

ITEM 5.2: **CONDITIONAL USE PERMIT MODIFICATION & DESIGN REVIEW PERMIT MODIFICATION– NERSP PARCEL 16 ROSEVILLE GOLFLAND SUNSPLASH ROCKETBLAST SLIDE AND SNACK BAR ADDITION– 1893 TAYLOR ROAD – FILE # PL18-0290**

REQUEST

The applicant requests approval of a Conditional Use Permit Modification and Design Review Permit Modification to construct a new water slide and expand the existing snack bar within the existing water park.

Applicant/ Property Owner – Fred Kenney, Roseville Golfland Ltd.

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact for the Conditional Use Permit Modification and approve the Conditional Use Permit Modification subject to five (5) conditions of approval.
- B. Adopt the two (2) findings of fact for the Design Review Permit Modification and approve the Design Review Permit Modification subject to forty-five (45) 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 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 the Golfland Sunsplash Amusement Park, 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 Sunsplash 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 (UP 93-53). The site was approved to include a 36-hole miniature golf course; a clubhouse with pizza parlor, arcade and office; a mini race car track; a water park with seven waterslides, wave pool, "Lazy River" ride, and children's play area; several shade pavilions; parking; and landscaping and lighting. Due to the constantly changing nature of amusement complexes and the need to include the latest technology and entertainment venues, the applicant frequently makes requests to modify various aspects of the amusement park. The original approval recognized the potential for this kind of expansion and required that the applicant apply for Conditional Use Permit Modifications to add additional slides or other park attractions. As a result, the park has had multiple modifications since the original approval. The Planning Commission approved the most recent Conditional Use Permit Modification (CUPMOD) and Design Review Permit Modification (DRPMOD) (File# PL16-0349) on August 9, 2018 to allow the construction of the East Parking Lot, which will provide an additional 175 parking spaces, a new traffic signal, and pedestrian crossings at 1850 Taylor Road

(across Taylor Road from the main Golf and Sunsplash facility). Table 1 provides a brief description of the various modifications that have been approved since the original project approval.

Table 1: Description of Approved Modifications for Golf and Sunsplash

File Number	Approval Date (Hearing Authority)	Description of Modifications
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-N-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.
DRPMOD-000288	01/22/09 (Planning Commission)	Design Review Permit Modification authorized construction of an off-season race car track and bumper car area and a two-story cabana structure within the existing water park.
CUP-000054	01/22/09 (Planning Commission)	Conditional Use Permit Modification to regulate the operational characteristics of the off-season race car track and bumper car area.
DRPMOD-000404	12/08/11 (Planning Commission)	Design Review Permit Modification authorized construction of a new water slide and receiving pool.
CUPMOD-000075	12/08/11 (Planning Commission)	Conditional Use Permit Modification to regulate the operational characteristics of the new water slide.
PL14-0488	11/13/14 (Planning Commission)	Conditional Use Permit Modification and Design Review Permit Modification to add a new water slide on the north side of the water park.
PL16-0349	8/9/18 (Planning Commission)	Conditional Use Permit Modification and Design Review Permit Modification to add 175 parking spaces at 1850 Taylor Road (known as “East Parking Lot”).

The miniature golf course, existing mini-race track, and arcade building are open for year-round use. The water park is open only 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.

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 original approval recognized this and required a CUPMOD to add additional slides or other park attractions. The applicant's current request is to construct a new water slide within the northern portion of the water park between existing slides and the miniature golf course (Exhibit A).

The new slide, called the "Rocketblast" slide, is proposed along the northern boundary of the water park. The slide includes a staircase and starting platform, three elevated saucer turns, and terminates in an elevated, fiberglass runout pool. The slide is approximately 251 feet in length, and approximately 78 feet in height to the top of the fiberglass chute. Including the height of the light pole that will be located on the starting platform, the total height of the structure is approximately 84 feet from grade. The Rocketblast slide, if approved, will be the tallest slide to date in the Golf and Sunsplash water park. The second tallest slide is the Tornado Wave slide, which was the most recently approved addition to the water park (PL14-0488, approved November 13, 2014). The Tornado Wave slide measures 70 feet to the top of the fiberglass chute.

In addition to the slide, a 1,795 square-foot expansion to the existing snack bar is proposed. The expansion is limited to the first floor of the snack bar, which is included as part of the castle structure on-site. The addition would expand the snack bar kitchen area, and create additional serving windows to the exterior of the facility. The snack bar addition is designed to match the existing castle exterior, with a red standing seam metal roof and tan stucco walls. The addition to the snack bar as shown is approximately 10 feet from the nearest structure, a shade pavilion with seating.

