ITEM 6.3: Specific Plan Amendment, Development Agreement Amendment, Major Project Permit Stage 1 Modification, and Major Project Permit Stage 2 – 1600 Eureka Road – NERSP PCL 12 – Kaiser Inpatient Bed Tower Project – File #PL22-0038

REQUEST

The applicant requests a Major Project Permit Stage 1 Modification and Major Project Permit Stage 2 in order to construct an approximate 278,000-square-foot, six-story inpatient bed tower building for the Kaiser Permanente Roseville Medical Center. The project will also consist of a new 800 stall four-level parking garage with rooftop parking; relocation of the northwest corner loop road; new main hospital entrance and drop off area; expansion of the existing Emergency Department to add 36 new treatment bays; and a new generator yard and internal upgrades to the existing Central Utility Plant. The project includes an Amendment to the Development Agreement by and between the City of Roseville and Kaiser Foundation Hospitals to address the increased use intensity and vested entitlements; and a Specific Plan Amendment (text only) to the Northeast Roseville Specific Plan to modify the minimum setback requirements.

Applicant – Belinda Young, HOK, Inc.
Property Owner – Kaiser Foundation Hospitals

SUMMARY RECOMMENDATION

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

1. Certify the Final Supplemental Environmental Impact Report (SEIR) (SCH#2022020590) for the Kaiser Permanente Roseville Medical Center Campus Inpatient Bed Tower Project, adopt the Findings of Fact and Statement of Overriding Considerations, and adopt the Mitigation Monitoring & Reporting Program;
2. Recommend the City Council adopt a resolution approving the Specific Plan Amendment;
3. Recommend the City Council adopt the five (5) findings of fact and approve the Development Agreement Amendment by and between the City of Roseville and Kaiser Foundation Hospitals;
4. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification and Stage 2 subject to one hundred forty-four (144) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

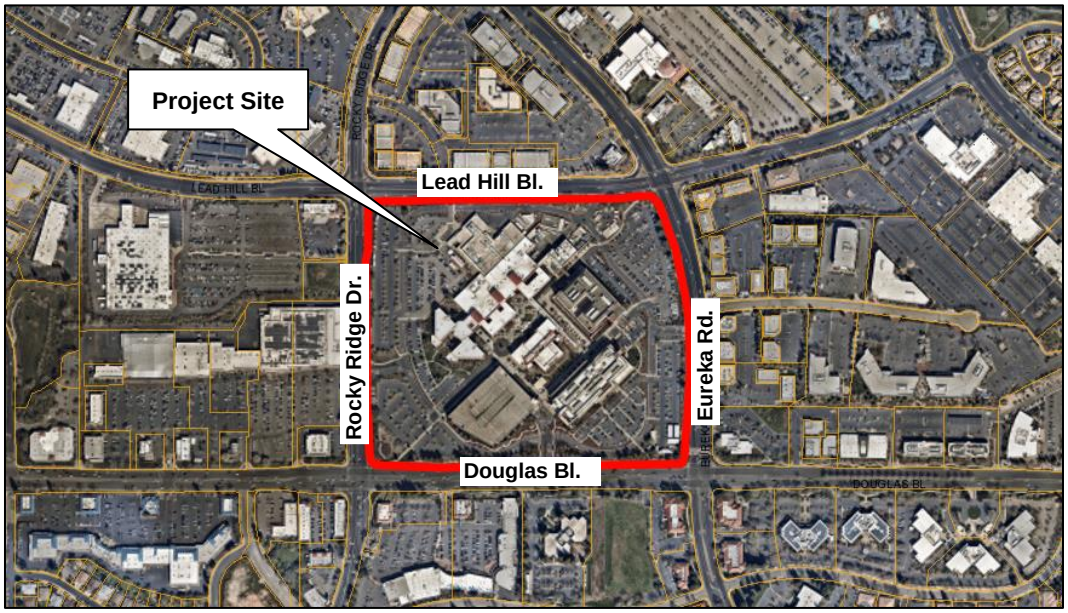
There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The project site is located on the existing 49-acre Kaiser Permanente Roseville Medical Center Campus ("Medical Center Campus") at 1600 Eureka Road (APN 048-012-001-000), in the Northeast Roseville Specific Plan (NERSP) (see Figure 1 below). The site is bordered by Lead Hill Boulevard on the north, Douglas Boulevard on the south, Eureka Road on the east, and Rocky Ridge Drive on the west. The site has a General Plan land use designation of Business Professional (BP) and a zoning designation of Planned Development for Medical Campus (PD 470). Surrounding uses include commercial and office uses to the north across Lead Hill Boulevard and to the east across Eureka Road, Rocky Ridge Town Center and office uses to the south across Douglas Boulevard, and the Roseville Center and commercial

uses to the west across Rocky Ridge Drive. The property is currently developed with seven buildings totaling 1,441,750 square feet that comprise the Medical Center Campus, along with 3,077 surface and garage parking spaces and associated lighting and landscaping.

