

ITEM 6.1: **Design Review Permit – 8020 Foothills Boulevard – NIPA PCL HP-1 – Innovation Park Building – File #PL20-0019**

REQUEST

The applicant requests approval of a Design Review Permit to allow the construction of 150,926-square-foot, one-story office building within the Roseville Innovation Park (formerly known as the Hewlett-Packard Campus), with associated parking, lighting, and landscaping.

Applicant – Hans Papke, Brick Architecture + Interiors
Property Owner – Scott Stafford, 8000 Foothills LLC

SUMMARY RECOMMENDATION

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

- A. Consider the 5th Addendum to the Hewlett-Packard Master Plan Environmental Impact Report; and
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-five (65) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

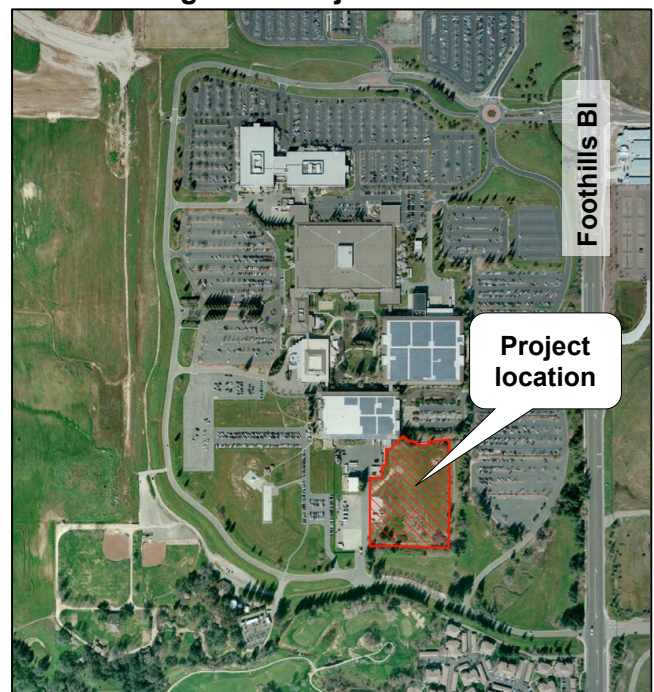
There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The project site is located on Parcel HP-1 of the City's North Industrial Planning Area (NIPA) (see Figure 1). The NIPA is not subject to a specific plan, but is a recognized planning subarea of the City approved in 1995. It includes Design Guidelines, a land use table, and a land use map. The North Industrial area is intended primarily for industrial uses and employment centers, and consists of approximately 2,046 gross acres west of Washington Boulevard and north of the Northwest Roseville Specific Plan.

In 1996, the City approved the Hewlett-Packard Roseville Campus Master Plan (1996 HPMP) to guide development on approximately 500 acres within the NIPA, including the subject parcel. The HPMP is bounded by Blue Oaks Boulevard to the north, Foothills Boulevard to the east, and Woodcreek Oaks Boulevard to the west. The HPMP allows for a mix of land uses such as commercial, industrial, and open space. At the time, Hewlett-Packard's existing facilities occupied approximately 200 acres of the plan

Figure 1: Project Location



area; however, the HP Campus has since been subdivided and is currently owned by five separate property owners.

In 2015, the City approved the Hewlett-Packard Campus Oaks Amendment (2015 HPCO Amendment, file #PL14-0373) project to allow for the mixed-use Campus Oaks development on the western half of the HPMP. The 2015 HPCO Amendment created a master plan for approximately 375.73 acres of the HPMP area. The HPCO Master Plan was organized into two integrally connected planning sub-areas: the Hewlett-Packard (HP) Campus and Campus Oaks (see Figure 2 below). The HP Campus covers 141.2 acres in the southeastern corner of the Master Plan site and is currently occupied by light industrial and office uses. The Campus Oaks sub-area covers the western 234.5 acres of the HPCO Master Plan site and is approved for a mix of residential, commercial, tech/business park, public, and park uses; portions of this sub-area are currently under development.

Figure 2: 2015 HPCO Amendment Area



The subject parcel is approximately 4.2 acres and is one of the last remaining undeveloped parcels within the HP Campus. The proposed project is a request for a Design Review Permit to allow the construction of a 150,926-square-foot, one-story office building on Parcel HP-1, with associated parking, lighting, and landscaping.

