

ITEM 6.1: Major Project Permit Stage 1 Modification, Major Project Permit Stage 2, and Administrative Permit – 275 Roseville Parkway – NIPA PCL CO-42 – The Ivy at Blue Oaks – File #PL22-0178

REQUEST

The applicant requests approval of a Major Project Permit (MPP) Stage 1 Modification and MPP Stage 2 to allow construction of a new 98,200-square-foot assisted living and memory care facility, with 100 resident units, and an Administrative Permit to allow a 7 space parking reduction for the assisted living and memory care facility to be located on a 3.36-acre portion of the Campus Oaks Town Center.

Applicant – Carissa Savant, Park IV Group, LLC
Property Owner – BBC Roseville Oaks, LLC

SUMMARY RECOMMENDATION

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

1. Consider the Addendum to the Hewlett Packard Master Plan EIR/Initial Study;
2. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 1 Modification subject to eighty-two (82) conditions of approval;
3. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to eighty-two (82) conditions of approval; and
4. Adopt the three (3) findings of fact and approve the Administrative Permit subject to three (3) 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 CO-42, at 275 Roseville Parkway, on the eastern portion of the Campus Oaks Town Center (COTC) development, at the northeast corner of Painted Desert Drive and Roseville Parkway (see Figure 1). The site has a zoning and land use designation of Community Commercial (CC), and is part of the Hewlett Packard Campus Oaks (HPCO) Master Plan area, located in the North Industrial Planning Area (NIPA). The HPCO Master Plan redesignated 198 acres of industrial land formerly owned by Hewlett Packard to a mix of land uses, including, Low, Medium, and High Density Residential; Business Professional, Community Commercial, Tech/Business Park – Light Industrial, Parks and Recreation, Open Space, and Public/Quasi-Public. The HPCO Master Plan also established development standards, design guidelines, permitted uses, and a development plan for the area, and a tentative subdivision map to create large lots based on the land use plan. The project received final approval in August of 2015.

Figure 1: Project Location



The COTC development is the commercial shopping center portion of the HPCO Master Plan and consists of approximately 29 acres. The COTC is planned to be developed in phases. The entire HPCO Master Plan project was approved through the Major Project Permit (MPP) process. Therefore, any modifications to the site plan require an MPP Stage 1 modification and any new building elevations require an MPP Stage 2 approval. The building footprints for the COTC were approved by the Planning Commission on October 25, 2018, which include a total of 239,281 square feet of retail/commercial space (file #PL18-0080). Building elevations were also approved for 9 of the 16 buildings in the center. Some of the buildings in the center are fully constructed and currently in operation, including the Nugget Market (the Major 1 tenant). The southern half of the site and the eastern portion (across Roseville Parkway) is currently vacant. The MPP Stage 1 approval for the project site included a 51,000 square foot one-story building that was envisioned to be occupied by a medical rehabilitation facility. Since the original approval in 2018, modifications have been approved for select buildings within the COTC. The only modification approved for the area east of Roseville Parkway, where the current project is proposed, has been the Campus Oaks 7-Eleven project (PL22-0047). The Campus Oaks 7-Eleven project included modifying the convenience market building footprint and the fueling canopy footprint by reducing the overall square footage of the site from 6,779 square feet to 4,872 square feet (see Figure 2 below).