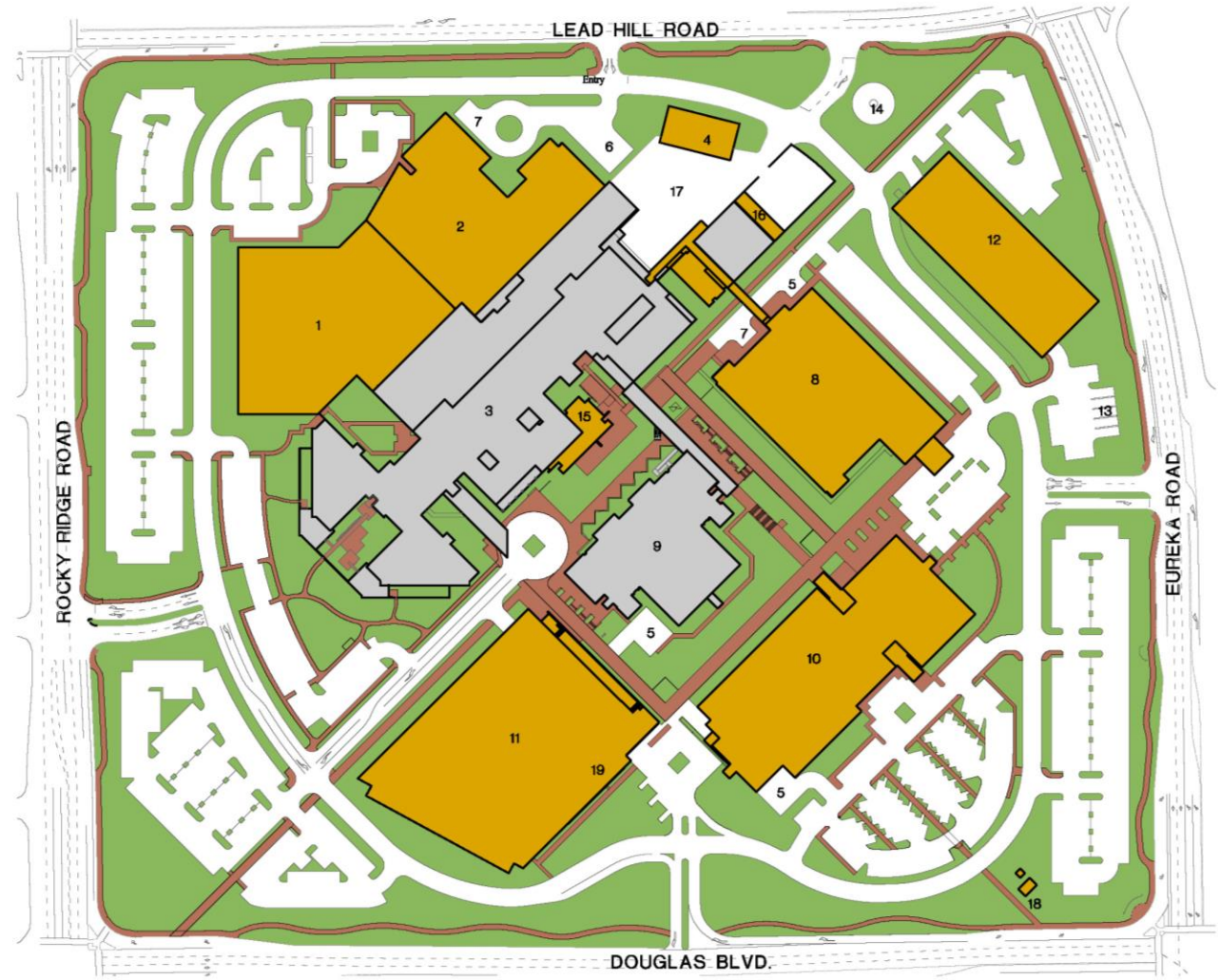
Figure 1: Project Site



Development of the Medical Center Campus was originally approved in 1992 through the City's Use Permit process, which included a 270,000-square-foot hospital and 108,000-square-foot medical office building (MOB 1) that were constructed in 1995. Subsequently in 2004, the City Council approved a Major Project Permit (MPP) Stage 1 and MPP Stage 2 to allow an expansion of the Medical Center Campus ("2004 Expansion Project") consisting of over 700,000 square feet of medical uses (file #MPP 02-02 & #MPP 02-03). As part of the 2004 Expansion Project, an Environmental Impact Report (SCH #2003062014) was prepared to evaluate the environmental impacts of the project. The expansion was proposed to be constructed in three phases. The first two phases ran concurrently, with construction from 2004 through 2009. The third phase was tentatively scheduled to run from 2010 through 2012, but ultimately was never constructed. A detailed project description and phasing plan of the 2004 expansion is provided below, and the approved site plan is shown in Figure 2 below.

- Phase 1 (construction from 2004 to 2009)
    - Medical Office Building II (4-stories, 270,000 SF)
    - Central Utility Plant Expansion (3,000 SF)
    - Fire Pump Building
    - Parking Garage #1 (6-levels plus 1,000 SF security office)
- Phase 2 (construction from 2004 to 2009)
    - Women's and Children's Hospital (4-stories, 200,000 SF)
    - Emergency Department Renovation and Expansion (55,000 SF)
    - Radiology Department Addition (10,000 SF)
    - Cafeteria Addition (5,500 SF)
    - Internal tenant improvements to Existing Hospital and MOB 1
    - Auxiliary Shops Building (5,500 SF)
    - Interim Helicopter Landing Pad
- Phase 3 (construction from 2010 to 2012)
    - Surgery and Intensive Care Tower (5-stories, 155,000 SF)
    - Parking Garage #2 (3-levels)
    - Final Helicopter Landing Pad atop Parking Garage #2

Figure 2: Approved 2004 Expansion Project Site Plan



EXISTING BUILDING

NEW BUILDING

Legend

1. Surgery/ ICU Expansion
2. ED Expansion & Radiology Addition
3. Existing Hospital
4. Auxiliary Shops Building
5. Service Area w/ Trash Enclosures
6. Mobile MRI
7. Patient Transport
8. Women and Children's Center
9. Existing MOB 1
10. MOB 2
11. Parking Structure 1
12. Parking Structure 2/Final Helistop
13. RV Parking
14. Interim Helistop
15. Cafeteria Expansion
16. Central Utility Plant Expansion
17. Loading Dock
18. Fire Pump Building
19. Security Office

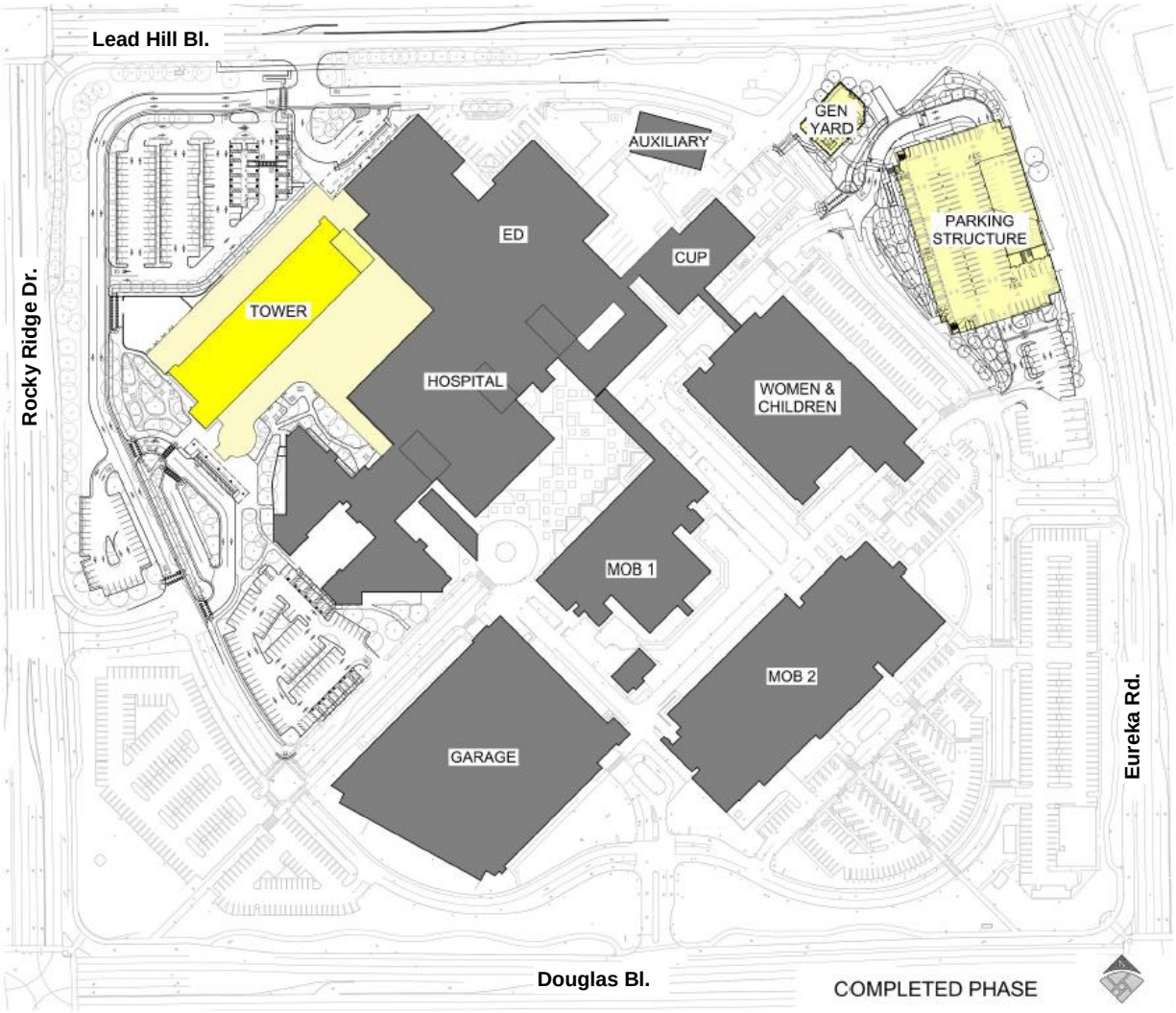
All of the buildings approved as part of the 2004 Expansion Project, described above, have been constructed with the exception of Phase 3, which included a five-story, 155,000 square-foot Surgery and Intensive Care Unit Facility located along the north elevation of the existing main hospital building, a three-level, approximately 400-space parking garage located in the northeast corner of the Medical Center Campus, and a helicopter landing pad.

