

CITY OF ROSEVILLE PLANNING DEPARTMENT STAFF REPORT DESIGN COMMITTEE MEETING NOVEMBER 17, 2005

Prepared by: Tricia Stewart, Assistant Planner

ITEM III-A: ADMINISTRATIVE PERMIT AND DESIGN REVIEW PERMIT MODIFICATION - VERIZON WIRELESS - 312 N. SUNRISE AVENUE - FILE # DRP-000052 & AP-000067

REQUEST

The applicant requests approval an Administrative Permit to allow a wireless facility at 312 N. Sunrise in the Office Depot parking lot and a Design Review Permit Modification to remove four parking spaces from the parking lot and allow the installation of a new wireless monopole and equipment shelter.

Applicant: Verizon Wireless, Erin Merrill (Complete Wireless Consulting)
Owner: Fiddco Trust, John Fiddyment

SUMMARY RECOMMENDATION

The Planning Department recommends that the Design Committee:

- A. Adopt the three findings of fact for approval of the Administrative Permit;
- B. Approve the Administrative Permit;
- C. Adopt the two findings of fact for approval of the Design Review Permit Modification; and
- D. Approve the Design Review Permit Modification with fifty-seven (57) Conditions of Approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues. The applicant is in agreement with Staff's recommendation.

BACKGROUND

Location: Verizon Wireless has proposed to locate a wireless facility at 312 N. Sunrise Avenue north of Lead Hill Boulevard and east of Interstate 80 within the Northeast Roseville Specific Plan area (NERSP) (see Vicinity Map – Attachment 1). Specifically, the wireless facility will be located southwest of the Office Depot building in the rear of the parking lot adjacent to an existing trash enclosure.

Permit History: The Office Depot is part of the Centerpointe Marketplace, which includes Safe Credit Union, Petsmart and the Home Depot. The Planning Commission approved a Major Use Permit for the construction of the 400,000 square foot retail commercial shopping center on September 5, 1991.

EVALUATION

The applicant has requested an Administrative Permit and a Design Review Permit Modification to allow the construction of a 60-foot slim-line monopole communications tower and a 12-foot by 20-foot equipment shelter, which will be surrounded by a 12-foot wall that matches the adjacent Office Depot building. Both permit requests will be evaluated below beginning with the Administrative Permit request.

Administrative Permit

The Zoning Ordinance establishes standards for the placement of telecommunications facilities in all zoning districts (Chapter 19.34). In summary: 1) new telecom facilities conforming to certain criteria are exempt from a permit when located on an existing tower or building; 2) new telecom facilities

conforming to other criteria (including new locations) may be approved by an Administrative Permit; and 3) new telecom facilities that do not conform to these criteria may be approved by a Conditional Use Permit.

This application by Verizon Wireless is of the second category, where Section 19.34.020.C.a provides that new monopoles up to 60 feet in height may be approved by an Administrative Permit. The following criteria from Section 19.34.030 apply to monopoles.

a. Building mounted antennas are encouraged, provided that the wireless communication facility is compatible with the building design and does not negatively impact the surrounding area.

A building mounted antenna is not possible because there are no multi-story buildings in the vicinity that could support an antenna high enough for adequate service coverage.

b. Where building mounting is not possible, an attempt should be made to screen new monopoles from public view and to co-locate new antennas on existing monopoles.

Co-location is not possible because there are no suitable existing monopoles in the area where Verizon needs additional coverage. The monopole will be visible from N. Sunrise and Interstate 80, and to some extent from neighboring properties (Exhibits B-D). While the monopole is significantly larger than existing parking lot light fixtures, measures will be taken to screen the monopole from view. For example, the antennas will be encapsulated using a radome design, which will allow for the individual antennas to be screened from public view. Additionally, the monopole will be painted to match the surrounding parking lot light fixtures.

c. In order to minimize overall visual impact, wireless communication facilities should be designed to promote facility and site sharing.

The proposed monopole is designed to promote facility and site sharing.

d. No facility should be installed on an exposed ridgeline, in or at a location readily visible from a public trail or other recreation area, or scenic area unless it is satisfactorily screened or made to appear as a natural environmental feature.

The facility is consistent with this criterion. While the monopole can be seen from Interstate 80, it cannot be seen from an area considered to be recreational or scenic.

e. Wireless communication facilities should be painted color(s), which are most compatible with their surroundings.

