

PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING January 22, 2009

Prepared by: Ron Miller, Associate Planner

ITEM V-A:

DESIGN REVIEW PERMIT MODIFICATION & CONDITIONAL USE PERMIT MODIFICATION – 1893 TAYLOR ROAD – NERSP PCL 17 GOLFLAND CABANAS & CARS - FILE # 2008PL-167 (DRP-000288 & CUP-000054)

REQUEST

The applicant requests approval of Design Review Permit and Conditional Use Permit Modifications to construct an off-season race car track and bumper car area within an existing parking lot beneath a raised parking deck. The addition of the race car track and bumper car area will require off-season closing of 104 parking spaces. Additionally, the applicant requests approval to construct a two-story cabana structure and a peak-season bumper car area within the existing water park.

Applicant/Owner: Fred Kenney, Roseville Golfland, LTD.

SUMMARY RECOMMENDATION

The Planning & Redevelopment Department recommends that the Design Committee:

- A. Adopt the two (2) findings of fact for Conditional Use Permit Modification; and
- B. Approve the Conditional Use Permit Modification subject to four (4) conditions of approval.
- C. Adopt the two findings of fact for the Design Review Permit Modification; and
- D. Approve the Design Review Permit Modification subject to 43 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 the recommended conditions of approval.

BACKGROUND

The 11.63-acre Golfland/Sunsplash site is located in the Northeast Roseville Specific Plan (NERSP Parcel 17) area at 1893 Taylor Road. The site is developed with Golfland/Sunsplash, the Caltrans Park and Ride lot, Shell Gas Station, Brookfield's Restaurant, In-N-Out Burger and retail shop space. There is a shared access and parking agreement between all sites within the original NERSP Parcel 17, except for the Caltrans' Park and Ride lot. Golfland has a separate agreement with Caltrans to utilize the parking spaces within the Park and Ride lot.

Golfland/Sunsplash was originally approved in July 1994. The site was approved to include: a 36- hole miniature golf course, clubhouse (including a pizza parlor, arcade and office), mini race car track, water park (including waterslides, wave pool, "Lazy River" ride, children's play area); several shade pavilions; parking; landscaping and lighting. The park has had multiple design review modifications since then. Following is a summary of the past five year's permits and modifications:

FILE #	DATE APPROVED	DESCRIPTION
DRPMOD 02-57	1/16/2003 (Planning Department)	Design Review Permit Modification to add two (2) new slides to an existing slide platform and receiving pool, construct a 1,800 square foot shade structure with restrooms, re-stripe the existing parking lot including the Caltrans Park & Ride parking area, and add 23 new parking spaces to the Golfland Sunsplash site.
DRPMOD 03-74	1/15/2004 (Design Committee)	Design Review Permit Modification to modify the existing water slide platform by adding a 10 th slide, second staircase, and adding a panel to the stealth slide. Other improvements included a new shade pavilion and 12 shade cabanas.
DRPMOD 04-45	3/24/05 (Planning Commission)	Design Review Permit Modification authorized construction of structured parking, and batting cages over a portion of the existing parking lot. Required construction of bus pad and shelter on Taylor Road, near Park and Ride lot entrance.
CUPMOD 05-02	3/24/05 (Planning Commission)	Conditional Use Permit Modification to regulate the operational characteristics of the batting cages and seasonal parking.

The miniature golf course, existing mini-race track, and arcade building are open for year-round use. The water park is open during the summer months from Memorial Day through Labor Day, with exceptions for large groups or corporate outings, which may rent the facility for special events. The Caltrans Park and Ride lot is located immediately south of Golfland/Sunsplash and currently includes 398 parking spaces, bicycle lockers and a bus shelter. As stated above, Golfland/Sunsplash has an agreement with Caltrans to utilize the parking spaces within the Park and Ride lot.

Because of the constantly changing nature of amusement complexes and the need to include the latest technology and entertainment venues, the applicant frequently requests to modify various aspects of the amusement park.

The applicant's current request is to construct an off-season race car track and bumper car area within the existing parking lot beneath the raised parking deck. The addition of the race car track and bumper car area will require off-season closing of 104 parking spaces. Additionally, the applicant requests approval to construct a two-story cabana structure and a peak-season bumper car area within the existing water park (see Exhibit A). A Conditional Use Permit Modification is necessary allow the parking area beneath the parking deck to be converted to a race car track and bumper car area during the off-season.