The proposed project would increase the size and capacity of the previously approved buildings that were not constructed and would add a few additional elements. The applicant requests a MPP Stage 1 Modification and MPP Stage 2 in order to construct an approximate 278,000-square-foot, six-story inpatient bed tower building ("bed tower") on the site of the previously approved Surgery and Intensive Care Tower. The project will also consist of several other new elements:

- An 800 stall four-level parking garage with rooftop parking on the site of the previously approved parking garage (at the northeast corner of Lead Hill Boulevard and Eureka Road);
- Relocation of the northwest corner of the internal loop road;
- A new main hospital entrance and drop off area;
- Expansion of the existing Emergency Department to add 36 new treatment bays; and
- A new generator yard and internal upgrades to the existing Central Utility Plant.

The proposed project would be constructed on portions of the property currently occupied by surface parking lots. In addition, the project includes a First Amendment to the Development Agreement by and between the City of Roseville and Kaiser Foundation Hospitals to address the increased use intensity and vested entitlements; and a Specific Plan Amendment (text only) to the Northeast Roseville Specific Plan to modify the minimum setback requirements. Figure 3 below includes an overall site plan of the project. The existing buildings are shown in gray and the new buildings are in yellow.

Figure 3: Proposed Project Site Plan



The proposed revisions to the approved 2004 Expansion Project are detailed in Table 1 below. The proposed project will replace the previously approved five-level, 155,000-gross-square-foot (gsf) Surgery and Intensive Care Unit facility with a six-level, 278,000 gsf bed tower building (approximately 123,000 square feet larger). Table 2 details the number of hospital beds and staffing numbers. The proposed project will add 138 hospital beds and 728 employees. This is an incremental increase of 58 beds and 69 employees when compared to the 2004 Expansion Project. A Supplemental EIR to the 2004 Expansion Project EIR was prepared to analyze the proposed project components that were not previously evaluated and the potential effects on the environment. The Supplemental EIR is included as Exhibit A and is further discussed in the Environmental Determination section of this staff report.

Table 1: 2004 Expansion Project as Compared to the Proposed Project

	Building Description	Building Size	Number of Stories	Building Height
2004 Expansion Project	Surgery and Intensive Care Unit Facility	155,000 gross square feet (gsf)	5	83 feet
	Parking Garage	n/a	3 levels	23 feet
Proposed Project	Inpatient Bed Tower Building	278,000 gsf	6	107 feet
	Parking Garage with rooftop parking	260,897 gsf	4 levels	±58 feet

Table 2: Hospital Beds and Staffing Levels

	2004 Expansion Project	Existing	Existing Plus Proposed Project	Incremental Increase compared to 2004 Expansion Project
Number of Hospital Beds	432	352	490	58
Number of Staff	3,459	2,800	3,528	69

If the project is approved, project construction is anticipated to take approximately 4.5 years to complete and would occur in multiple phases. Phasing is required in order for the existing hospital and medical office buildings to remain open with sufficient parking capacity and public access during construction. The intent is to have the parking structure be built first in order to provide additional parking on site while the Inpatient Tower Building is under construction in the northwest corner of the Campus. An off-site parking lot with shuttle service located at 2130 Douglas Boulevard (to the south of the site across Douglas Boulevard) would provide temporary parking for Kaiser employees during project construction.

EVALUATION – SPECIFIC PLAN AMENDMENT

The project includes a text only amendment to the Northeast Roseville Specific Plan (NERSP). Specific Plan Amendments (SPA) are analyzed for consistency with the goals and policies of the affected plan. The NERSP includes a Medical Campus (MC) component applicable to the Sutter Roseville Medical Center Hospital site (located at 1 Medical Plaza Drive) and the Kaiser Roseville Medical Center Campus site (located at 1600 Eureka Road), which are both located within the NERSP area. The intent of the MC land use is to provide a setting for medical hospitals and health care related uses. The MC component includes a list of design standards, including minimum setback requirements. From the ultimate back of curb of any adjacent existing or planned public roadway, a minimum 50-foot setback is required for buildings of two stories and less in height, and any parking, paved or enclosed areas; and a minimum 100-foot setback is required for any building of three stories or more in height. The project proposes a four-level parking garage at the northeast corner of Eureka Road and Lead Hill Boulevard, which would

require a 100-foot setback from the adjacent roadways. The applicant proposes to amend the NERSP to modify the setback requirement from 100 feet to 50 feet for the new parking garage. The setback requirements will also be modified to specify that ancillary right-turn lanes, bus turn-outs, and standard tapers are included in the required setback. This is consistent with other Specific Plans in the City. The NERSP change pages are included as Exhibit D.

The proposed parking garage has a total of four levels with rooftop parking and an overall height of approximately 58 feet. The parking garage will be setback approximately 50 feet from Eureka Road to the east and approximately 130 feet south of Lead Hill Boulevard. As required by the NERSP, a visual impact analysis was prepared to evaluate the visual impacts of the proposed development on the surrounding area (see Attachment 1). The visual impact analysis includes three-dimensional renderings of the project as seen from the different view sheds in the area. Figure 4 is a rendering of the parking garage from the view of Lead Hill Boulevard/Eureka Road. Figure 5 is from the perspective of traveling northbound on Eureka Road.

Figure 4: View from Lead Hill Bl./Eureka Rd.

Figure 5: View from northbound Eureka Rd.

The tallest portions of the structure are the elevator towers, which are located on the western facing elevation internal to the site and away from the frontage. While the overall height of the structure is approximately 58 feet, the height of the structure is approximately 50 feet along the roadways. Visual impacts of the structure will be minimized by the existing mature landscaping along the roadway frontages. The height of the structure is in scale with the existing buildings on the site and will not significantly alter the existing visual character of the site. Furthermore, existing topography in the area is sloping and includes parcels with higher elevations to the northeast. As a result, the apparent height of the parking garage will not be as great when viewed in context to the existing buildings to the northeast. Therefore, based on the foregoing, staff supports the proposed SPA to allow a 50-foot setback for the parking garage.

EVALUATION – DEVELOPMENT AGREEMENT AMENDMENT

Section 19.84.040 of the City of Roseville Zoning Ordinance specifies that recommendations for approval or denial of a Development Agreement (DA), including Amendments, shall include consideration of the following:

1. ***Consistency with the objectives, policies, general land uses and programs specified in the General Plan and the Sierra Vista Specific Plan;***

2. ***Consistency with the provisions of the City of Roseville Zoning Ordinance;***

3. ***Conformity with the public health, safety and general welfare;***

4. ***The effect on the orderly development of the property or the preservation of property values; and***

5. ***Whether the provisions of the Agreement shall provide sufficient benefit to the City to justify entering into the Agreement.***

The project includes a first amendment of the Development Agreement (DA) by and between the City of Roseville and Kaiser Foundation Hospitals. The DA Amendment is included as Exhibit E. Development Agreements are binding contracts that set the terms, rules, conditions, regulations, entitlements, responsibilities, and other provisions relating to the development of the covered properties.

The DA Amendment will revise the relevant sections of the original DA to address the increased use intensity and vested entitlements proposed with the project. The DA Amendment will also include reference to the Supplemental EIR prepared for the project. Items that are not addressed in the amendment are subject to the terms of the original DA. In summary, City staff has found the proposed DA Amendment is consistent with the General Plan, NERSP, and the Zoning Ordinance. The DA Amendment is in conformance with the public health, safety, and welfare, and will not adversely affect the orderly development of the property or the preservation of property values. Therefore, the proposed DA Amendment is consistent with items 1-5 above.

EVALUATION – MAJOR PROJECT PERMIT STAGE 1 MODIFICATION & STAGE 2

The proposed project is being evaluated through the Major Project Permit (MPP) entitlement process. The intent of the MPP process is to streamline the review of large and diverse projects that could be constructed over a period of several years. The MPP process allows for the resolution of site issues prior to the review of more detailed architectural and landscape issues that may not be finalized at the time the site plan is ready. In accordance with the City's MPP Ordinance, the MPP review process is segregated into three separate stages. Provided below is a summary of each Stage:

- 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.