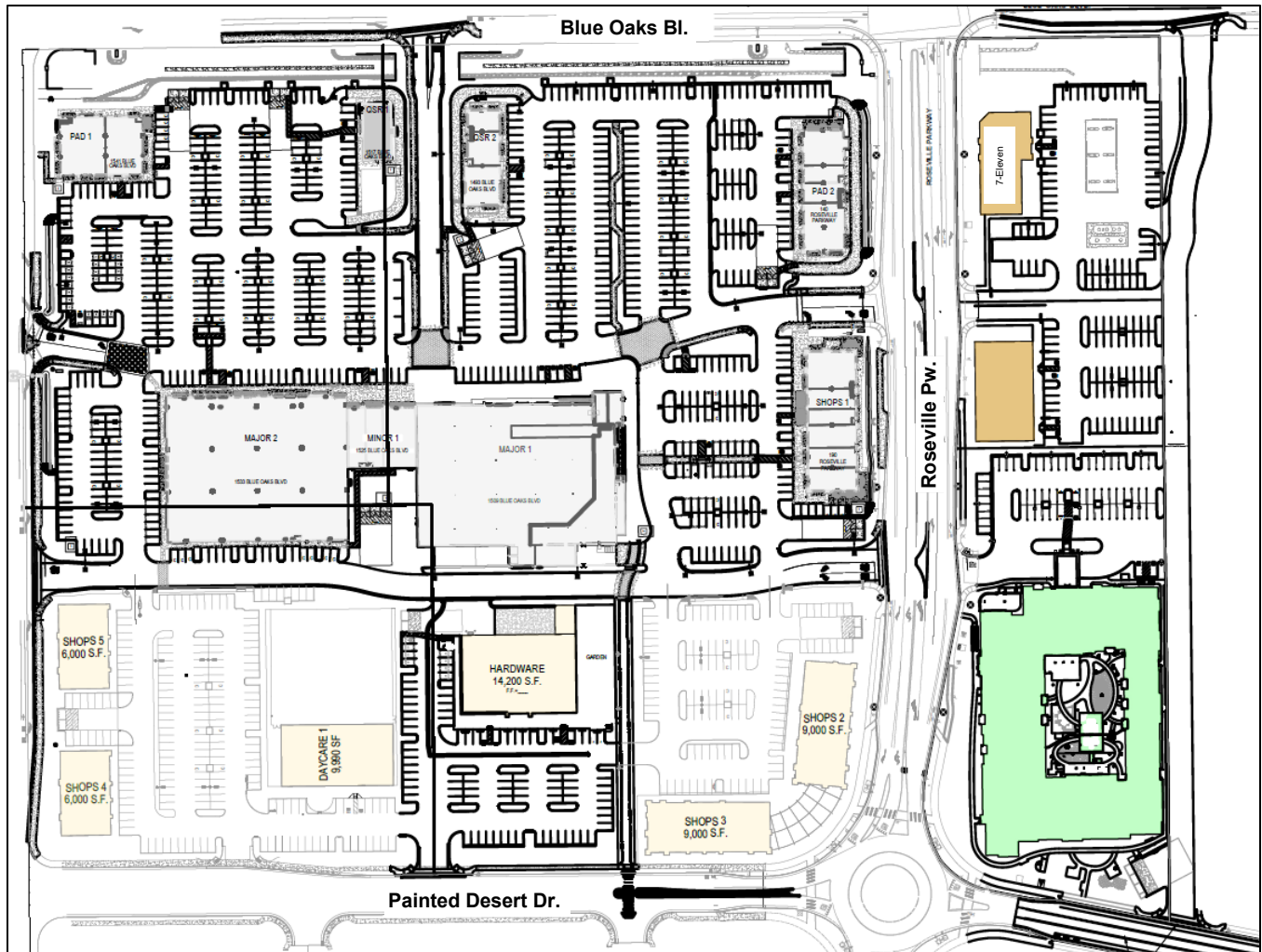
Proposed Project

The proposed project is located at the northeast corner of Roseville Parkway and Painted Dessert Drive as illustrated in Figure 1 above. The site is approximately 3.36 acres in size and is bounded by a vacant commercial parcel to the north, a vacant industrial parcel to the east, and Roseville Parkway and Painted Drive to the west and south, respectively. The project includes a request for an MPP Stage 1 Modification to change the approved site plan by modifying the building's footprint and the parking lot design. The project also includes an MPP Stage 2 to evaluate the new 98,200-square-foot building and associated landscape and parking lot improvements. Lastly, the project includes a request for an Administrative Permit to allow a seven (7) space parking reduction for an individual use.

The project is a residential care facility for the elderly that is licensed by the State Department of Social Services. This facility provides housing options for their residents on a long-term basis and a continuum of care ranging from supervised independence to more extensive assistance. This type of facility differs from a Long Term Care Facility in that it does not provide medical care to residents and rather provides a level of care that allows residents to age in place in a secure and quality environment. The two-story assisted living facility, which is a permitted use in the CC zone district, will consist of 70 units for standard care (assisted living) and 30 units designated for specialized memory care. The facility will include a

dining room and cafe, wellness center, activity rooms, reading room, and media room. The site plan includes an outdoor courtyard, recreation activity area, a pet park, and outdoor walking paths

Figure 2: Updated COTC Site Plan



EVALUATION: MAJOR PROJECT PERMIT

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. 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), the North Industrial Planning Area (NIPA), and the HPCO Master Plan Design Guidelines (HPCO Design Guidelines).