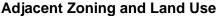
SITE INFORMATION

A. Location: 1893 Taylor Road, NERSP Parcel 17

B. Roseville Coalition Of Neighborhood Associations (RCONA): RCONA #34, East Roseville Parkway. This neighborhood association is currently active. A letter informing the association about the project was mailed on December 9, 2008. To date, no comments or requests for information have been received.

C. Total Size: 11.63 acres

- **D. Site Access:** The main entrance is located on Taylor Road between the Park and Ride lot and Golfland/Sunsplash. Two additional entrances are located on Taylor Road south of the main entrance.
- **E. Topography/Grading:** The site is currently developed.





EVALUATION & FINDINGS:

CONDITIONAL USE PERMIT MODIFICATION

Section 19.78.060(J) of the Zoning Ordinance requires that two findings be made in order to approve a Conditional Use Permit Modification. The required findings are listed below in *italicized bold print* and are followed by an evaluation.

1. The proposed modification is in substantial compliance with the intent of the original approval, prior conditions of approval and all applicable design, development, and improvement standards in effect as of the date of application for the modification.

The project's original use permit allowed for a large amusement park facility that included indoor and outdoor attractions. A mini race car track and bumper cars are consistent with the types of outdoor activities associated with an amusement park. As discussed in the Design Review Permit Modification evaluation, the design of the race track and bumper car arena is consistent with other attractions at Golfland and meets the intent of the Community Design Guidelines.

2. The proposed modification is in compliance with all standards and requirements of the City's Zoning Ordinance, with the applicable goals, policies, and objectives set forth in the General Plan, the applicable Community Design Guidelines, and the applicable specific plan.

General Plan & Zoning Consistency: The project site has a land use designation of Community Commercial (CC) and a zoning designation of Highway Commercial/Special Area-Northeast (HC/SA-NE). The CC land use designation anticipates a broad range of uses. Although large amusement complexes are not specifically listed, the General Plan does list standards for typical Community Commercial sites which apply to the Golfland/Sunsplash site.

The City's Zoning Ordinance allows Large Amusement Complex facilities within the HC zone upon approval of a Conditional Use Permit. The Zoning Ordinance has specifications for construction within the Highway Commercial zone such as maximum height restrictions and includes specifications for the design and number of parking spaces. These items were reviewed as part of the Design Review Permit Modification. Section 19.44.020 of the Zoning Ordinance also requires that Large Amusement Complex uses be located a minimum of 1,000 feet from the boundary of any residential zone, dwelling, church or school. There are no residential zones, dwellings, churches, or schools within 1,000 feet of the Golfland site. Therefore, the large amusement complex use (Golfland) conforms with the requirements of the Zoning Ordinance.

The subject site is located within the Northeast Roseville Specific Plan (NERSP). The NERSP lists a variety of uses within the Community Commercial land use designation similar to the General Plan. The NERSP also lists design standards including setbacks, lot coverage, and landscape coverage. These standards were reviewed as part of the Design Review Permit Modification and the expansion was found to be in compliance with these standards.

<u>Parking:</u> As determined by the Planning Commission in prior entitlement requests, the current parking requirement for Golfland/Sunsplash is 589 spaces during peak-usage season when the water park is in full operation. Of the 589 spaces, 24 spaces were required for batting cage and soccer stalls that were to be located on the upper parking deck. The applicant has advised that, due to unanticipated complexities and costs associated with seasonal construction and removal of the batting cage and soccer stalls, these venues will not be constructed. Therefore the parking requirement is reduced to 565 spaces (589 - 24 = 565). The addition of the peak-season bumper car arena will increase the parking requirement by 10 spaces (1 space per car), for a total parking requirement of 575 spaces. Construction of the new cabana structure does not increase the parking requirement, as the cabanas are an accessory use that merely provide an amenity to guests already onsite.

The following table summarizes the seasonal parking requirements and spaces available.

Park Operating Season	Parking Requirement	Golfland Parking Spaces	Park & Ride Parking Spaces	Total Spaces Available
Peak Period (Late May – October 1 st)	575	434	398	832
Off-Peak Period (October 1 st – Late May)	232 ¹	330 ²	398	728

As previously referenced, there is a reciprocal parking and access agreement between Golfland and the Caltrans Park and Ride lot. This agreement allows shared parking between both Golfland and the Park and Ride use for all parking spaces on both projects. Therefore, as shown in the table above, 832 total peak-season parking spaces are available.