- Stage 3: Stage 3 is an administrative review of the improvement and building plans for compliance with the conditions of the Stage 1 and 2 approvals.

The evaluation section of this report includes an analysis of the requested MPP Stage 1 Modification and MPP Stage 2. Each entitlement is analyzed for its consistency with the goals and policies of the applicable regulations, including the General Plan, the Zoning Ordinance, the Community Design Guidelines (CDG), and the Northeast Roseville Specific Plan (NERSP).

Section 19.82.040 of the City of Roseville Zoning Ordinance describes the procedures for an amendment to a Major Project Permit. According to Section 19.82.040(C), all amendments that are not considered minor shall be reviewed in the same manner as the initial approval. The proposed request includes modifying the site plan, constructing a new bed tower building, parking garage, and generator yard, as well as additional changes as described in the Background section of this report. These modifications do not meet the minor modification criteria and; therefore, require final action by the Planning Commission subject to the findings for a MPP Stage 1. The required findings are listed below in ***italicized, bold*** text and are followed by an evaluation.

The findings for a MPP Stage 1 (or modification of same) are as follows:

1. ***The Preliminary Development Plan is consistent with the General Plan, applicable Specific Plan, and adopted City Design Guidelines; and***
2. ***The design and installation of the Preliminary Development Plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.***

The findings for the MPP Stage 2 are as follows:

1. ***The architecture and landscaping is consistent with the General Plan, applicable Specific Plan, and adopted City Design Guidelines; and Phase 1 approval; and***
2. ***The design and installation of the Preliminary Development Plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.***

These findings are essentially the same, with the MPP Stage 1 Modification findings referring to the preliminary development plan, and the MPP Stage 2 findings referring to the architecture and landscaping, as well as consistency with the Stage 1 project. Therefore, for the purposes of this evaluation, both stages are examined together. The project plans are included as Exhibits F—R.

Site Planning and Development Standards

The proposed 278,000-square-foot bed tower building will be located on the site of the previously approved Surgery and Intensive Care Unit facility, which is currently developed with an interim surface parking lot. The bed tower would be located near the existing hospital in the northwest portion of the site, approximately 200 feet south of Lead Hill Boulevard and approximately 140 feet east of Rocky Ridge Drive. The available footprint for the bed tower was predicated by site constraints, including the hospital loop road to the west, the existing emergency department to the north, and the existing hospital entrance and courtyard to the south (See Figure 3 above). The existing emergency department will be expanded to add 36 new treatment bays and will feature a new entrance. A new main lobby entrance and entry drop-off will also be provided for the hospital with primary access off of Rocky Ridge Drive. Connections between the new bed tower building and the existing hospital building will be provided through a public corridor that connects the lobbies of both buildings, with landscaped courtyards and amenity spaces.

The four-level plus rooftop parking garage will be located near the Women and Children's Center in the northeastern portion of the site in an area currently developed with an interim surface parking lot. As mentioned, a parking garage was previously approved in this location as part of the prior MPP Stage 1 approval. A new generator yard will also be built on the northeastern potion of the site, on a paved pad across from the existing Central Utility Plant, to house two, 2-megawatt emergency generators to support the bed tower building.

The MC component of the NERSP identifies development standards such as setbacks, lot coverage, and building height. Table 3 compares the proposed project with the applicable development standards.

Table 3: NERSP Medical Campus Component Development Standards

Standard	Requirement	Proposed
Setback	50' minimum for buildings 2 stories tall or less, and any parking, paved or enclosed areas	50' minimum for the parking garage and generator yard
	100' minimum for buildings 3 stories or more in height	100' minimum for the Inpatient Bed Tower
Lot Coverage	Shall not exceed 35% of the gross square footage of the parcel	28%
Building Height	As approved by the City based upon a visual impact analysis	107' – Inpatient Bed Tower (6 stories) ±58' – Parking Garage (4 stories) ±28' – Generator Yard (1 story)

As discussed in the SPA evaluation section of this report, the project will amend the NERSP to allow a minimum 50-foot setback requirement for the proposed parking garage. The generator yard is only one story and therefore is also subject to the minimum 50-foot setback. The bed tower building is 6 stories and requires a minimum 100-foot setback. The project does not exceed the maximum 35% lot coverage, and the proposed buildings meet or exceed the minimum setback requirements from the ultimate back of curb of adjacent public roadways.

As mentioned, a visual impact analysis was prepared for the project. The analysis includes conceptual renderings of the proposed buildings as seen from the adjacent roadways to assist with staff's evaluation of the proposed building heights. The highest point of the bed tower building is approximately 107 feet, with limited additional height for a screened mechanical enclosure at the roof level. The highest point of the parking garage is approximately 58 feet to the elevator towers and the generator yard is approximately 28 feet tall. The analysis demonstrates that the proposed buildings will not significantly alter the existing visual character of the site and will not have a significant adverse effect on important view sheds in the area. This conclusion is based upon a visual survey of the site and surrounding properties, including the three-dimensional perspective renderings of the project. The perspective renderings demonstrate that the proposed buildings will tie in cohesively with the existing visual context of the site and will not significantly be out of scale with the surrounding area. The gently rolling topography, setbacks, and dense landscaping minimize the potential visual effect of the taller buildings. Staff has determined that the design of the proposed buildings is compatible with the existing built environment on the site and on surrounding properties.

Vehicle Access and Circulation

The Medical Center Campus is currently accessible by each of the adjacent roadways, with one driveway on Douglas Boulevard, one driveway on Rocky Ridge Road, two driveways on Lead Hill Boulevard, and one driveway on Eureka Road. Existing access to the Medical Center Campus from Eureka Road and Douglas Boulevard would not change. The proposed project will relocate the western driveway on Lead Hill Boulevard approximately 400 feet west to provide more convenient access to the new Inpatient Tower building. The existing driveway on Rocky Ridge Drive would function as the main entry to the Medical Center Campus, providing direct access to a new hospital drop off area fronting the new hospital entrance atrium and plaza. The existing main hospital entrance and drop off area that is located south of the proposed tower building would be repurposed as a secondary access. In addition, the project would change the internal circulation system by relocating the internal Loop Road in the northwest quadrant of the site to accommodate the bed tower building. Vehicular access to the new parking garage would primarily occur via the eastern driveway on Lead Hill Boulevard and the driveway on Eureka Road, which are directly north and south of the new parking garage, respectively.

The pedestrian walkways in the northwest portion of the Medical Center Campus would be reconfigured to accommodate the new bed tower building. These walkways would provide internal pedestrian circulation between the new hospital entrance and reconfigured surface parking lots to the north, west, and south of the new main hospital drop off. The walkways would also provide a continuous path along the north side of the Bed Tower building between the new main hospital entrance and emergency department entrance. A combination of new and existing pedestrian walkways would connect the new main hospital drop off to Rocky Ridge Drive and the ED drop off to Lead Hill Boulevard.

The proposed site access and circulation design was evaluated in a transportation impact study prepared by Fehr & Peers, which is included as Attachment 2. Specifically, the study documents the proposed project's travel characteristics, traffic operations (i.e., Level of Service (LOS)) effects at nearby intersections, site access evaluation, and on-site circulation review. The study determined the project would not have a substantial effect on traffic operations at signalized intersections in the study area. The study's recommendations for site access and on-site circulation were incorporated into the project design. These include off-site improvements to Lead Hill Boulevard, such as widening and extending the existing raised median in the eastbound left-turn pocket approaching Eureka Road and adding a "no U-turn" sign facing westbound traffic in the widened median. The project was also reviewed by the City Engineering and City Fire Department staff and was found to comply with refuse service standards and with emergency circulation requirements.

