant palette used for the parking garage and is consistent with the CDG, the NERSP, and the City's Water Efficient Landscape Ordinance.

Lighting: The parking garage will include LED pole-mounted lights, on the top parking deck, with an overall height of approximately eighteen (18) feet. This height complies with CDG Policy CC-90, which requires pole mounted lighting to be no taller than 25 feet. Consistent with CDG Policy CC-86, the lighting sources will have cut off lenses and be located to avoid light spillage and glare on adjacent properties. In addition, the photometric plan demonstrates compliance with the City's minimum lighting level requirements (0.5 foot-candles in pedestrian areas and 1.0 foot-candles in vehicle areas). Further, the visual impact analysis submitted by the applicant illustrates a night time view from the apartments which

shows how the proposed garage, in comparison to the existing parking garage, would appear in the evening. Overall, the proposed lighting of the parking garage expansion is consistent with the City's Zoning Ordinance, the NERSP, and CDG standards.

CONCLUSION

The proposed project is consistent with the City's General Plan, Zoning Ordinance, CDG, and the NERSP. Based on the analysis contained in this staff report and with the project conditions, staff finds that the required findings for approval can be made for the proposed Design Review Permit.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate.

The applicant held a virtual neighborhood meeting on April 5, 2022. The applicant answered questions from the audience regarding the view sheds of the proposed parking garage expansion and the new MOB 7. Additionally, a business owner asked if Sutter would provide a shuttle service for employees and patients to use during construction. The applicant is planning on providing a shuttle service while the project is under construction.

Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. A notice of the public hearing was published in the Roseville Press Tribune on April 29, 2022 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. No comments have been received as of publication of the staff report.

ENVIRONMENTAL DETERMINATION

The City of Roseville, acting as Lead Agency, prepared an Initial Study/ Negative Declaration (IS/ND) to evaluate the environmental effects of the project. Staff recommends the Planning Commission consider and adopt the proposed Negative Declaration (Exhibit A). The public review period for the proposed Negative Declaration began on April 12, 2022 and ended on May 2, 2022. The IS/ND was made available for public review online at: <https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774505>. To date, no comments have been received.

RECOMMENDATION

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

1. Adopt the Sutter Parking Garage Expansion & Sutter MOB 7 Negative Declaration.
2. Adopt the four (4) findings of fact and approve the **DESIGN REVIEW PERMIT – 12 Medical Plaza – NERSP PCL 25 – Sutter Parking Garage Expansion –PL22-0024 subject to sixty-three (63) conditions of approval.**

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT – FILE #PL22-0024

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **May 12, 2022** and if not effectuated shall expire on **May 12, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **May 12, 2025**. (Planning)
2. The project is approved as shown in Exhibits A - C and as conditioned or modified below. (Planning)

3. The project shall comply with all required environmental mitigation identified in Sutter Roseville MOB 6 and Parking Garage Mitigated Negative Declaration, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. The project shall be addressed as 12 Medical Plaza. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)
5. 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. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
6. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
7. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
8. 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. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)
9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - 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-inch raised curb or concrete bumper. (Planning)
 - b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 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 11B-206 and 11B-208. (Building)

10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
11. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
12. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Engineering)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d. The landscape plan shall comply with the Landscape Guidelines for Northeast Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - e. Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)
 - f. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
 - g. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
 - h. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed suite addressing for individual tenant spaces within the building. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
15. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
16. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of

the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)

17. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
18. For restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
19. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
20. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Engineering)
21. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
22. A note shall be added to the grading plans that states:

*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
23. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder’s Office. (Engineering)
24. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. Clean Air spaces shall be marked “CLEAN AIR/CARPOOL/EV”. (Alternative Transportation, Building).
25. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP’s) per the City’s Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The

storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)

26. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
27. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
28. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
29. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
30. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Public Works)
31. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
32. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
33. The applicant/developer shall update the Transportation Systems Management (TSM) Plan for Sutter Roseville to be reviewed and approved by the Transportation Commission. (Alternative Transportation)
34. 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)
35. 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)

36. 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)
37. 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
38. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)
39. 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)
40. 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:

41. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
 - b. Other easements (please specify). (Electric, Engineering, Environmental Utilities)
42. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Engineering, Environmental Utilities, Electric)
43. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
44. 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)
45. The applicant/developer shall update the Transportation Systems Management (TSM) Agreement for Sutter Roseville to be reviewed and approved by the City Manager. (Engineering, Alternative Transportation)
46. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
47. 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)

48. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
49. 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)
50. 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)
51. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
52. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)
53. 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)
54. 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)
55. 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)
56. 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)
57. 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)
58. 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)

59. 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)
60. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
61. 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 Division Field Inspector at the time of or prior to the foundation inspection. (Building)
62. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO 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 Certificate of Occupancy. (Building)
63. 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 Division and shall include of the following:
- A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
 - 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
 - An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

ATTACHMENTS

1. Approved 2006 Sutter Master Plan
2. Approved 2014 Overall Campus Site Plan
3. Fehr and Peers Parking Study for Sutter Roseville Medical Center

EXHIBITS

- A. Initial Study/Negative Declaration
- B. Plans
- C. Visual impact analysis

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