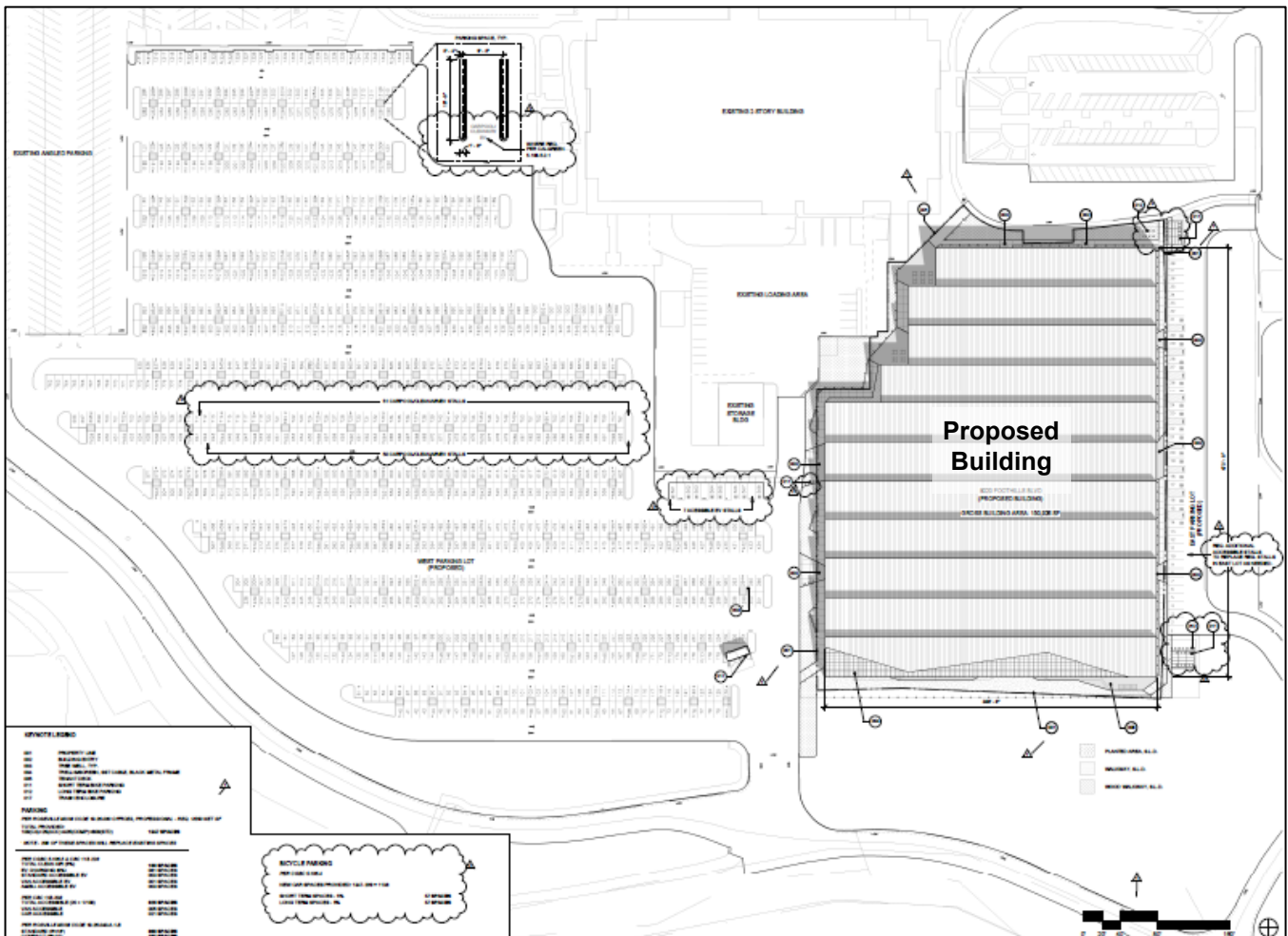
SITE INFORMATION

Location: 8020 Foothills Boulevard; APN 481-270-050-000

Total Size: 4.2 acres

Topography and Setting: The project site is undeveloped and is comprised mostly of annual grassland; it does not contain any natural features such as native oak trees or wetlands. The site is surrounded by light industrial uses and zoning along with common landscaping areas and parking lots. The project does not have frontage on any major roadways; it is located approximately 670 feet west of Foothills Boulevard.

Figure 3: Site Plan



EVALUATION: DESIGN REVIEW PERMIT

Section 19.78.060(B) of the City of Roseville Zoning Ordinance requires four findings of fact be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below and are followed by an evaluation in relation to each finding.

- 1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.**

The project site is currently undeveloped. The site consists of non-native annual grasses and does not contain any natural features. The project has been reviewed by the City's Engineering Division and has

been designed consistent with City standards related to drainage improvements and stormwater quality facilities. The proposed office use is consistent with the site's light industrial land use designation, and developing the property will allow beneficial use of the site.

2. The project site design as approved provides open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable Specific Plan and/or applicable design guidelines.