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 and constructing a new assisted living facility. This modification does not meet the minor modification criteria and; therefore, requires final action by the Planning Commission subject

to the findings for a Major Project Permit 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.

Site Plan and Building Siting: The project will modify the approved site plan by adding approximately 47,200-square-feet of building and redesigning the parking lot layout. The original approved site plan is shown in Figure 3 and the new proposed site plan is shown in Figure 4 below. The proposed building will be approximately 98,200 square feet in size with 63 surface parking stalls, as well as landscaping and lighting improvements. The building setback from Roseville Parkway will vary from 25 to 50 feet and 40 to 100 feet from Painted Desert Drive. The front of the building will be oriented towards the parking lot but residents and guests will have pedestrian access from Roseville Parkway. The site is proposed with two (2) vehicular access points. Despite changes to the site plan, the main entry into the site will remain the same from Roseville Parkway. The second driveway along Painted Desert Drive will have a 30-foot easement which runs north to south along this shared property line. This easement will allow access for both the project site and future commercial tenants to the north. The applicant has stated the shared access road on the eastern side of the building will primarily be used for deliveries, larger vehicles, emergency and Fire Department access, and back of house operations for the community.

Vehicle Access and Circulation: The changes to the site plan will result in modifications to the off-site circulation patterns, specifically along Roseville Parkway. As previously mentioned, the project will provide driveways along Roseville Parkway and Painted Desert Drive, consistent with the original MPP approval. However, based on the Fehr and Peers technical memorandum, dated August 25, 2022 (see Attachment 2), it is recommended that a raised median be installed within the intersection to restrict traffic movements from the project site to right-turns only. The proposed raised median will continue to allow full access movements (i.e., right-turn and left-turn movements) out of the Nugget shopping center south driveway as illustrated in Figure 5. Additional recommendations along Roseville Parkway entail extending the narrow raised median to connect with the northern COTC driveway to prevent any u-turns from occurring (see Figure 5).

City Engineering and Fire Department staff have reviewed the project and found it to conform to City design standards and emergency vehicle response standards. The project has adequate vehicle site access, meets design standards, and will not be detrimental to public health and safety.

