

**ITEM V-A:    **CONDITIONAL USE PERMIT MODIFICATION & DESIGN REVIEW PERMIT MODIFICATION  
– 1893 TAYLOR ROAD – GOLFLAND SUNSPASH – TORNADO WAVE SLIDE ADDITION -  
FILE # PL14-0488****

**REQUEST**

The applicant requests approval of Conditional Use Permit and Design Review Permit Modifications to construct a new water slide and small receiving pool within the existing water park.

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

**SUMMARY RECOMMENDATION**

The Planning Division recommends that the Planning Commission:

- A. Adopt the two (2) findings of fact for the 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 34 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 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. 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 seven 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 most recent permits and 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.

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 Conditional Use Permit Modification 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 (see Exhibit A).

### **SITE INFORMATION**

- A. Location:** 1893 Taylor Road, NERSP Parcel 17
- B. Total Size:** 11.63 acres
- C. 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.
- D. Topography/Grading:** The site is currently developed.

### **Vicinity Map**



## **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. An additional water slide is consistent with outdoor attractions/activities at a water park. As discussed in the Design Review Permit Modification evaluation, the design of the proposed slide is consistent with other attractions at 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. Previous slide additions have not resulted in increased attendance; but have served to reduce waiting times at all park attractions, as guests will have an additional venue available.

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 Northeast Roseville 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 Roseville Specific Plan (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 Large Amusement 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 Golfland Sunsplash site. Therefore, the large amusement complex use conforms with the requirements of the Zoning Ordinance.

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:** A concern associated with the addition of attractions to the amusement park is the potential parking impacts associated with the new attraction. When Golfland Sunsplash was originally approved, there were no existing parking standards in the Zoning Ordinance for many of the attractions (use types) proposed. Parking requirements for similar amusement facilities in other jurisdictions were

reviewed and parking standards were established as shown in Table 1 below. The parking requirement for water attractions was based on the Zoning Ordinance parking 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 also applied to receiving pools for water slides. Table 1 depicts the current parking requirements for Golfland Sunsplash, including parking requirements associated with this request.

**TABLE 1: PARKING REQUIREMENT FOR GOLFLAND/SUNSPASH SITE**

USE	RATIO	SQ. FOOTAGE	TOTAL # SPACES REQUIRED.
Water Attractions	1:100 s.f. of swimming & receiving pool area	37,160 sq. ft.	372 spaces
Food Service	1:3 seats	326 total seats	109 spaces
Arcade Area	1:200	6,674 sq. ft.	33 spaces
Offices	1:250	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
<b>SUBTOTAL</b>			<b>594 spaces</b>
Previously approved parking reduction			-18 spaces
<b>TOTAL</b>			<b>576 spaces</b>

The applicant is requesting approval to construct an additional water slide and platform. The slide will include a 600 square foot receiving pool at the base of the slide. The parking requirement for water attractions is based on the square footage of the receiving area for the attraction(s). The proposed new slide will increase the total parking requirement for the amusement park (during peak season) to 576 spaces, as reflected in the table above.

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

Park Operating Season	Parking Requirement	Golfland Parking Spaces	Park & Ride Parking Spaces	Total Spaces Available
<b>Peak Period (Late May – October 1<sup>st</sup>)</b>	576	434	398	832
<b>Off-Peak Period (October 1<sup>st</sup> – Late May)</b>	204	434	398	832

As previously referenced, there is a reciprocal parking and access agreement between Golfland Sunsplash 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.

During the off-season the park's water attractions are closed; therefore, the parking requirement is reduced by 372 spaces (water attraction parking requirement), resulting in an off-season parking

requirement of 204 spaces (576-372=204). Available parking at the site exceeds the parking requirement for both peak and off-peak seasons for Golfland Sunsplash.

### **CONDITIONAL USE PERMIT MODIFICATION CONCLUSION**

Based on the evaluation presented above, staff believes the proposed addition of one new water slide and receiving pool 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 and Northeast Roseville Specific Plan.

### **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.

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. The two findings for approval of the Design Review Permit Modification are contained in the Recommendation section of this report.

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 may need clarification.

**Location:** The proposed water slide will be constructed within an area that was previously used as the park facility's corporation yard. This area was used for storage of construction and maintenance materials and miscellaneous park equipment. The corporation yard area has been relocated to another area of the park, adjacent to an interior drive aisle and parking area. The area is now fully enclosed, and is not visible from the public right-of-way.

The proposed slide will be oriented so the highest portion of the slide, including the tower platform, is located within the park's interior area vs. adjacent to the street. Locating the tower platform near the park's interior will reduce the visual impact of the slide. The slide's tower platform will be approximately 160 feet south of East Roseville Parkway.

**Architecture:** The Community Design Guidelines state that buildings should be designed to 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 zoning district, the height limit for structures is 50 feet (50'), unless otherwise modified by a Design Review Permit or Specific Plan.

Through previous Planning entitlement requests, the Planning Commission has approved waterslides and their platform towers to exceed the Highway Commercial height limit of 50 feet. The proposed Tornado Wave water slide has a starting platform height of approximately 64'-6" which is comparable to other slide attractions at the park with heights up to 59 feet.