Vehicle Access and Circulation: Access to the project site will be provided by an existing driveway along the southern portion of the site, which connects to a roadway intersecting with Foothills Boulevard to the east. The project includes multiple internal drive aisles that provide access to the parking areas. The project was 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: The Zoning Ordinance parking requirement for office uses is one (1) space per 250 square feet of net leasable square footage. The proposed total gross building area is 150,926 square feet. Since the net leasable square footage of the building has not yet been determined, an estimate of a 10% reduction of the total gross building area was used to determine the parking requirement. Based on this, the project requires 543 parking spaces. The project proposes a total of 1,347 parking spaces; 209 of these spaces will replace existing parking areas. A majority of these spaces will be located to the west of the building with the exception of 39 spaces, which will be located to the east. The project meets and exceeds the Zoning Ordinance parking requirements. In addition, the project will provide bike parking and spaces dedicated to carpool and electric vehicles consistent with the City's Alternative Transportation Department requirements.

Landscaping and Lighting: Landscaping for the project is provided in planters around the perimeter of the site, within the parking lot, at building entries and along the pedestrian walkways around the building. The City's minimum requirement of 50% shading in parking lots is accomplished with a mix of Japanese zelkova, autumn gold, and valley oak trees. The proposed planting plan is consistent with the Community Design Guidelines and with the City's Water Efficient Landscape Ordinance.

In addition to the planting plan, the project plans also include furnishings and fixtures. As encouraged by CDG Policy OI-69, an outdoor plaza is designed into the project on the southern portion of the building, which will create an inviting public space for future tenants. The outdoor plaza will be designed with a wooden deck and covered with a galvanized steel, mesh trellis to provide shade and will feature climbing plants (see Figure 4). Other furnishings include cast in place concrete seat walls and building mounted light fixtures that complement the style of the building. A photometric plan was included for the project, which demonstrates

Figure 4: Outdoor Plaza



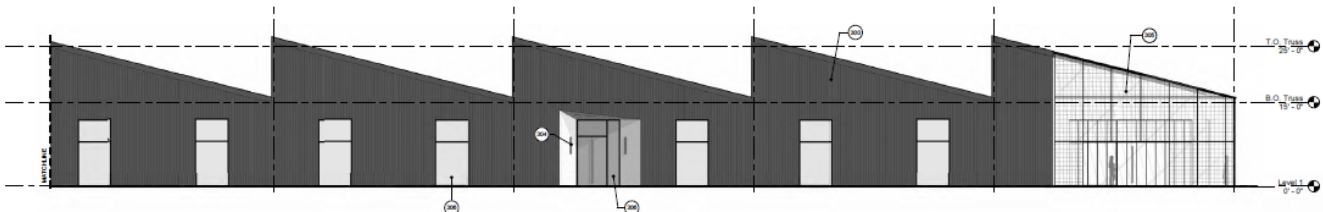
consistency with the City’s minimum lighting level requirements (0.5 foot-candles in pedestrian areas and 1.0 foot-candles in vehicle areas).

3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable Specific Plan and/or applicable design guidelines.

The project is subject to the City’s Community Design Guidelines (CDG) for office and industrial development. In addition, projects within the NIPA are subject to the North Roseville Area Design Guidelines (NRADG), which provide development standards and guidelines for new construction including building setbacks, height limits, and lot coverage. The NRADG requires a minimum building setback of 90 feet from Foothills Boulevard for buildings larger than 100,000 square feet, as well as a 50-foot landscape setback. The subject parcel is surrounded by developed area and is setback approximately 620 feet west of Foothills Boulevard, behind an existing parking lot and an existing landscape corridor. The proposed building square footage results in 14% lot coverage, which is below the maximum 50% lot coverage permitted in the NRADG.

The applicant has identified that the project’s primary design objective is to provide as much natural light to the majority of the building floor area in order to create a sustainable building design. This is consistent with CDG Policy OI-43, which encourages green building design. To achieve this, the building is composed of a series of north-facing clerestory bays, which together create a “sawtooth” profile on the east and west elevations (see Figure 5). The sawtooth elements prevent heat from the sun and provide an ideal surface to mount solar panels on in the future. The building heights range from 15 feet to approximately 27 feet to the top of the sawtooth element, which is below the allowable 50-foot height limit established in the NRADG.

Figure 5: West Elevation



The building will be clad in dark gray corrugated metal siding and the entries will be recessed and emphasized with white stucco niches along the length of the façade. Fenestrations including glass windows with aluminum storefront framing are used to break up wall surface mass and height. The landscape at the building entries and along the pathways provides color and helps to soften the façade. Although the project introduces a new and modern design concept within the HP Campus Oaks project, staff finds the design is complementary and is of similar scale to the surrounding industrial development. Overall, staff finds that the project creates a visually engaging design consistent with the CDG and the NRADG.