Figure 3: Approved Site Plan

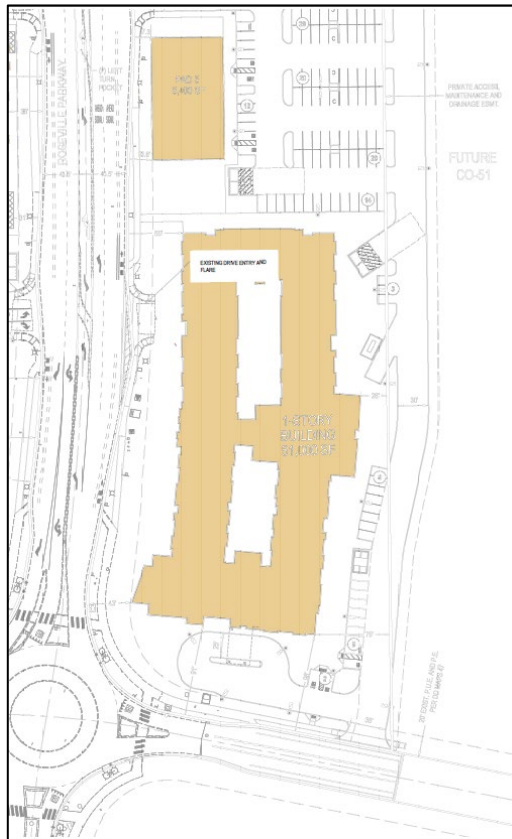
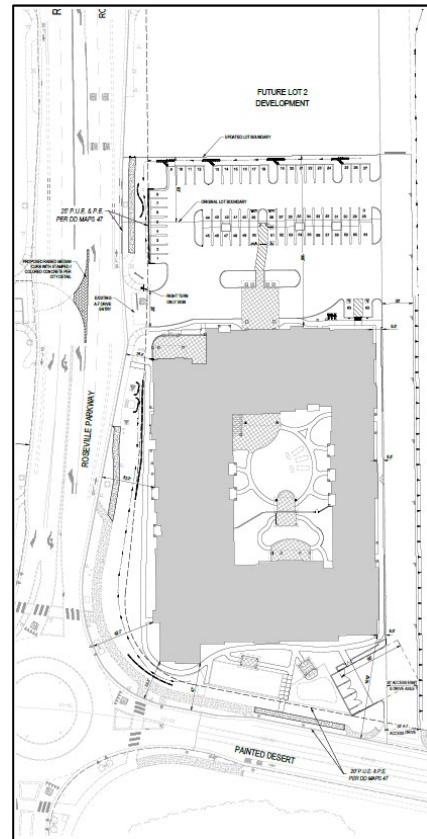
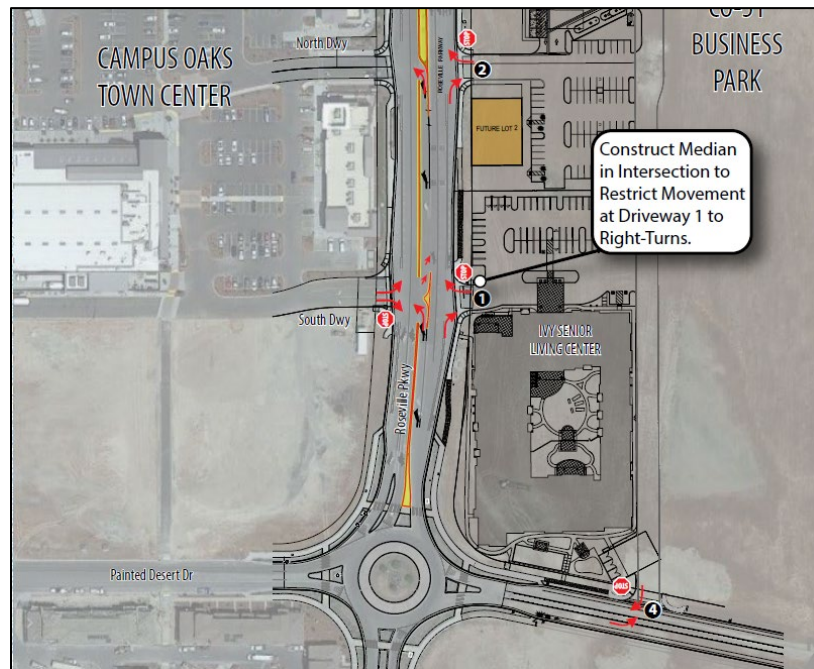


Figure 4: Proposed Site Plan



Pedestrian Access and Circulation: Consistent with the HPCO Design Guidelines, the original and proposed site plan provide access to the building, parking area, and the sidewalks along the public streets. Given the proposed modifications will maintain pedestrian connections and conform to the HPCO Master Plan Design Guidelines related to pedestrian access and circulation.

Figure 5: Fehr & Peers Technical Memorandum Recommendations



Parking: The approved MPP Stage 1 included 1,275 parking spaces, which included 173 spaces for the uses east of Roseville Parkway and 1,102 spaces for the uses west of Roseville Parkway. Based on the proposed uses and the City of Roseville Zoning Ordinance parking standards, the MPP Stage 1 project would be required to provide 1,075 parking spaces for the area west of Roseville Parkway and 152 parking spaces for the area east of Roseville Parkway. The approved project provided more parking than is required based on the City’s parking standard.

The parking requirement for the project, per the Zoning Ordinance standards is 70 parking spaces. This is based on a breakdown of 0.75 spaces per assisted living unit, one (1) space per three (3) memory care beds, and one (1) space per three (3) employees (largest shift). Based on the parking requirement a total of 70 stalls are required and the applicant is proposing 63 spaces. As such, a parking reduction is required and based on information provided by the applicant and staff’s observations of the operational characteristics of other similar uses a reduction in required parking is warranted. Further detail is provided in the Administrative Permit discussion of this report.

Architecture: The proposed two-story assisted living facility will incorporate both similar building materials and color scheme that resemble the two (2) other Oakmont care facilities in the City. The proposed building is rectangular in shape with a variation in wall planes and height to break up the structure and provide visual interest (see Figure 6).