The vantage point from which the slide platform will be most visible is the elevated portion of East Roseville Parkway, where it crosses the freeway. Due to its location, the new slide and its platform will not impact adjacent properties. Additionally, existing power line towers, approximately 180' in height, are located along the southern edge of the water park. These power line towers are



Figure 1

a highly visible element within the existing visual setting of the park (see Figure 1). Since there are numerous other slide attractions of similar height in the water park, as well as power line towers approximately three times higher than the proposed slide, staff has no objections to the height of the proposed water slide attraction.

Waterslides are available in various colors, and according to the applicant, the current trend is for bright colors such as purples, blues, reds, yellows and greens similar to other park attractions (see Figure 2). Past approvals have not included any recommendations or restrictions regarding the colors of the waterslides.



Figure 2

The platform structure for the new slide will match the materials and colors of the existing platform structures on the site (see Condition 4). Staff believes that, given the existing visual setting, the materials and colors are appropriate for the type of use.

**Infrastructure/Capacities:** The project plans were sent to all City development departments for review to ensure that adequate capacity (water, wastewater, electric facilities) exists to accommodate the additional slide. The City's Environmental Utilities Department has reviewed the project's projected water use. The anticipated increase in water usage attributable to the proposed slide is considered negligible, as the water park is a seasonal operation, only open during a few months of the year. Additionally, the park uses a filtering and recirculation system to continually re-use water within the park, reducing the water demand.

There are no infrastructure or utility capacity issues identified with the project. All departmental comments have been included as conditions for the project.

**Landscaping/Visual Screening:** The City's 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 anticipated entity at a water park, screening to minimize visual impacts is appropriate, given the height exceptions granted for water park attractions.

The proposed waterslide and platform will be most visible from East Roseville Parkway, and properties north of the park. The streetscape on the south side of East Roseville Parkway is lined with mature London Plane trees that provide visual screening of park attractions from the street and nearby properties (see Figure 2).

Staff explored possibilities for additional screening along Roseville Parkway and determined that existing trees are spaced between 25 and 30 feet on center, which leaves no room for additional planting (see Figure 3). The NERSP's Landscape Design Guidelines state that London Plane trees along streets are to be planted at a maximum distance of 35 feet on center.



As discussed above, the slide platform for the proposed slide will be approximately 160' south of 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 project complies with the intent of the Community Design Guidelines and all applicable standards. As such, staff recommends approval of the Design Review Permit Modification.

**Design Review Permit Modification Conclusion:** 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 Northeast Roseville Specific Plan.***

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 Golfland/Sunsplash Amusement Park was accomplished with preparation of the Roseville Golfland/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.

### **RECOMMENDATION**

The Planning Division recommends that the Planning Commission:

- A. Adopt the two (2) findings of fact as stated in the staff report for the Conditional Use Permit Modification – 1893 TAYLOR ROAD – GOLFLAND SUNSPLASH - TORNADO WAVE SLIDE ADDITION - FILE # PL14-0488; and,
- B. Approve the Conditional Use Permit Modification – 1893 TAYLOR ROAD – GOLFLAND SUNSPLASH - TORNADO WAVE SLIDE ADDITION - FILE # PL14-0488, subject to 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 – GOLFLAND SUNSPLASH - TORNADO WAVE SLIDE ADDITION - FILE # PL14-0488; and,
- D. Approve the Design Review Permit Modification – 1893 TAYLOR ROAD – GOLFLAND SUNSPLASH - TORNADO WAVE SLIDE ADDITION - FILE # PL14-0488, subject to 34 conditions of approval listed below.

**CONDITIONS OF APPROVAL FOR PL14-0488 (CUP):**

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 (PL14-0488). (Planning)
2. 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)
3. 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)
4. All conditions of approval from previously approved entitlements shall remain in effect unless modified herein. (All Departments)

**CONDITIONS OF APPROVAL FOR PL14-0488 (DRPMOD):**

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 **November 13, 2016**. 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 13, 2016**. (Planning)
2. The project is approved as shown in **Exhibits A - C**, and as conditioned or modified below. (Planning)
3. All conditions of approval from previously approved entitlements shall remain in effect unless modified herein. (All Departments)
4. Colors and materials of the platform and stairs for the new slide shall match existing slide stairs and platforms. (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. 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)
7. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Public Works)
8. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Public Works)
9. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Public Works)
10. 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)
11. 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)
12. 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)
13. 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)
14. 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)
15. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
16. 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)
17. 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)

18. 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)
19. 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:**

20. 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)
21. 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)
22. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
23. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
24. 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)
25. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
26. 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)
27. 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.
28. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

**OTHER CONDITIONS OF APPROVAL:**

29. 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)
30. 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)
31. 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)
32. 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)
33. 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)
34. 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)

**EXHIBITS**

- A. Site Plan
- B. Elevations
- C. Tornado Wave Elevations (Color) & Design Data

**Note to Applicant and/or Developer:** Please contact the 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 Director at, or prior to, the public hearing.