Parking

Per the City's Zoning Ordinance, the parking requirement for hospitals is based upon the number of doctors, employees, and beds within the hospital. One (1) space is required per doctor, plus one (1) space per three (3) employees for the largest shift, plus one (1) space per three (3) beds. This parking ratio is applied to the proposed Inpatient Tower building and the existing hospital building. The parking requirement for medical office buildings is one (1) space per 150 square feet of building square footage, and is applied to the existing Medical Office Building I and Medical Office Building II. Parking is not required for the central utility plant, generator yard, fire pump building, and auxiliary shops because they are considered ancillary to the hospital and employees manning these areas are accounted for in the hospital calculation. The current parking required for the existing hospital and medical office buildings is 2,948 spaces. The proposed Inpatient Tower building will consist of 62 doctors, 666 employees, and 138 hospital beds, resulting in a parking requirement of 330 spaces. With the addition of the project, the total parking requirement for the Medical Center Campus amounts to 3,278 spaces.

The project will reconfigure the surface parking and add a parking structure on the northeastern corner of the site, creating a total of 1,079 parking spaces (with 248 surface spaces and 810 spaces in the structure). With the proposed and existing number of parking spaces, there will be a total of 3,303 spaces provided on site, which exceeds the Zoning Ordinance requirements.

Building Architecture

The five-story bed tower building is designed in a contemporary architectural style. The building will be clad in metal panel with board formed concrete applied on portions of the base. Two shades of neutral-colored metal panels in combination with varying orientation are used to reduce the apparent scale and mass of the façade. The proposed neutral color palette complements the existing color palette of the site. Glazed curtainwalls (glass wall systems) will be strategically applied on the ends of the building to provide visual relief amidst the metal panels. To reduce glare, all exterior windows and glass used on the building surfaces would be non-reflective or treated with an anti-reflective coating to minimize glare. The building will feature entry canopies, a glazed main entry rotunda, patient window modules, and sunshade devices, as shown in Figures 6 and 7 below. The building is well articulated with a mix of colors and materials and variation in wall planes and height.

Figure 6: Southwest side of the Inpatient Bed Tower near Hospital Entry

Figure 7: Northwest side of the Inpatient Tower Building near Emergency Department

The parking structure will consist of painted cast-in-place concrete designed as a rectangular building to allow for the most efficient parking stall layout (see Figure 8 below). Perimeter concrete crash walls are used for crash protection and to reduce lighting impacts from vehicles. The elevator towers are constructed of concrete masonry units, with additional cladding to enhance the vertical circulation corners of the structure. Enhanced architectural treatment is applied to the elevations visible along the main street frontages, particularly on the elevations facing Lead Hill Boulevard and Eureka Road. Decorative perforated metal panels are applied on the building corners on the north, south, and east elevations, as well as in the middle of the eastern elevation facing Eureka Road to break up the building massing and provide additional screening of vehicles. The existing mature trees along the frontage will be maintained to the extent feasible to enhance and screen the structure from view.

Figure 8: Northeast side of the Parking Garage (Facing Lead Hill Bl./Eureka Rd.)

The generator yard building is clad in a combination of horizontal and corrugated metal panels, painted in neutral beige and light brown tones to complement the parking garage and the nearest buildings on site. Figure 9 is a perspective view of the generator yard from Lead Hill Boulevard. Trees along the street-facing elevations will soften views of the building

Figure 9: Northwest side of Generator Yard (Facing Lead Hill Bl.)

Landscaping and Lighting

The project will require the removal of trees within the parking lot areas to accommodate the new parking garage and reconfigured surface parking areas. None of the trees proposed for removal are protected oak trees. Minor modifications to the landscaping along the Lead Hill Boulevard frontage will also be made to accommodate the relocation of the western driveway, and along the Eureka Road frontage to accommodate the parking garage. However, the required 35-foot-wide landscape setbacks adjacent to these roadways will be maintained. Maidenhair trees added within the new surface parking lot areas will provide a minimum 50 percent shading of the parking areas, consistent with the Community Design Guidelines. Landscaping consisting of a mix of trees and shrubs will also be added around the parking structure, the new generator yard, around the bed tower, and in front of the new main entrance. The landscaping will soften views of the proposed structures and will tie in cohesively with the existing site landscaping. Overall, the landscape design is consistent with the NERSP design guidelines, the CDG and the City's Water Efficient Landscape Ordinance.

In addition to landscape plans, the project plans also include furnishings and fixtures. Outdoor gathering spaces will be provided in front of the new bed tower building as well as outside the new rotunda area in between the bed tower and main hospital building. Furnishings include concrete seatwalls, benches, and outdoor tables.

A site lighting plan was provided that proposes parking lot lighting in the new surface parking areas and in the parking garage. The project will also consist of building-mounted lighting at entrances and low-level lighting on bollards to illuminate landscaped areas and pedestrian paths. The light fixtures will consist of premium-efficiency LED light sources. The project is conditioned to provide a photometric plan to ensure consistency with the City's minimum lighting level requirements (0.5 foot-candles in pedestrian areas and 1.0 foot-candles in vehicle areas). In addition, the City's Community Design Guidelines limits the height of parking lot lighting to be no taller than 25 feet in height and directed to have no off-site glare.

Conclusion

The project has been designed in a manner consistent with the General Plan, the NERSP, and the Community Design Guidelines, providing both appropriate vehicle access and circulation and pedestrian connectivity; building designs which use a variety of materials, colors, and building forms; landscaping

consistent with the design guidelines; lighting that is energy efficient and is shielded to avoid light trespass; and infrastructure adequate to serve the proposed expansion in use. The site is appropriately designed, and will not be detrimental to the public health and safety, or be materially detrimental to the public welfare.

PUBLIC OUTREACH

Public outreach for the proposed project has occurred at multiple points during the processing of the project, as described below.

- Upon receipt of the application, 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. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website; no comments were received.

- The project was posted on the City's Projects of Interest website and was routinely updated with project updates.

- On February 25, 2022 the City published the Notice of Preparation (NOP) for the Supplemental Environmental Impact Report (SEIR), which was published on the RCONA website, mailed to property owners within 300 feet of the project site, and distributed to all interested parties and agencies. No comments from the public were received.

- On July 22, 2022 the Draft SEIR was published. Notice of the SEIR was published on the RCONA website and mailed to all property owners within 300 feet of the project, as well as to all interested parties and agencies. Agency comments were received, but no comments from RCONA or members of the public were received.

- On June 28, 2022 the applicant held a public informational meeting at the Maidu Community Center. Notice of this meeting was posted on the RCONA website, the project website, and mailed to all property owners within 300 feet of the project. The purpose of the informational meeting was to provide the public with an opportunity to ask questions about the project, the process, and the EIR. In attendance were applicant representatives and City staff. Approximately seven members of the public attended, primarily from the Maidu Neighborhood Association, and asked questions about the project. None of the attendees expressed opposition.

- A notice of the Planning Commission hearing was published in the Roseville Press Tribune on October 28, 2022, and was distributed to all property owners within 300 feet of the site and posted on the RCONA website. To date, no comments have been received as of publication of the staff report.

ENVIRONMENTAL DETERMINATION

Buildout of the Medical Center Campus and potential impacts associated with construction activity site disturbance were analyzed in the 2004 Kaiser Permanente Roseville Medical Center Expansion Project Environmental Impact Report (SCH #2003062014) (2004 Expansion Project EIR). In accordance with California Environmental Quality Act (CEQA) Section 15163, because only minor additions and changes would be needed to make the previous EIR adequate for the project as revised, the City of Roseville, acting as Lead Agency, prepared a Draft Supplemental Environmental Impact Report (SEIR) (SCH#2022020590) to the 2004 Expansion Project EIR to evaluate the environmental effects of the proposed project. In accordance with CEQA Guidelines Section 15105, the Draft SEIR was available for a 45 day public review and comment period starting July 22, 2022 and ending September 6, 2022. The Draft SEIR is available for review on the City's website at www.roseville.ca.us/environmentaldocuments. Two agency comment letters were received during the public review period, from the Central Valley

Regional Water Quality Control Board and the Placer County Air Pollution Control District, however no comments were received from members of the public. The agency comment letters consisted of information on standard permitting requirements. The Draft SEIR found one significant and unavoidable impact (cumulative impacts to light and glare) and concluded that all other impacts were either less than significant, or would be less than significant with application of the recommended mitigation. A full summary of the project's environmental impacts is included in Chapters 3 and 4 of the Draft SEIR.