Figure 1: Project Location



CONDITIONAL USE PERMIT MODIFICATION EVALUATION

As mentioned above, a CUPMOD is requested to allow the modification of the existing Use Permit that was approved in 1994 for the Golf and Sunsplash facility. 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 ***bold, italicized*** text and are followed by an evaluation.

1. The proposed modification is substantially consistent with the intent of the original approval.

The project's original Use Permit allowed a large amusement park facility, including both indoor and outdoor attractions. An additional water slide is consistent with outdoor attractions and activities at a water park. The snack bar expansion is consistent with the existing use in that portion of the castle building, and will be designed to match the existing façade. As discussed in the DRP MOD evaluation, the design of the proposed slide is consistent with other attractions at Golf and Sunsplash and meets the intent of the Community Design Guidelines.

Based on previous experience with the addition of a new slide (at this park and other parks), park ownership does not anticipate an increase in park attendance due to the addition of a new slide. In the past, new attractions have not resulted in increased attendance but have reduced waiting times throughout the park.

2. The proposed modification complies 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 Northeast Roseville Specific Plan.

General Plan and Zoning Consistency: The project site has a land use of Community Commercial (CC) and zoning designation of Highway Commercial (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 Golf and 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 a part of the DRP MOD evaluation. Section 19.44.020 of the Zoning Ordinance also requires Large Amusement Park Complex uses to 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 Golf and Sunsplash site. The Large Amusement Complex use at the project site conforms to the requirements of the Zoning Ordinance, with the exception of the height requirement. The height exceptions are further discussed in the DRP MOD evaluation.

The subject property 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.

Parking: The Golf and Sunsplash facility has adequate parking available to accommodate the use. At the time of the original approval for the Golf and Sunsplash facility, there were no parking standards in the Zoning Ordinance for many of the use types proposed within the facility. Parking requirements for similar amusement facilities in other jurisdictions were reviewed, and parking standards were subsequently established as shown in Table 2 below. The parking requirement for water attractions was based on the Zoning Ordinance requirement for neighborhood pools, which is one space for every 100 (1:100) square feet of pool area. For the water park, the 1:100 parking ratio was applied to receiving pools for water slides. Table 2 shows the current parking requirements for the entire Golf and Sunsplash facility, including the additional parking required to serve the requested

additional slide. As the new snack bar area is an expansion of the kitchen and not the seating area, no additional parking spaces are required for that portion of the request.

Table 2: Parking Requirements for Golfand Sunsplash Site

USE	RATIO	SQ. FOOTAGE	TOTAL # SPACES REQUIRED.
Water Attractions	1:100 square feet of swimming & receiving pool area	37,360 sq. ft.	374 spaces
Food Service	1:3 seats	326 total seats	109 spaces
Arcade Area	1:200 square feet	6,674 sq. ft.	33 spaces
Offices	1:250 square feet	1,696 sq. ft.	8 spaces
Miniature Golf	1.11 spaces per hole	36 holes	40 spaces
Mini racetrack	1 per race car	12 race cars	12 spaces
Volleyball Courts	10 per court	2 courts	20 spaces
Shade Pavilions	0	N/A	accessory use, therefore no parking required
SUBTOTAL			596 spaces
Previously approved parking reduction			-18 spaces
TOTAL			578 spaces

The applicant seeks a modification of the Conditional Use Permit and Design Review Permit to construct an additional water slide, platform, and receiving pool, as well as an expansion of the existing snack bar. The receiving pool for the Rocketblast slide is approximately 200 square feet. The parking requirement for water attractions is based on the square footage of the receiving area for the attraction. The proposed new slide will increase the total parking requirement for the amusement park (during peak season) to 578 spaces, as reflected in Table 2.

At present, there are 384 constructed parking stalls on the Golfand Sunsplash site. The Golfand Sunsplash facility has a reciprocal access agreement with the adjacent Caltrans Park 'n Ride lot, providing patrons with access to an additional 398 parking spaces. Assuming access to the Caltrans lot, a total of 782 parking spaces are available, exceeding the requirement of 578 parking spaces.

Additionally, on August 9, 2018, the Planning Commission approved a CUP MOD and DRP MOD for the project known as the East Parking Lot, with file number PL16-0349. The new parking lot will be located across Taylor Road from the Golfand Sunsplash facility, and will provide 175 new parking spaces, a new traffic signal, and pedestrian crossing amenities to connect the parking area to the main facility. With the construction of the new parking area, the Golfand Sunsplash complex will greatly exceed the requirement of 578 spaces to accommodate peak season attendance.

CONDITIONAL USE PERMIT MODIFICATION CONCLUSION

Based on the evaluation presented above, staff believes the proposed addition of the new Rocketblast water slide, platform, and receiving pool, as well as the proposed snack bar addition are 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 and Northeast Roseville Specific Plan.