¹ The water park venue at the site has a parking requirement of 361 spaces. Water park venue is closed during off-season, reducing parking requirement by 361 spaces. New race track/bumper cars requires 18 additional parking spaces (575 -361 = 214 + 18 = 232).

 $^{^2}$ 104 spaces (54 spaces on parking deck & 50 spaces in ground level parking lot) must be closed during off-season to accommodate new race track & bumper car venue (434 – 104 = 330).

Based on information provided by the applicant, historical off-season park usage requires a maximum of 200 parking spaces (see Attachment 1), while 330 spaces exist onsite. As such, available parking exceeds the parking requirement for both peak and off-peak seasons for Golfland/Sunsplash.

To ensure that adequate parking is provided at the site, parking spaces may not be closed off and converted to the race track and bumper car venues prior to October 1st each year. The race track and bumper car arena must be converted back to parking spaces on or prior to the Friday of Memorial Day Weekend each year, or whenever the water park venue officially opens to the public, whichever is earlier. Conditional Use Permit Condition 2 (a. & b.) reflects these requirements.

CONDITIONAL USE PERMIT MODIFICATION CONCLUSION:

Based on the evaluation presented above, staff feels that the proposed amusement park expansion is consistent with the original Conditional Use Permit approved for the project. As proposed and with the recommended conditions of approval the modification is in compliance with all standards and requirements of the City's Zoning Ordinance, General Plan & Community Design Guidelines.

DESIGN REVIEW PERMIT MODIFICATION

The evaluation of the Design Review Permit Modification for the proposed project has been based on the applicable development standards within the City's Zoning Ordinance, the Northeast Roseville Specific Plan, and the design standards of the City's Community Design Guidelines.

Race Car Track & Bumper Car Arena: The applicant proposes to construct a small race car track and bumper car arena in an area of the parking lot located beneath the recently constructed parking deck (see

Figure 1). The race car track and bumper car arena will be used only during the park's "off-season" from October 1st until mid-May. The area of the race track and bumper car area will be enclosed with a six-foot (6') high chain link fence during the off-season, when the race track and bumper car area are in operation. Staff recommends use of black, vinylclad chain link fencing, which, (1) is used elsewhere on the property. (2) will soften the appearance of the chain link, and (3) will better blend with existing black wrought iron fencing used throughout the property. Design Review Permit Modification Condition 40 requires the use of black, vinylcoated fencing. The fencing will be removed at the time the race track/bumper car area is converted back to parking spaces (mid-May), as to not interfere with parking circulation.



Figure 1 – photo of area for proposed off-season race track & bumper cars

The race track will be bordered with a flexible metal rail (inside the perimeter fencing), approximately eight inches (8") in height. Rubber tires (lying flat) will be placed outside the rail to serve as a cushion for the rail. The cushioned rail barrier proposed is the same as is used on the existing race track adjacent to and east of the proposed track. The race track will accommodate up to eight (8) race cars at a time, which will be gasoline powered, with catalytic converters and mufflers to reduce emissions, fumes and motor noise.

The bumper car arena will be located immediately adjacent to the race track, at the southern end of the area designated for the race track and bumper car arena (see Exhibit A). A six-foot (6') high black, vinyl coated chain link fence will separate the bumper car area from the proposed race track. It is anticipated that up to 10 electric-powered bumper cars will be used at one time in the bumper car arena.

At the time of park closure each day, the cars will be stored in metal lock-up boxes located on the west side

of the race track area. The lock-ups are approximately three feet (3') wide x 40' long x 8'-6" high, and will be painted white to match existing steel structures associated with the parking deck. During the peak-season, the lock-up boxes will be stored in the park's equipment area northeast of the arcade building.

Peak-Season Bumper Car Arena: During the peak-season (mid-May until October 1st) the applicant proposes to relocate the bumper car attraction and associated equipment to an existing outdoor fenced off patio at the northeast corner of the arcade building (castle) (see Figure 2). This location is a 1,730 square feet, and is on the shadiest side of the arcade building, which will provide protection from the summer sun. This bumper car area will utilize the existing patio and perimeter fencing; no other improvements required.

Cabanas: In addition to the modifications discussed above, the applicant also proposes to construct a two-story cabana structure at the southeastern edge of the wave pool (see Figure 3 & Exhibit A). A single-story cabana structure currently exists on the north side of the wave pool. The applicant proposes to construct the Cabana structure as "Phase 2" of the project, with construction taking place following the water park closure at the end of summer 2009.