The permit conditions require the monopole, antenna panels, radome and all visible appurtenances to be painted the same color as the surrounding parking lot light poles. Additionally, the equipment shelter is required to be fully screened by a wall that matches the adjacent Office Depot building.

f. Innovative design should be used whenever the screening potential for the site is low. For example, designing structures, which are compatible with surrounding architecture, or appear as a natural environmental feature, could help mitigate the visual impact of a facility.

The proposed monopole is designed to present the least visible structure for the intended height. There are no surrounding architecture or environmental features that could be used to help mitigate the visual

impact, however a radome design will be used to cover the antenna panels to reduce the visual impact to the fullest extent possible.

g. Wireless communication facilities and all other equipment, such as emergency generators and air conditioners, must be designed to be consistent with the City noise standards when in proximity to sensitive receptors.

The ground-mounted equipment will be located in the equipment shelter and will be surrounded on all sides by a 12-foot high wall. The wall will effectively block any noise transmission. Additionally, there are no residential units in close proximity.

h. A professional telecommunications expert shall perform an evaluation of the radio frequency certifying that the frequency levels meet Federal standards and that the facility will not interfere with the City's or other public entities emergency broadcast systems.

This criterion will be met prior to the applicant receiving building permits. Condition 12 requires the applicant to have a professional telecommunications expert evaluate the radio frequency to make sure it is in compliance with all applicable standards. .

i. Telecommunication Facilities located on a lot adjacent to a residential zone district shall be set back from the residential zone by two (2) feet for each one (1) foot of total height. The required setback shall be measured at its widest potential position.

The proposed facility meets this criterion because the nearest residential community is over 1100 feet away from the proposed monopole.

j. Substantial landscaping or other screening should be provided to reasonably buffer any adjoining residential uses from the potential visual impacts of the facility. Landscape screening should be designed to achieve its desired appearance in a reasonable period of time.

There is no proposed landscaping for this project. The monopole will be located adjacent to a trash enclosure in the rear of the parking lot. Landscaping in this area would not be visible from N. Sunrise Avenue or Interstate 80. Planning staff does not believe that landscaping will provide any benefits to this particular project due to the location of the facility.

k. Guy wires or support structures shall not overhang any property line.

The facility meets this criterion because the proposed monopole is the sole support structure and guy wires are not proposed.

I. The antennas attached to a monopole should be mounted as close as possible to the monopole as a means of reducing the visual impacts of the antenna structures.

The antenna panels will be mounted at the top of the monopole as close as possible to reduce the visual impact. Additionally, the antennas will be covered by a radome, which is designed to create a screen around the antennas, so the individual antennae cannot be seen.

The new facility augments the existing Verizon Wireless cellular network, as this location is needed to improve service capacity for the intersection of N. Sunrise and Lead Hill and along Interstate 80. This facility will also provide backup to the existing landline service in the area. The applicant has submitted

justification letters (Attachments 2 and 3) that state the reasons that Verizon Wireless propose to locate a facility at this location.

The required findings for an Administrative Permit are listed below in italics, followed by an evaluation.

FINDINGS

Section 19.78.060.A of the City of Roseville Zoning Ordinance requires adoption of three (3) findings to approve an Administrative Permit. The three findings are listed below in italic text and are followed by an evaluation of each finding.

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

The proposed telecommunications facility will be designed and constructed in a manner consistent with adopted land use policies and design guidelines to the extent feasible. The facility is allowed in all zoning districts. The facility is consistent with the General Plan.

2. The proposed use or development conforms with all applicable standards and requirements of this Title.

The proposed telecommunication facility conforms with the standards of Chapter 19.34, as noted in the staff report discussion above.

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 the public or private property or improvements.

Staff has reviewed the plans and concluded that the location, size, design and operating characteristics of the proposed telecommunications facility will be compatible with the area. The 60 foot high monopole will be visible, but measures have been taken to limit visibility, as described above. As conditioned, the Verizon Wireless frequencies will not interfere with the City's public safety radios. The proposed telecommunication facility will not adversely affect or be materially detrimental to the public health, safety or welfare, and will not be detrimental or injurious to public or private property or improvements.

Design Review Permit Modification

As mentioned above, Verizon Wireless proposes to locate the cellular facility in the Office Depot Shopping Center, which includes three additional users, SAFE Credit Union, Petsmart and The Home Depot.