DESIGN REVIEW PERMIT EVALUATION

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, italicized*** text below.

- 1. The proposed modification is substantially consistent with the intent of the original approval.***
- 2. The proposed modification complies 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 Northeast Roseville Specific Plan.***

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.

Section 19.78.060(J) of the Zoning Ordinance requires that two findings be made in order to approve a Design Review Permit Modification. Based on the analysis contained in this staff report, and with the project conditions, the required findings can be made for approval of the proposed Design Review Permit Modification.

As proposed and conditioned, the project complies with all applicable development standards and design guidelines. The following sections of evaluation focus on certain design guidelines that warrant further analysis.

Location: The proposed water slide will be located between the miniature golf course and existing slides, adjacent to the project site's northern property boundary. The slide will be incorporated into the existing water park portion of the site. The proposed slide is oriented so that the highest portion of the slide is placed towards the interior of the site, while the majority of the length of the slide descends in parallel to the property line. Locating the tower platform closer to the interior of the park reduces the visual scale of the slide. The slide platform will be located approximately 90 feet from East Roseville Parkway.

Architecture: The Community Design Guidelines state that buildings should conform to their surroundings with respect to height and scale. The Zoning Ordinance establishes Development Standards for Commercial properties, including height limits. Within the Highway Commercial (HC) zoning district where the Golfand Sunsplash site is located, the height limit for structures is 50 feet, unless otherwise modified by a Design Review Permit or Specific Plan.

Through previous Planning entitlement requests, the Planning Commission has approved waterslides and associated platform towers that have exceeded the HC height limit of 50 feet. The proposed Rocketblast waterslide has a starting platform height of 70 feet, 10 inches, which is greater than previously approved slides. The Tornado Wave slide, for example, which was approved by the Planning Commission on November 13, 2014, had a platform height of 64 feet. Other onsite attractions have platform heights up to 59 feet. The Rocketblast slide itself is proposed at approximately 78 feet in height to the top of the fiberglass chute, and the highest point of the structure (the top of the starting platform light pole) is approximately 84 feet, 1 inches.

The proposed waterslide and platform will be most visible from the elevated portion of East Roseville Parkway, as well as properties north of the park. The streetscape on the south side of East Roseville Parkway adjacent to the facility is lined with mature London Plane trees, providing pedestrian-scale visual screening from the street and nearby properties (Figure 2).

Figure 2: Photo Rendering from East Roseville Parkway



Waterslides are available in various colors, and the current trend is for bright colors such as purples, blues, reds, yellows, and greens, similar to other park attractions (Figure 3). Past approvals have not included any recommendations or restrictions regarding the colors of the waterslides. No recommendations or restrictions are proposed by staff for the current request.

Figure 3: Aerial View of Water Slides at Sunsplash Park



The platform structure for the new slide will match the materials and colors of the existing platform structures on the site (see DRP MOD Condition 5). Staff believes that, given the existing visual setting, the materials and colors are appropriate for the use.

The proposed snack bar addition is designed to match the existing castle building, with a red standing seam metal roof and tan stucco walls. Additional service windows are proposed along the exterior of the addition. The expansion area is on the east side of the castle structure, and the service windows will be oriented towards the center of the amusement park facility. The nearest property line is approximately 300 feet from the proposed addition, and the snack bar is unlikely to be visible from the public right-of-way given the distance and the location of various water slides and other park features. As the expansion will be consistent with the existing structure, staff finds that the design of the snack bar expansion is appropriate for the use.

Landscaping/Visual Screening: Landscaping for the proposed project is subject to both the City's Community Design Guidelines and the NERSP Landscape Guidelines. The Community Design Guidelines for Commercial projects state that landscaping "shall be extensively used to screen views and to add texture to walls and other vertical surfaces" (CC-57). Although colorful waterslides are an expected component of a water park view shed, screening to minimize impacts is appropriate given the height exceptions that have been granted for the water park attractions.

Mature landscaping is already present along the project frontage on East Roseville Parkway, where the proposed slide will be most visible. The streetscape on the south side of East Roseville Parkway adjacent to the facility is lined with mature London Plane trees, providing pedestrian-scale visual screening from the street and nearby properties (Figure 2). The existing trees are spaced between 25 to 30 feet on center, which is an appropriate density for the species and leaves no room for additional tree plantings. According to the NERSP Landscape Guidelines, the maximum distance apart that trees may be planted is 35 feet; therefore, the current condition is within the requirements of the guidelines.

The platform for the proposed Rocketblast slide will be located approximately 90 feet from East Roseville Parkway. The platform's distance from the property line and the visual screening provided by the mature trees will serve to minimize visual impacts of the slide and its platform.