The proposed two-story cabana structure will be approximately 25' feet in height x 91' in length x 26' in width. The structure will be constructed of metal framing, painted white, with a sloped, red (rust-colored) seamed metal roof. A sixinch (6") yellow fascia will accent the roof structure. proposed materials and colors will match the existing cabanas on the opposite side of the wave pool and shade pavilions located elsewhere in the water park.

The structure will provide at total of 18 cabana spaces, with 9 cabanas on both the upper and lower levels. The upper level will include a sunbathing area (±10' wide) for use by any water park guest(s) with the remaining area as rentable cabana spaces under a sloping roof. The lower level will have a shade area (±10' wide) for use by any water park guest(s) with the remaining lower level spaces as rentable covered cabana spaces (See Exhibits A & B).

It is anticipated that the roof of the cabana structure (25 feet in height) will be minimally visible from northbound Taylor Road and from nearby properties south and east of the park. Many other multi-colored water park features are visible from these locations, including, (1) an existing shade pavilion (22' in



Figure 2 - aerial showing peak-season bumper car area



Figure 3 - aerial showing wave pool, proposed cabana location, and nearby shade pavilions



Figure 4 - view from park entrance at Taylor Road, looking north

height) on the south side of the wave pool, and (2) a slide structure (53'- 4" in height) adjacent to Taylor Road (see Figure 4). Since many of the park's features are visible from nearby streets and properties, and the construction materials and colors for the proposed cabana structure match that of existing structures, it is staff's belief that the potential visual impact associated with the proposed cabana will be minimal.

<u>Site Design/Transit Modifications:</u> A previous modification approved by the Planning Commission on March 24, 2005 (DRPMOD 04-45) required a new bus pad and shelter to be constructed at the bus turnout on Taylor Road. Construction of the pad has not yet been completed; therefore, Design Review Permit Conditions 8 and 9 require the bus pad and shelter to be installed with this project.

A pedestrian path of travel will be constructed from the parking lot to the new pad. The applicant will construct the bus pad and pedestrian path at his cost and will install the City-supplied bus shelter. This improvement will allow Placer County buses to utilize the on-street stop when traveling southwest on Taylor Road. The City's Alternative Transportation Department also plans on adding a bus stop at this location in the near future. This shelter will be owned and maintained by the City. Design Review Permit Modification Conditions 7, 8 & 9 have been included to address the bus pad and shelter requirements.

<u>Design Review Permit Modification Conclusion:</u> Section 19.78.060(J) of the Zoning Ordinance requires that two findings be made in order to approve a Design Review Permit Modification. The two findings for approval of the Design Review Permit Modification are listed in **bold italics** below.

- 1. The proposed modification is in substantial compliance with the intent of the original approval, prior conditions of approval and all applicable design, development, and improvement standards in effect as of the date of application for the modification.
- 2. The proposed modification is in compliance with all standards and requirements of the City's Zoning Ordinance, with the applicable goals, policies, and objectives set forth in the General Plan, the applicable Community Design Guidelines, and the applicable specific plan.

As proposed and conditioned, the project complies with applicable development standards of the City's Zoning Ordinance, the Northeast Specific Plan, and the Community Design Guidelines.

ENVIRONMENTAL DETERMINATION: This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and Section 305 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

The Planning Department recommends that the Planning Commission:

- A. Adopt the two (2) findings of fact as discussed in the staff report for the Conditional Use Permit Modification 1893 TAYLOR ROAD NERSP PCL 17 GOLFLAND CABANAS & CARS FILE # 2008PL-167 (CUP-000054); and,
- B. Approve the Conditional Use Permit Modification 1893 TAYLOR ROAD NERSP PCL 17 GOLFLAND CABANAS & CARS FILE # 2008PL-167 (CUP-000054), with the four (4) conditions of approval listed below.
- C. Adopt the two (2) findings of fact as stated in the staff report for the Design Review Permit Modification – 1893 TAYLOR ROAD – NERSP PCL 17 GOLFLAND CABANAS & CARS - FILE # 2008PL-167 (DRP-000288);
- D. Approve the Design Review Permit Modification 1893 TAYLOR ROAD NERSP PCL 17 GOLFLAND CABANAS & CARS - FILE # 2008PL-167 (DRP-000288) with the 43 conditions of approval listed below;