Location of Tower and Equipment: The monopole tower will be located within an 18-foot by 38-foot lease area on the southwest side of the Office Depot building adjacent to the trash enclosure. Staff had requested that the applicant look into building mounted antennas and co-location, however none of the buildings were tall enough that would allow the antenna to perform at its optimum level and in turn would not provide coverage for the designated service area. Additionally there were no other towers that exist in the area that would enable Verizon to provide coverage to this specific area along N. Sunrise Avenue and along Interstate 80.

Visibility: The proposed location is visible from both N. Sunrise Avenue and Interstate 80. The cellular facility, as proposed, is located towards the rear of the Office Depot building and is set back from N. Sunrise approximately 400 feet from the front property line where the required minimum setback is ten feet. The rear setback is 130 feet from the rear property line, which is well in conformance with the standards outlined for a property zoned Regional Commercial.

In order to reduce visibility impacts, the permit is conditioned to 1) provide a radome design in order to screen the six panel antennas, 2) paint the monopole the same color as surrounding parking lot light fixtures, and 3) construct a 12 foot high wall around the equipment shelter in order to fully screen the interior building. The wall must match the adjacent Office Depot building in both color and material. All of the conditions of approval for this project are provided below.

Parking and Circulation: The proposed location of the equipment enclosure will eliminate four parking stalls. The location is appropriate because it will be away from the primary path of travel for automobiles. Based on a parking study provided by the applicant, the required parking for the tenants of the shopping center is 533 spaces. Currently, the shopping center has 720 spaces available so the loss of four spaces will not have a negative impact on the center.

Additionally, as part of this project, the applicant will be responsible for facilitating the clean up and repair or the existing trash enclosure as the current state of the enclosure is in poor condition. This responsibility is called out in condition 9.

FINDINGS

Section 19.78.060(J) of the Zoning Ordinance requires that two findings be made in order to approve a Design Review Permit Modification. Those findings are listed below in *italics*, followed by an evaluation of each finding.

- 1. The proposed modifications are in substantial compliance with the intent of the original approvals, and prior conditions of approval.
- 2. The proposed modifications does comply with all applicable standards and requirements of the 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 discussed in detail above, the modification includes a telecommunications facility to the Office Depot Shopping Center and is consistent with all applicable design, development and improvement standards in effect from the original development approval. The modification also complies with all applicable standards and requirements of the Zoning Ordinance as set forth in the General Plan, Community Design Guidelines and Specific Plan.

CONCLUSION

The telecommunications facility as proposed and conditioned in Exhibit A is in conformance with the City of Roseville's applicable policies and standards. The project is appropriate for this site based on the analysis provided in this report.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt pursuant to Section 15311 of the California Environmental Quality Act (CEQA) Guidelines, which exempts the construction of minor accessory structures on existing commercial, industrial or institutional facilities.

RECOMMENDATION

The Planning Department recommends that the Design Committee take the following actions:

- A. Adopt the three findings of fact for approval of the Administrative Permit Verizon Wireless 312 N. Sunrise Avenue File # DRP-000052 & AP-000067:
 - 1. The proposed use or development is consistent with the City of Roseville General Plan and any applicable Specific Plan;
 - 2. The proposed use or development conforms with all applicable standards and requirements of this Title; and
 - 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 the public or private property or improvements.
- B. Approve the Administrative Permit subject to fifty-seven (57) Conditions of Approval.
- C. Adopt the two findings of fact for approval of the Design Review Permit Modification— Verizon Wireless 312 N. Sunrise Avenue File # DRP-00052 & AP-000067:
 - 1. The proposed modifications are in substantial compliance with the intent of the original approvals, and prior conditions of approval.
 - 2. The proposed modifications does comply with all applicable standards and requirements of the 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.
- D. Approve the Design Review Permit Modification subject to fifty-seventy (57) Conditions of Approval.

CONDITIONS OF APPROVAL

GENERAL CONDITIONS OF APPROVAL:

- 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 **November 17, 2007**. 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 **November 17, 2008**. (Planning)
- 2. The project is approved as shown in Exhibits A D and as conditioned or modified below. (Planning)
- 3. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)

- 4. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
- 5. The applicant shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works (Engineering)
- 6. 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. (Engineering)

PRIOR TO BUILDING PERMITS:

- 7. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Design Committee including all conditions of approval. (Planning)
- 8. The equipment shelter shall be fully screened from view. The wall shall match the material and colors of the neighboring Office Max building. (Planning)
- 9. As part of this project the Office Depot trash enclosure doors must be repaired and the trash and debris in the enclosure must be removed. (Planning)
- 10. The antennas shall be screened from view by utilizing a radome, which shall fully encapsulate the antennas at this site. (Planning)
- 11. The wireless communication facility should be designed to promote facility and site sharing. (Planning)
- 12. A professional telecommunications expert shall perform an evaluation of the radio frequency certifying that the frequency levels meet Federal standards and that the facility will not interfere with the City's or other public entities emergency broadcast systems. (Planning)
- 13. Building permit plans shall comply with all applicable code requirements (Uniform Building Code UBC, Uniform Mechanical Code UMC, Uniform Plumbing Code UPC, Uniform Fire Codes UFC and National Electrical Code NEC), 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)
- 14. The Electric vault as shown on sheet A1.1 is a 12,000-volt junction box and cannot be used to service this site. The closest service is the transformer #T-4555 behind the building directly east (formerly The Skate Shop) which is a 120/208V three phase transformer. If the transformer has to be upgraded to service this site, all costs shall be paid by the developer of this project as well as providing easements required. (Electric)
- 15. Call for USA and plot existing underground primary conduits on civil plans as they may be in conflict with this site. Two existing 4" conduits run from existing electrical vault (JB-548) as shown on civil plans easterly towards Sunrise Ave. (Electric)

- 16. 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 Engineering prior to approval of any plans. (Engineering)
- 17. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards (Engineering)
- 18. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
- 19. Prior to the approval of the improvement plans, it will be the project proponents responsible 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)
- 20. "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)
- 21. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
- 22. 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' 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 reclaimed mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
- 23. Fire apparatus access roads shall be provided to within 150 feet of all structures and combustible storage piles. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (Fire)
- 24. Vertical clearances or widths shall be increased when, in the opinion of the Fire Chief, vertical clearances or widths are not adequate to provide fire apparatus access. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (32 tons) and shall be provided with a surface so as to provide all-weather driving capabilities. Said access shall be provided prior to any construction or storage of combustible materials on site. (Fire)

- 25. Fire hydrants shall be operable and accessible to Fire Department apparatus by roads meeting the requirements of the Roseville Fire Code prior to bringing combustible materials onto the project site. (Fire)
- 26. An approved access walkway shall be provided to all exterior doors and openings required by either the Uniform Fire Code or the Uniform Building Code. A concrete sidewalk or other approved hard surface will meet the intent of the access walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations, to allow for equipment maneuverability, and to safely raise ground ladders. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity. (Fire)
- 27. 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 and a basemap in Autocad R14 format
 - b. load calculations
 - c. electrical panel one-line drawings (Electric)
- 28. 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:

- 29. The following note shall be added to the improvement plans:
- 30. To minimize dust/ grading impacts during construction the applicant shall:
 - a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.
 - b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
 - c. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
 - d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
 - e. The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
- 31. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. (Engineering)
- 32. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)

- 33. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 34. 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)
- 35. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 36. The applicant is responsible for contacting the Fire Department (Steven Anderson (916) 774-5821) prior to receiving building approval to ensure that any hazardous materials (i.e. batteries, energy sources) are dealt with properly. (Fire)
- 37. Use or storage of hazardous materials, liquids, gases and/or chemicals shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Bureau of Fire Prevention for review and approval. A permit application shall also be provided at the time of submittal. Contact the Hazardous Materials Division at (916) 774-5821. (Fire)
- 38. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address, as approved by the City of Roseville. Such signs shall be clearly visible and legible from the street fronting the project. (Fire)
- 39. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
- 40. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices. (Fire)
- 41. A digitized copy of the approved of the approved drawings for the project shall be submitted to the Fire Department for pre-fire purposes. Said copy shall be submitted in an approved format. (Fire)
- 42. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 43. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 44. 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)
- 45. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 46. 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)

- 47. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
- 48. 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.
- 49. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
- 50. 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:

- 51. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
- 52. 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)
- 53. Temporary above ground 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)
- 54. 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)
- 55. 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)
- 56. 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)
- 57. 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)

ATTACHMENTS

- 1. Vicinity Map
- 2. Project Support Statement
- 3. Parking Impact Evaluation

EXHIBITS

- A. Site Plan
- B. Photosimulation
- C. Photosimulation
- D. Photosimulation

Note to Applicant and/or Developer: Please contact the Planning Department staff at (916) 774-5276 prior to the Design Committee 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.