Based on the evaluation presented above, the proposed project is consistent with the intent of the Community Design Guidelines and all applicable standards. Staff recommends approval of the Design Review Permit Modification.

DESIGN REVIEW PERMIT MODIFICATION CONCLUSION

As proposed and conditioned, the project complies with applicable development standards of the City's Zoning Ordinance, the Northeast Roseville Specific Plan, and the Community Design Guidelines; therefore the above findings can be made.

ENVIRONMENTAL DETERMINATION

Project level CEQA compliance for the Golf and Sunsplash Amusement Park was accomplished with preparation of the Roseville Golf and Sunsplash Initial Study and Negative Declaration (Adopted: 07/21/1994). The proposed project is consistent with the previously evaluated project, and no new effects would be expected to occur. Therefore, no additional CEQA action is required at this time.

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. A notice of the public hearing was published on November 30, 2018 and a notice of hearing was also distributed to all property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations. To date, no comments have been received on the project.

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact as listed in the staff report and approve the **CONDITIONAL USE PERMIT MODIFICATION– 1850 TAYLOR ROAD– NERSP PCL 16 – ROSEVILLE GOLFLAND EAST PARKING LOT – FILE # PL16-0349** subject to five (5) conditions of approval; and
- B. Adopt the two (2) findings of fact as listed in the staff report and approve the **DESIGN REVIEW PERMIT MODIFICATION – 1850 TAYLOR ROAD – NERSP PCL 16 – ROSEVILLE GOLFLAND EAST PARKING LOT – FILE #PL16-0349** subject to forty-five (45) conditions of approval; and

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT MODIFICATION (PL18-0290)

1. This Conditional Use Permit Modification (CUPMOD) approval shall be effectuated with the effectuation of the Design Review Permit Modification (DRPMOD) requested in this application (PL18-0290). (Planning)
2. The project is approved as identified in Exhibits A and B and as conditioned or modified below. (Planning)
3. All conditions of approval from previously modified entitlements shall remain in effect unless modified herein. (All Departments)
4. The construction/equipment area of the park shall be maintained in a clean and orderly fashion. Materials and equipment are to be stored within an enclosed area and screened from view when not in use. (Planning)
5. 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 DESIGN REVIEW PERMIT MODIFICATION (PL18-0290)

1. This Design Review Permit Modification approval shall be effectuated within a period of two (2) years from this date, and if not effectuated shall expire on **December 13, 2020**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **December 13, 2021**. (Planning)
2. The project is approved as identified in Exhibits A and B and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Roseville Golf and Sunsplash Mitigated Negative Declaration (adopted 07/21/19914). (Planning)
4. All conditions of approval from previously approved entitlements shall remain in effect unless modified herein. (All Departments)
5. Colors and materials of the platform and stairs for the new slide shall match existing slide stairs and platforms. (Planning)
6. 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)
7. A commercial fire protection permit shall be obtained as a result of the tenant improvement work proposed on this permit. The design, installation or retrofit of any fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville at the time plans are submitted for review. All amendments, standards, policies and fee schedule can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire and Life Safety Division for information. (Fire)

PRIOR TO ISSUANCE OF BUILDING PERMITS

8. The applicant shall pay the City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Electric, Finance)
9. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
10. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Development Services Department – Engineering Division. (Engineering)
11. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
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. 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)
14. 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 Division for applicable Code editions). (Building)
15. 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.
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 the Engineering Division prior to approval of any plans. (Engineering)
17. All storm drainage 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)

18. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) and submit it to the Regional Water Quality Control Board. The WDID number provided by the State for the SWPPP shall be submitted to Engineering. (Engineering)
19. 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)
20. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee. (Engineering)
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. 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 recycled 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.
 - d. No tree driplines are permitted over water mains.
 - e. Grade over water mains shall be maintained, and no cutting is permitted.
 - f. Water mains in areas of traffic with less than three feet of cover shall be encased in concrete. (Environmental Utilities)
24. 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)
25. 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)

26. 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)

27. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION AND 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 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)

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

30. The applicant/developer shall prepare a revised Transportation Systems Management (TSM) Agreement for Golf and Sunsplash to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)

31. 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)

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

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

34. 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)

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

36. 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)
37. 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)
38. Electric facilities have not been extended to this site that will provide a point of connection for parking lot lighting or irrigation power. Offsite improvements will need to be constructed to provide power to this site. (Electric)

OTHER CONDITIONS OF APPROVAL

39. 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)
40. 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)
41. 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)
42. 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)
43. 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)
44. 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)

45. 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)

Attachment

1. Photo Renderings

Exhibits

- A. Site Plan
- B. Elevations

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.