CONDITIONS OF APPROVAL FOR CUP- 000054:

- 1. This conditional use permit approval shall be effectuated with the effectuation of the Design Review Permit Modification, File # DRPMOD-000288. (Planning)
- 2. The race track and bumper car arena to be located under the existing parking deck may be utilized as stipulated below:
 - a. The parking spaces to be closed off for the race track and bumper car arena (both ground level and on the parking deck) may not be closed off and converted to the race track and bumper car venues prior to October 1st each year.
 - b. The race track and bumper car arena must be converted back to parking spaces on or prior to the Friday of Memorial Day Weekend each year, or the official public opening day, whichever is earlier. Additionally, the parking deck must be available for parking on or before the Friday of Memorial Day weekend.
 - c. Protective fencing and other materials and equipment associated with the race track and bumper car arena shall be stored in the equipment storage area when not in use. (Planning)
- 3. The construction/equipment yard shall be maintained in a clean and orderly fashion. Materials and equipment is to be stored within the fenced area and screened from view when not in use. (Planning)
- 4. Materials located on the site that are associated with a specific construction or maintenance activity shall be removed from the site or placed in the equipment yard within two weeks of completion of the construction/maintenance activity. (Planning)

CONDITIONS OF APPROVAL FOR DRP- 000288:

- 1. This design review permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **January 22**, **2011**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **January 22**, **2011**. (Planning)
- 2. The project is approved as shown in **Exhibits A & B**, and as conditioned or modified below. (Planning)
- All conditions of approval from previously approved entitlements shall remain in effect unless modified herein. (All Departments)
- 4. Perimeter fencing for the race track and bumper car arena shall consist of black, vinyl-coated chain link, posts, and top rail. (Planning)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

5. 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)

- 6. A Reciprocal Access and Parking Agreement is in place for the entire parcel, including the Caltrans parking lot and adjacent businesses. To ensure adequate vehicle circulation and access by emergency vehicles, drive aisles from one parking area to another shall not be blocked. The existing gate between Brookfield's Restaurant and southwest entry to Golfland's parking lot shall be removed within 30 days of this approval. (Planning, Fire, Police)
- 7. A certificate of occupancy for the parking structure approved by the Planning Commission on March 24, 2005 (DRPMOD 04-45) shall be issued prior to commencement of work on the winter season race track and bumper car arena proposed in this application. (Planning, Building)
- 8. Prior to issuance of a building permit for this application, a standard bus shelter pad shall to be installed adjacent to the turnout on southbound Taylor Road. An eight foot clear area, at least 5 ft wide, must be provided in front of shelter. The project shall also include a minimum four (4) foot wide pedestrian walkway from the pad to the first row of parking from the pad. Developer is responsible for obtaining all permits including a Caltrans encroachment permit for this work. (Public Works/Alternative Transportation)
- 9. Developer shall be responsible for the installation of a City-supplied bus shelter (shelter number 205) and related improvements conforming to the city's current standards on the shelter pad as conditioned above. Electricity shall be provided to the shelter. (Public Works/Alternative Transportation)
- 10. 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. (Public Works, Environmental Utilities, Electric, Finance)
- 11. 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. (Public Works)
- 12. 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 (Public Works)
- 13. 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. (Public Works)
- 14. 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)
- 15. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
- 16. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)

- 17. Building permit plans shall comply with all applicable code requirements (California Building Code CBC based on the International Building Code, 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 Department for applicable Code editions). (Building)
- 18. 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)
- 19. The project shall be addressed as 1893 Taylor Road. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Public Works Department (Engineering Land Development Division) for building/suite addressing. (Public Works)
- 20. 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. (Public Works)
- 21. 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)"
- 22. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
- 23. 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)
- 24. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. one (1) set of improvement plans
 - b. load calculations
 - c. electrical panel one-line drawings (Electric)
- 25. 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)
- 26. 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)

27. 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:

- 28. 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 supplies up to the downstream side of the backflow preventor.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
- 29. 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)
- 30. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 31. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 32. 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)
- 33. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 34. 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)
- 35. 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.

36. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

- 37. 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)
- 38. 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. (Public Works)
- 39. 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)
- 40. 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)
- 41. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable of not and if site remediation is required. (Fire)
- 42. 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, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
- 43. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)

ATTACHMENT

Letter from Applicant Discussing Off-Season Parking

EXHIBITS

- A. Site Plan
- B. Elevations

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