A Final SEIR was published on October 17, 2022 and is included as Exhibit A. CEQA requires the City of Roseville (as the CEQA lead agency) to make written findings whenever it decides to approve a project for which an EIR (or SEIR) was certified (Public Resources Code Section 21081). The findings explain how the lead agency approached the significant impacts identified in the SEIR. Findings for the proposed project have been prepared and are included as Exhibit B. CEQA prohibits an agency from approving a project that will have a significant, unavoidable environmental impact unless the agency adopts a statement describing the specific benefits of the project that outweigh its expected unavoidable impacts (i.e., the overriding considerations). Since project implementation would involve significant and unavoidable light and glare impacts, a Statement of Overriding Consideration is included. The final Mitigation Monitoring and Reporting Program is included as Exhibit C and will ensure mitigation compliance during project construction and operation.

RECOMMENDATION

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

1. Certify the **Final Supplemental Environmental Impact Report (SEIR) (SCH#2022020590) for the Kaiser Permanente Roseville Medical Center Campus Inpatient Bed Tower Project**, adopt the **Findings of Fact and Statement of Overriding Considerations**, and adopt the **Mitigation Monitoring & Reporting Program**;
2. Recommend the City Council adopt a resolution approving the **SPECIFIC PLAN AMENDMENT – 1600 EUREKA ROAD – NERSP PCL 12 – KAISER INPATIENT BED TOWER PROJECT – FILE #PL22-0038**;
3. Recommend the City Council adopt the five (5) findings of fact and approve the **DEVELOPMENT AGREEMENT AMENDMENT** – **1600 EUREKA ROAD – NERSP PCL 12 – KAISER INPATIENT BED TOWER PROJECT – FILE #PL22-0038**;
4. Adopt the two (2) findings of fact and approve the **MAJOR PROJECT PERMIT STAGE 1 MODIFICATION AND STAGE 2 – 1600 EUREKA ROAD – NERSP PCL 12 – KAISER INPATIENT BED TOWER PROJECT – FILE #PL22-0038** subject to one hundred forty-four (144) conditions of approval.

CONDITIONS OF APPROVAL FOR THE MAJOR PROJECT PERMIT STAGE 1 MODIFICATION AND STAGE 2 – FILE #PL22-0038

1. This Major Project Permit Stage 1 Modification and Stage 2 approval shall be effectuated within a period of two (2) years from **November 10, 2022** and if not effectuated shall expire on **November 10, 2024**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)

2. The project is approved as shown in Exhibits F—R, and as conditioned or modified below. (Planning)

3. The project shall comply with all required environmental mitigation identified in the Kaiser Roseville Medical Center Expansion EIR (SCH #2003062014) and Supplement to the EIR, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

4. The project is subject to the previously approved conditions of approval for the Major Project Permit Stage 1 for the Kaiser Roseville Medical Center Expansion (File #MPP 02-02), except as conditioned or modified below. (Planning)

5. The project shall be addressed as 1600 Eureka Rd. If the new tower is attached to the existing building it will utilize the same address of 1600 Eureka Rd. The address for the new parking structure shall be 1630 Eureka Rd. 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)

6. The project shall comply with the Development Agreement between the City of Roseville and Kaiser. (Planning)

7. The Major Project Permit application shall not be deemed approved until the actions on the Supplemental Environmental Impact Report, Development Agreement Amendment and Specific Plan Amendment are approved and become effective. (Planning)

8. 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. A deposit in the amount of two (2) percent of the value of the public improvements, or $1000, whichever is greater, shall be provided at the time plans are submitted to the City for review. Prior to plan approval, the applicant shall provide an additional deposit of two (2) percent of the value of the public improvements, or $1000, whichever is greater. City costs will be billed against the deposited amount on a monthly basis. Monthly statements will be issued by the City's Finance Department to the applicant. If at any time the balance in the deposit account is less than $500, the applicant may be required to deposit additional funds as estimated by the City. All funds remaining in the deposit account will be refunded upon completion of the project. (Engineering, Environmental Utilities, Finance)

9. 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)

10. 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)

11. 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)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

12. Prior to or concurrent with issuance of a building permit(s) from the California Department of Health Care Access and Information (HCAI), the applicant must satisfy all applicable conditions of the Major Project Permit and provisions of the Development Agreement, including the payment of applicable City fees to the Roseville Building Department. (Building, Planning)

13. 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; Parking Garage – as approved by the Planning Commission; 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 van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)

c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signages, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:

    i. 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. Outpatient units shall provide 10% of the total parking spaces for accessible parking and facilities that specialize in treatment or services for persons with mobility impairments shall provide 20% of the total parking spaces for accessible parking.

    ii. Accessible spaces and crosswalks shall be signed, marked and maintained as required by Title 24 amendments of the CBC.

    iii. Accessible parking and exterior route of travel shall comply with CBC, Chapter 11B. (Building)

14. Signs and/or striping shall be provided on-site as required by the Planning Division to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)

15. 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)

16. 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. 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)

f. 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)

g. 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)

17. Project phasing shall be substantially consistent with the phasing plan described in the staff report and identified in Exhibit G. Site, grading and landscape plans shall be provided for each phase. Stage 3 plans shall provide on-site access, driveways, parking and utilities for each phase in compliance with City standards. (Building, Engineering, Environmental Utilities, Electric, Fire, Planning)

18. Prior to HCAI's issuance of permits for building exteriors, the Stage 3 elevations for all buildings under HCAI jurisdiction shall be approved by the Planning Division. (Planning)

19. Retaining walls shall have a textured finish with color to match the buildings as approved by Planning. (Planning)

20. Protective fencing shall be provided around all native oaks when construction activities will occur within 50 feet of said areas. (Planning)

21. Signs and/or striping shall be provided on-site as required by the Planning Division to control on-site traffic movements. (Planning)

22. 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)

23. 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)

24. 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)

25. 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)

26. For restaurants or other food services: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)

27. For restaurants or other food services: 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)

28. 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)

29. 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)

30. 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)

31. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the existing shelter pad adjacent to the site along northbound Rocky Ridge Drive, north of Douglas Boulevard. Upon installation and final inspection by the City of Roseville, the bus shelter and related improvements shall become the property of the City of Roseville. The Developer and City may enter into a construction fee agreement or other agreement based upon a construction cost of $10,000 for future construction of the Bus Shelter along northbound Rocky Ridge Drive, north of Douglas Boulevard (shelter number #10). Should the City install a bus shelter at this location prior to the developer obtaining a building permit, the developer shall reimburse the City for the cost of the shelter in the amount of $10,000. (Engineering, Alternative Transportation)

32. 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)

33. 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 vehicle spaces shall be marked “CLEAN AIR/CARPOOL/EV”. (Alternative Transportation, Building).

34. The site shall include a designated Dial-a-Ride drop off and pick up area with an accessible path of travel to the main entrance of the building. Applicant shall install a pole for Dial-A-Ride sign (sign provided by Alternative Transportation). A covered seating area for our Dial-A-Ride passengers shall be located at the main entrance and it will be visible from the drive aisle of the drop-off and pick-up area. The Dial-A-Ride drop-off/pick-up area shall be designed to accommodate a minimum of three (3) dial-a-ride buses with a minimum storage capacity of 76-feet for loading/unloading passengers. (Alternative Transportation, Planning, and Engineering).