The building incorporates stacked stone veneer at the base of the building, vertical siding at the towers, wood shutters on the second-story windows, stucco, and Oakridge roof shingles. The craftsman architectural style of the building is complemented by the use of these style appropriate materials.

The main entry area is defined by a porte cochere which is centered along the north building elevation. While the porte cochere provides a covered area, it also provides a visual break in the building façade. In addition to the porte cochere, throughout the development the applicant has incorporated gabled roof elements and balconies in some of the units to provide both an outdoor private area for the residents, but also soften the building façade. Overall, the building design is consistent with the HPCO Design Guidelines and the CDG.

Figure 6: North and South Elevations



Landscaping: Landscaping for the overall COTC was approved with the original MPP, which included a variety of plants designed to be consistent with the theme established in the HPCO Design Guidelines. The project will maintain the required landscape width for Roseville Parkway to the west and Painted

Desert Drive to the south, and will consist of street trees and secondary tree species as required by the HPCO Design Guidelines. Landscaping within the parking area will consist of a mix of Chinese Pistache and Elm trees. The CDG require that 50-percent of the paved parking areas be shaded by trees at 15-year maturity. The landscaping plan indicates that the project site will provide 52-percent parking lot shading, meeting the requirement. Overall, the landscape design is consistent with the HPCO Design Guidelines and the CDG.

Lighting: The parking lot lighting will consist of LED pole-mounted lights consistent with the approved parking lighting for the overall COTC, with an overall height of approximately twenty-three (23) feet. This height complies with CDG Policy CC-90, which requires pole mounted lighting to be no taller than 25 feet. Consistent with CDG Policy CC-86, the lighting sources will have cut off lenses and be located to avoid light spillage and glare on adjacent properties. The lighting is conditioned to comply with the City's minimum lighting level requirements (0.5 foot-candles in pedestrian areas and 1.0 foot-candles in vehicle areas). As such, staff finds the photometric plan is consistent with the CDG.

EVALUATION: ADMINISTRATIVE PERMIT

Section 19.78.060(A) of the City of Roseville Zoning Ordinance requires that three findings be made prior to the approval of an Administrative Permit. The required findings are listed below in *italicized, bold* text and are followed by an evaluation in relation to each finding.

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

The project site has a land use designation of Community Commercial (CC). The CC land use designation is intended for retail stores, businesses selling a full range of goods and services, and other service uses for the entire community. The proposed assisted living facility will provide non-medical care on a 24-hour basis with some private kitchen facilities, dining, and recreational facilities which are consistent with the CC land use designation. The project site is located within the HPCO Master Plan, which defers to the Zoning Ordinance for regulation of permitted uses in the CC zone district.

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

Section 19.26.030(C)(3) of the City of Roseville Zoning Ordinance contains provisions for requesting and evaluating parking reductions. It states that when an application for a parking reduction is filed, the applicant has the burden of proof for providing documentation substantiating the request. Reduced parking shall only be approved by the Approving Authority if two (2) criteria can be met. The required criteria are listed below in *italics* and are followed by an evaluation.

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

The project requires a total of 70 parking spaces based on the Zoning Ordinance standards for 0.75 spaces per assisted living unit, one (1) space per three (3) memory care beds, and one (1) space per three (3) employees (largest shift). The site provides 63 parking spaces, resulting in a deficit of 7 spaces. There are many senior apartment complexes and care facilities within the city, and it has been staff's experience that senior uses have varied parking demands based on the type of services and operation they provide. Staff believes that the project will have a reduced parking demand based on the anticipated median age of the residents and the fact that a majority of residents living in assisted living facilities do not own/drive vehicles. According to the applicant, none of the residents receiving specialized dementia care will have vehicles. In order to support the parking reduction, a technical memorandum was prepared by KD Anderson & Associates, Inc., a transportation engineering consultant, which analyzed the greatest parking demand for the use (see Attachment 3).