4. The design of the public services, as approved, including, but not limited to, trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.

The Community Design Guidelines provide standards for the screening and compatibility of service areas within a project site. The project provides a trash enclosure that will be surrounded on three sides by landscape screening, including autumn gold trees and a mix of shrubs and groundcover. The trash enclosure treatment is compatible with the CDG and will be constructed consistent with City Refuse standards. Condition #13 of the Design Review Permit requires that all mechanical equipment be screened from view. The roof parapet design will make this screening possible.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations (RCONA). A public notice of the Planning Commission hearing was published on May 15, 2020 and a notice of hearing was also distributed to RCONA, to all interested persons, and to all property owners within 300 feet of the site. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

Consistent with CEQA Guidelines Section 15164, regarding a previously certified and adopted Environmental Impact Report (EIR), an Addendum (5th Addendum) to the Hewlett-Packard Master Plan EIR (SCH #95112022, adopted on June 5, 1996) has been prepared to cover the minor technical changes and additions necessary to describe the impacts of the proposed project (see Exhibit A). The Addendum did not identify any new environmental impacts from the project. As such, staff recommends the Planning Commission consider the Addendum prior to taking action on this project.

RECOMMENDATION

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

- A. Consider the **5th Addendum to the Hewlett-Packard Master Plan Environmental Impact Report**; and
- B. Adopt the four (4) findings of fact as stated in the staff report and approve the **DESIGN REVIEW PERMIT – 8020 Foothills Boulevard – NIPA PCL HP-1 – Innovation Park Building – PL20-0019** subject to sixty-five (65) conditions of approval.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT (FILE #PL20-0019)

1. This design review permit approval shall be effectuated within a period of two (2) years from **May 28, 2020** and if not effectuated shall expire on **May 28, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **May 28, 2023**. (Planning)
2. The project is approved as shown in Exhibits B—J, and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Hewlett-Packard Master Plan Environmental Impact Report and subsequent 5th Addendum, and shall include all applicable mitigation measures as notes on the improvement plans. (All Departments)
4. The project shall be addressed as 8000 Foothills Bl. The address for the proposed building shall be 8020 Foothills Bl. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) and suite numbers to the Development Services Department (Business Services – Addressing) for review and approval. The [City Addressing Guidelines](#) should be used for reference when assigning suite numbers. (Business Services)
5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Electric, Finance)
6. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)

7. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
 - b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
11. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
12. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Engineering)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)

- c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d. The landscape plan shall comply with the Landscape Guidelines for North Industrial Planning Area 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)
13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
 14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed suite addressing for individual tenant spaces within the building. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
 15. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
 16. 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)
 17. 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)
 18. 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)
 19. 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)

20. A note shall be added to the grading plans that states:

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

21. 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)
22. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards and shown on the site plan. Bike rack/locker design and location shall be approved by Alternative Transportation. Parking stall markings are to be marked as “Carpool/Clean Air/EV”. Do not use “Vanpool”. (Alternative Transportation, Building)
23. 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. This will allow Roseville Transit to effectively serve people with disabilities that access the building and use Dial-a-Ride service. 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 shall be visible from the drive aisle of the drop-off and pick-up area. (Alternative Transportation, Planning, and Engineering)
24. 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)
25. 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)
26. 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)
27. 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)
28. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Innovation Park to be reviewed and approved by the Transportation Commission. The City’s TSM requirements are located in Chapter 11.33 of the Roseville Municipal Code. (Alternative Transportation)

29. 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)
30. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
31. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
32. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
33. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
34. 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)
35. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
36. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
37. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. one (1) set of improvement plans
 - b. load calculations
 - c. electrical panel one-line drawings

38. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)
39. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)
40. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

41. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers 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 preventer 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 preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
42. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. Water, sewer, and reclaimed water easements.
 - b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
43. 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. (Public Works, Environmental Utilities, Electric)
44. Inspection of the potable water supply system on new commercial/industrial/office projects shall be as follows:
 - a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer 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)
45. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
46. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
47. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
48. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
49. 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)
50. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
51. 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)
52. 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)
53. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
54. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

55. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
56. 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)

57. 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)
58. 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)
59. 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)
60. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
61. 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)
62. 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)
63. 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)
64. 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)
65. 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

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

EXHIBITS

- A. 5th Addendum to the Hewlett-Packard Master Plan Environmental Impact Report
- B. Cover Sheet
- C. Site Plan
- D. Preliminary Grading Plan
- E. Preliminary Utility Plan
- F. Elevations
- G. Materials Board
- H. Landscape Plan
- I. Furnishings and Fixtures
- J. Photometric 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.