35. The site’s onsite wayfinding signage shall be updated to direct people to transit service locations onsite and directly adjacent to the site (i.e. Dial-A-Ride drop-off/pick-up areas and bus stops). Coordinate transit information with the PW/Alternative Transportation Division (Alternative Transportation, Planning).

36. 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 Accessible ramps shall be installed at all curb returns per City Standards. (Engineering)

37. 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)

38. 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)

39. 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)

40. 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)

41. The grading plans shall show the amount of cut and fill for the site. If the site earthwork does not balance, a note shall be added to the grading plans that states:

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

42. 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)

43. The grading plans shall clearly show the overland release path for surface flow storm water runoff. The water surface elevation of any retained water shall not be higher than 1 foot below the adjacent building finished floor elevation. The overland release along the drainage easement through the center of the parcel shall be maintained and shall be graded such that all public waters shall stay within this easement. (Engineering)

44. 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)

45. 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)

46. 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)

47. If at any time prior to the "Notice of Completion", the determination is made that existing curb ramp(s) do not meet standard City requirements, it will be the responsibility of the developer to remove/replace or modify the deficient ramp(s) to meet City standards. (Engineering)

48. The grading plans shall be accompanied by engineered structural calculations for all retaining walls greater than 4 feet in height. All retaining walls shall be of masonry or Keystone type construction unless otherwise approved by the Public Works Director. (Engineering)

49. The Stage 3 Landscape Plans shall include the location of all existing and planned above and below ground utilities, including fire hydrants, signage, street lights, storm drain, water, sewer, etc., in addition to all other hardscape features, i.e. sidewalks, sounds walls, etc. Where new or rehabilitated landscaping is installed near driveway entrances to the site, view corridors shall be provided on the plans as required by the Engineering Department. (Engineering, Environmental Utilities, Parks)

50. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)

51. 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:

52. 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 the Environmental Utilities Director. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.

53. Water and sewer mains shall not exceed a depth of 6' and 12' respectively, below finished grade, unless authorized by the Environmental Utilities Director. If water line improvements will be constructed below a sewer and/or storm drain line, a waiver will be required from the State Water Resources Control Board Division of Drinking Water.

54. All sewer manholes shall have all-weather 10-ton vehicle access unless authorized by these conditions of approval.

55. No trees or permanent structures shall be allowed within water or sewer easements except with the approval of the Environmental Utilities Director.

56. No tap shall be allowed off the 36-inch transmission water main along Eureka Road.

57. All on-site water shall be considered private and shall be maintained by the owner. The proposed 12-inch loop from Eureka Road and Lead Hill Road shall be a private looped system unless otherwise approved by the Environmental Utilities Director. This requires the installation of backflow preventors at both points of connection.

58. The applicant/developer shall revise the Transportation Systems Management (TSM) Plan for Kaiser Permanente Medical Center to be reviewed and approved by the Transportation Commission. (Transportation)

59. Access to the existing trash pick-up area shall maintain an inside turning radius of 25 feet and an outside turning radius of 45 feet to allow refuse truck access. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. Any new trash enclosures for the project shall be designed to current Refuse Division specifications for size, design, access and approach, shall meet the Fire Department requirements, and shall have materials and colors to match adjacent buildings. (Refuse, Planning, Fire)

60. 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)

61. Fire apparatus access roads shall be provided to within 150 feet of all structures and combustible storage piles. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (Fire)

62. Vertical clearances or widths shall be increased when, in the opinion of the Fire Chief, vertical clearances or widths are not adequate to provide fire apparatus access. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (32 tons) and shall be provided with a surface so as to provide all-weather driving capabilities. Said access shall be provided prior to any construction or storage of combustible materials on site. (Fire)

63. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved provision for the turning around of fire apparatus. A minimum back of curb radii of not less than 48 feet shall be provided. (Fire)

64. The required fire flow for the protection of the proposed project will be addressed for each building individually. The flow will be based on the square footage of the building and the type of construction used including the installation of a full coverage automatic fire sprinkler system. A change in any of the conditions may increase the required fire flow. (Fire)

65. The applicant shall provide the Fire Department with a hydraulic analysis (prepared by a State licensed fire protection, civil, or mechanical engineer) that evaluates the private fire service water main serving the complex. The analysis shall demonstrate that an approved water supply is available and that it is capable of supporting the combined demands for the required fire flow and the fire sprinkler system. (Fire)

66. The applicant shall provide a minimum number of fire hydrants within the complex in accordance with the Roseville Fire Code. The average spacing between fire hydrants within the complex shall

not exceed spacing in accordance with the Roseville Fire Code. A fire hydrant shall be located within 40- feet of all fire department connections to fire sprinkler systems and located on the same side of the street as the sprinkler connection. The location, number and type of fire hydrants connected to the water supply shall be provided as required and approved by the Fire Department. (Fire)

67. Fire hydrants shall be operable and accessible to Fire Department apparatus by roads meeting the requirements of the Roseville Fire Code prior to bringing combustible materials onto the project site. Isolation valves shall be provided throughout the campus subject to the approval of this department. (Fire)

68. A minimum clearance of 3-feet shall be provided between trees, shrubs and other landscape materials and all fire protection equipment (hydrants, fire sprinkler system connections, valves). Fire protection equipment shall not be located behind parking stalls or other obstructions to access. (Fire)

69. When the proposed project is to be provided with perimeter security fencing, fire apparatus access and occupant exiting shall be considered. All vehicular access gates shall comply with the Uniform Fire Code requirements and shall be equipped with approved Knox and Opticom emergency vehicle access devices. If pedestrian gates are designed as part of the overall exiting system, they shall comply with the exiting provisions of the Uniform Building Code. Plans shall be submitted to the Fire Department for review and approval prior to installation. (Fire)

70. An approved access walkway shall be provided to all exterior doors and openings required by either the Uniform Fire Code or the Uniform Building Code. A concrete sidewalk or other approved hard surface will meet the intent of the access walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations, to allow for equipment maneuverability, and to safely raise ground ladders. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity. (Fire)

71. 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)

72. 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)

73. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:

    a. one (1) set of improvement plans;

    b. load calculations; and

    c. electrical panel one-line drawings. (Electric)

74. Lighting shall be provided in conformance with the following:

    a. All external lighting shall be vandal resistant and installed/directed to have no off-site glare.

    b. Lighting for surface parking shall provide a maintained minimum of one (1) foot candle of light. The maximum height of pole lights for surface parking shall be 25 feet, as measured to the top of the fixture and including any base.

c. 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.

d. The applicant shall work with the Planning Division to reduce the potential glare resulting from pole lights on the top deck of the parking structures. Options may include reduced pole heights, location of pole lights away from the edges of the structure, sheet metal cut-offs, wall-mounted lights or bollard lights as necessary to avoid off-site glare as approved by the Planning Division. Line of sight studies may be required to verify avoidance of off-site glare. (Planning & Police)

75. 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)

76. A security plan with the goal of enhancing public safety shall be submitted and approved by the Police Department. The plan shall address the following items:

    a. Parking lot identification and labeling.

    b. Design of the video surveillance system.

    c. Coordination of training for emergency evacuations.

    d. Provision of a floor plan and a SWAT walk-through prior to occupancy for each building.

    e. Availability of an on-site computer work station(s). (Police)

77. 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:

78. The applicant shall provide a new 35’ wide A-7 driveway along Lead Hill Boulevard, approximately 450 linear feet east of Rocky Ridge Drive. In addition, the applicant shall remove the existing central driveway located along Lead Hill Boulevard. (Engineering)

79. The applicant shall widen and extend the existing raised median in the eastbound left-turn pocket approaching Eureka Road, and shall add a “No U Turn” sign facing westbound traffic in the widened median. (See Figure 22 of the Transportation Impact Study dated October 2022 by Fehr & Peers). (Engineering)