As part of the analysis, KD Anderson & Associates, Inc. conducted parking occupancy observations at the Oakmont at Westpark facility and found the parking utilization was highest on weekdays but some spaces were always empty. The Oakmont at Westpark facility provides 64 assisted living units and 23 memory care units, for a total of 87 residential units. Similar to the project the number of employees per shift is the same (see Table 1). Based on this information, the study found that the project on a “worst case” scenario could occasionally generate 66 parked vehicles at one time. However, operational strategies might decrease the project’s parking demand. For example, the applicant has stated that many of the residents in the assisted living facility are not anticipated to have vehicles due to the fact that residents who require this level of care are typically not capable of driving and do not have driver’s licenses. The 7 additional memory care units proposed at the project site compared to the Oakmont at Westpark will not have an impact in the parking demand because as previously stated residents who require the level of service in the memory care units do not drive. Based on this information, it is not anticipated that a higher parking demand will occur at the Ivy facility. Further the facility will provide on-site activities, outdoor areas, and transportation to medical appointments and various outings, which will further reduce the need for residents to own cars. In addition, the applicant states that during anticipated peak times (weekends and holidays) many residents do not receive visitors who remain onsite, as family and friends are more apt to take the resident to their homes or out to eat.

**TABLE 1
 COMPARISON OF EXISTING AND PROPOSED SITES**

Parameter	Oakmont at Westpark	The Ivy at Blue Oaks
# of assisted living units	64	70
# of memory care units	23	30
Total Residential Units	87	100
Employees per weekday shift	15-20	15-20
Employees per weekend shift	10	10
Parking Spaces	67 ¹	63
Registered resident vehicles reported to be parked on-site	13	unknown
¹ total includes 7 resident garages that were not monitored but are reported to be fully occupied		

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

In the event there is a need for overflow parking, a reciprocal access easement along the eastern side of the building will be recorded for future use between the northern commercial properties. The adjacent property to the north is anticipated to be developed as commercial with a likely retail use. The anticipated peak times for the community care facilities (holidays and weekend special events) will not overlap with the peak hours of operation of the surrounding businesses (afternoons, Monday – Friday) and a parking will be available offsite in the event there is the need for overflow parking. As such, staff does not anticipate any substantial impacts to the adjacent commercial development.

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

As discussed above, a sufficient number of spaces are provided to meet the greatest parking demand of the use, and the nature of the use and times when the use operates demonstrate the lack of potential conflict between adjacent properties. Staff finds the project is compatible with and shall not adversely affect or be

materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.

CONCLUSION

The proposed project is consistent with the City's General Plan, NIPA, Zoning Ordinance, CDG, and the prior Campus Oaks Town Center project approvals. Therefore, staff recommends that the Planning Commission approve the MPP Stage 1 Modification, MPP Stage 2, and Administrative Permit.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. A notice of the public hearing was published in the Roseville Press Tribune on October 15, 2022 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. No comments have been received as of publication of the staff report.

ENVIRONMENTAL DETERMINATION

An Addendum to the Hewlett Packard Master Plan EIR (SCH #95112022) was prepared for the Ivy at Blue Oaks project (file #PL22-0178) consistent with CEQA Section 15164. This Addendum was based on the Initial Study's findings that the proposed project is substantially consistent with the previously certified Hewlett Packard Master Plan EIR which was certified by the City Council on June 5, 1996 (SCH#95112022). The proposed project is substantially consistent with the previously evaluated project, and no new effects are expected to occur.

RECOMMENDATION

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

1. Consider the Addendum to the Hewlett Packard Master Plan EIR/Initial Study;
2. Adopt the two (2) findings of fact and approve the **MAJOR PROJECT PERMIT STAGE 1 MODIFICATION – 275 ROSEVILLE PARKWAY – NIPA PCL CO-42 – THE IVY AT BLUE OAKS – FILE #PL22-0178** subject to eighty-two (82) conditions of approval;
3. Adopt the two (2) findings of fact and approve the **MAJOR PROJECT PERMIT STAGE 2 – 275 ROSEVILLE PARKWAY – NIPA PCL CO-42 – THE IVY AT BLUE OAKS – FILE #PL22-0178** subject to eighty-two (82) conditions of approval; and
4. Adopt the three (3) findings of fact and approve the **ADMINISTRATIVE PERMIT – 275 ROSEVILLE PARKWAY – NIPA PCL CO-42 – THE IVY AT BLUE OAKS – FILE #PL22-0178** subject to three (3) conditions of approval.