80. The applicant shall provide a westbound left-turn pocket with raised medians along Lead Hill Boulevard to prevent outbound trips from the existing business park driveway located on the north side of Lead Hill Boulevard. (See Figure 22 of the Transportation Impact Study dated October 2022 by Fehr & Peers). (Engineering)

81. The applicant shall provide “Keep Clear” pavement marking and “Do Not Block Intersection” signage at the new entry along Lead Hill Boulevard and Loop Road intersection. (Engineering)

82. The applicant shall provide a “Do Not Block Intersection” signage at the southbound approach of Loop Road at the intersection with the entry off Douglas Blvd. (Engineering)

83. The applicant shall demonstrate adequate site distance at the driveways associated with the new parking garage to the satisfaction of the City Engineer. (Engineering)

84. Existing landscaping damaged or removed during the course of construction shall be replanted in conformance with the Stage 2 Major Project Permit plans and the Northeast Roseville Specific Plan Landscape Design Guidelines to the satisfaction of the Planning Director. (Planning)

85. Any backflow preventors visible from the street 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)

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

    a. A 12.5-foot-wide public utilities easement along all road frontages.

    b. Water and sewer easements. (Electric, Engineering, Environmental Utilities)

    c. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

    d. Bus Shelter easements for the bus shelter pads adjacent to the site on Rocky Ridge Drive, Douglas Boulevard, Lead Hill Boulevard, Eureka Road. (Engineering, Alternative Transportation).

87. 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)

88. 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)

89. Inspection of the potable water supply system for each building, including the hospital buildings, 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)

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

    a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.

    b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.

    c. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.

    d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.

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

91. 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)

92. 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)

93. 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)

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

95. 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)

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

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

98. Restaurants or other Food Service Establishment (FSE). The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge

substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)

99. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)

100. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)

101. Oxygen and other medical gas systems shall be installed and tested to the satisfaction of the Fire Department. (Fire)

102. An approved automatic fire extinguishing system shall be provided for all buildings where the total fire area is 3,600 square feet or greater, as required by Roseville Fire Code Section 1003.2.2. Fire extinguishing systems installed shall conform to the minimum design standards of the Roseville Fire Code Standard 10-3. Plans and specifications shall be submitted to the Fire Department prior to system installation. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)

103. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall have control valves and activation switches electrically supervised and monitored by an approved central alarm monitoring company. Digital alarm communicator system panels shall be installed and maintained in accordance with National Fire Protection Association Standard # 72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)

104. Fire extinguishing systems installed as required by Section 1003.1.1 of the City Fire Code shall be provided with an approved audible and visual alarm notification signal within the interior of the building to alert building occupants. Said alarm notification signal shall be provided throughout the building and shall be installed and maintained in accordance with National Fire Protection Association Standard #72 (Fire Alarm Code). Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)

105. Every building three stories or more in height shall be provided with a Class 1 standpipe system in accordance with Roseville Fire Code Section 1004. Said system installation shall conform to the minimum standards of UBC Standard 9-2 and Roseville Fire Code Standard 10-3. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)

106. Every building three stories or more in height shall be provided with not less than one standpipe for use during construction as required by Roseville Fire Code Section 8704.4.3.1. Such standpipes shall be installed when the progress of construction is not more than 25-feet in height above the lowest level of fire department access. Such standpipes shall be provided with fire department hose connections at accessible locations adjacent to usable stairs, and the standpipe outlets shall be located adjacent to such usable stairs. Such standpipe systems shall be extended as construction

progresses to within one floor of the highest point of construction having secure decking or flooring. On each floor there shall be provided a 2 ½-inch valve outlet for fire department use. (Fire)

107. All buildings and structures with one or more passenger service elevators shall be provided with not less than one elevator meeting the requirements of California Building Code Section 3003.5a for emergency medical service. (Fire)

108. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address, as approved by the City of Roseville. Such signs shall be clearly visible and legible from the street fronting the project. (Fire)

109. Dumpsters and trash containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet] or more shall not be stored in buildings or placed within 5-feet of combustible walls, openings or combustible roof eave lines unless said areas are protected by an approved automatic fire sprinkler system in accordance with the Roseville Fire Code. (Fire)

110. All shrubbery, trees and signs located within center medians adjacent to site access points shall be seven feet (7') in height or lower to allow access to the site by fire apparatus. (Fire)

111. The approved address numbers shall be placed on each building by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address numbers shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be contrasting in color with their background and shall be illuminated. (Fire)

112. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)

113. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices. (Fire)

114. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)

115. A Knox Company Model # 4400 key box shall be located adjacent to the door opening into the fire control room for each structure to provide access to fire protection system equipment. Said box shall be mounted at 6-feet above finished grade adjacent to the door opening or as otherwise approved by the Fire Marshall. Contact the Fire Prevention Division for an approved Knox Company order form. The applicant shall pay a $130 fee associated with the inspection of the key box prior to acceptance by the Fire Department at the time of receiving the Knox Company Order Form. (Fire)

116. A digitized copy of the approved drawings for the project shall be submitted to the Fire Department for pre-fire purposes. Said copy shall be submitted in an approved format. (Fire)

117. Adequate radio coverage shall be provided within buildings for public safety agencies, as required by Roseville Municipal Code Section 16.16.200. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the

inspected premises and a copy shall be submitted to the Fire Department officials. Adequate radio coverage shall include all of the following:

a. A minimum signal strength of 95 dBM available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.

b. A minimum signal strength of 95 dBM received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.

c. The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.

d. A 100 % reliability factor. (Fire, Police)

118. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

119. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

120. 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)

121. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)

122. 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)

123. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)

124. 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)

125. One ¾" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)

126. 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)

127. The Harmonic content at all metering points shall be below 5% per IEEE 519 Standard. (Electric)

OTHER CONDITIONS OF APPROVAL:

128. The hospital shall secure all required approvals from the Placer County Air Pollution Control District prior to occupancy of the new buildings. (Planning)

129. The applicant shall pay City's actual cost for providing plan check, mapping, GIS, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities)

130. All existing public utility, electric, water and sewer easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)

131. 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)

132. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)

133. 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)

134. 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)

135. 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)

136. 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)

137. 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)

138. The Hazardous Materials Management Program (HMMP) for the site shall be updated per applicable Local, State and Federal Health and Safety Codes. In addition, the business shall file a business plan with the City Fire Department before a new building is occupied, which specify what to do in the event of an accident, and which transportation routes would be used. (Fire)

139. 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)

140. All commercial air conditioning units 5 tons or less (<65,000 btu/ h) shall meet the current Consortium for Energy Efficiency ("CEE") Tier I specifications. The SEER/EER ratings will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be

utilized in the overall energy compliance calculations required for issuance of any building permit for any commercial building in the Plan Area. Any variances, with the exception of Tier 2 compliance, must be approved by the Electric Department's Retail Energy Services Department. (Electric)

141. 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)

142. 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)

143. 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)

144. 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 the following:

    a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);

    b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and

    c. An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

ATTACHMENTS

1. Visual Impact Analysis
2. Transportation Impact Study
3. Draft Supplemental EIR

EXHIBITS

A. Final Supplemental EIR
B. Findings of Fact and Statement of Overriding Considerations
C. Mitigation Monitoring & Reporting Program
D. NERSP Change Pages
E. Draft First Amendment to the Kaiser DA
F. Site Plan
G. Phasing Plan
H. Vehicular and Pedestrian Circulation
I. Surface Improvements Plan
J. Preliminary Grading Plan

K. Sections
L. Preliminary Utility Plan
M. Elevations
N. Perspectives
O. Color & Materials Board
P. Preliminary Landscape Plan
Q. Materials & Furnishings Plan
R. Site Lighting Plan

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.