CONDITIONS OF APPROVAL FOR THE MPP STAGE 1 MODIFICATION AND MPP STAGE 2 –

FILE #PL22-0178

1. This Major Project Permit Modification approval shall be effectuated within a period of two (2) years from **October 27, 2022** and if not effectuated shall expire on **October 27, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **October 27, 2025**. (Planning)
2. The project is approved as shown in Exhibits A - B and as conditioned or modified below. (Planning)

3. The project is subject to the previously approved conditions of approval for the Campus Oaks Commercial, File#PL18-0080, except as conditioned or modified below. (Planning)
4. The project shall comply with all required environmental mitigation identified in Hewlett Packard Master Plan EIR, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
5. The project shall be addressed as 275 Roseville Parkway. 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 prior to or concurrent with the first building permit submittal. (Business Services)
6. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
7. 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)
8. 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)
9. 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:

10. 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)
11. 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)
12. 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)
13. 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 Hewlett Packard Campus Oaks Master 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)
14. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
15. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and dwelling unit numbers. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
16. 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)

17. 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)
18. 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)
19. 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)
20. For restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
21. For restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
22. 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)
23. Unless one of the exception under the 2019 CBC section 1030 or 2022 CBC section 1031 can be provided, the exiting from the interior court needs to be revised for compliance with the emergency escape requirements. Please note that for the purpose of emergency escape and rescue opening requirements, a court fully surrounded by exterior walls of the building may be considered that it opens to a public way when a **straight** exit passageway of minimum 2-hour, fire-resistance-rated construction is provided from the court through the building that opens to the public way. Please verify and revise the plans as needed. (Building, Fire)
24. The construction documents for building permit submittal to show compliance with the requirements for EV spaces under the applicable code edition at time of submittal for building permit. (Building)
25. 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 Development Services - Engineering prior to approval of any plans. (Engineering)
26. 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)
27. A note shall be added to the grading plans that states:

*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is*

within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.” (Engineering)

28. 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)
29. 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. (Alternative Transportation, Building).
30. 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. (Alternative Transportation, Planning, and Engineering).
31. The applicant shall complete the remaining sidewalk improvements along the entire project frontage for Roseville Parkway and Painted Desert. (Engineering)
32. The applicant shall provide raised median (“porkchop”) in Roseville Parkway to prevent left ingress/egress at the existing driveway. See the Preliminary Grading Plan of this entitlement for the proposed layout.
33. 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)
34. 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)
35. 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)
36. 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)
37. 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)

38. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
39. 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)
40. 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)
41. The applicant/developer shall update the Transportation Systems Management (TSM) Plan for Campus Oaks Town Center to be reviewed and approved by the Transportation Commission. (Alternative Transportation)
42. 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)
43. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
44. 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)
45. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
46. 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)

47. 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)
48. 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)
49. 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)
50. 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)
51. 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
52. 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)
53. 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)
54. 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:

55. 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)
56. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:

- a) Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
57. 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)
 58. 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)
 59. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
 60. 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)
 61. The applicant/developer shall update the Transportation Systems Management (TSM) Agreement for Campus Oaks Town Center to be reviewed and approved by the City Manager. (Engineering Public Works, Alternative Transportation)
 62. 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)
 63. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
 64. **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)
 65. 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)

66. 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)
67. 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)
68. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
69. 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)
70. 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)
71. 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:

72. 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)
73. 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)
74. 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)
75. 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)
76. 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)

77. 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)
78. 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)
79. 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)
80. 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)
81. 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)
82. 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)

CONDITIONS OF APPROVAL FOR THE ADMINISTRATIVE PERMIT – FILE #PL22-0178

1. This Administrative Permit approval shall be effectuated within a period of two (2) years from **October 13, 2022** and if not effectuated shall expire on **October 13, 2024**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The Administrative Permit is approved based on the operating information contained in Attachment 4. Should the operation of the facilities change, the Planning Department shall be notified, as additional permit approvals may be required. (Planning)

3. The parking reduction is approved allowing a 7 space reduction, from 70 to 63 spaces. (Planning)

ATTACHMENTS

1. Addendum to the Hewlett Packard Master Plan EIR/Initial Study
2. Fehr & Peers Technical Memorandum
3. KD Anderson & Associate, Inc. Parking Study
4. Operations Plan

EXHIBITS

- A. Plans
- B. Color & Materials Board

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.