

**ITEM IV-C: DESIGN REVIEW PERMIT MODIFICATION & CONDITIONAL USE PERMIT –
INFILL PCL 226-304 CEREMONIAL GAZEBO – 1020 SUNDOWN WAY - FILE#
PL16-0138**

REQUEST:

The applicant requests approval of a Design Review Permit Modification to add an approximately 2,800 square foot circular timber gazebo structure at the rear of the existing office building. A Conditional Use Permit is also requested to allow the California Rural Indian Health Board (CRIHB) to hold an annual event, with up to 200 participants on the site.

Applicant/Owner : Mark Lebeau, California Rural Indian Health Board, Inc.

SUMMARY RECOMMENDATION:

The Planning Division recommends that the Planning Commission:

- A. Adopt the two (2) findings of fact for the Design Review Permit Modification;
- B. Approve the Design Review Permit Modification with sixty-one (61) conditions of approval;
- C. Adopt the three (3) findings of fact for the Conditional Use Permit; and
- D. Approve the Conditional Use Permit subject to ten (10) conditions of approval.

BACKGROUND

The project site is located at 1020 Sundown Way within the City's Infill planning area. Sundown Way is accessible from Sunrise Avenue and is approximately 1/4 mile north of the Sunrise Avenue and Cirby Way intersection. The project site is adjacent to City open space and Cirby Creek to the north and west, office development to the east, and single-family and multi-family residential to the south (see Figure 1). The project site has a split zoning designation of Planned Development for professional office and commercial use (PD35) and Floodway (FW) and a split land use designation of Business Professional (BP) and Open Space/Floodplain (OS/FP).

The project site is developed with an approximately 25,000 square foot one-story office building and 100 parking spaces. Development of the site with the current building and associated improvements was approved by the Design Committee on December 19, 2002 through the design review process (DRP 01-74). A Tree Permit (TP 01-59) was also approved to allow encroachment into the protected zone of six native oak trees. Development of the site was limited to the southern portion of the site as the northern portion of the site is located within the Federal Emergency Management Agency (FEMA) regulatory floodplain. There are also several native oak trees within the floodplain area, which are protected by the City's Tree Preservation Ordinance. The project site was recently purchased by the California Rural Indian Health Board (CRIHB) for their business operations.

ENTITLEMENT EVALUATION

The current request is to allow construction of an approximately 2,800 square foot unenclosed circular gazebo in the undeveloped area of the site, at the rear of the office building. Additional improvements to the site include a new ramp and pathway connecting the existing parking area and office building to the gazebo, installation of crushed granite at the base of the gazebo, and a fire pit in the center of the gazebo. The proposed improvements have been evaluated through the Design Review Permit Modification process, as further discussed below.



The gazebo will primarily be used as an outdoor amenity by CRIHB employees for lunch or conversation. During one weekend a year, CRIHB is also requesting to use the gazebo for a special event. The special event will typically be held in the summer and will include conference workshops, health provider demonstrations, traditional foods and other relevant cultural activities. Up to 200 patrons are anticipated at the special event. The special event request has been evaluated through the Conditional Use Permit process, as further discussed below.

1. DESIGN REVIEW PERMIT MODIFICATION EVALUATION

The evaluation of the Design Review Permit Modification has been based on the applicable development and design standards within the City's Zoning Ordinance and Community Design Guidelines (CDG's). Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with the pertinent requirements and guidelines. Project plans are provided as Exhibits A - D. The following discussion is provided as clarification on the proposed modifications included with the Design Review Permit Modification request.

Regulatory Floodplain

The gazebo will be located within the FEMA regulatory floodplain but will not be located within the City's Floodway zoning district. As such, a Flood Encroachment Permit with the City's Planning Division is not required. However, a permit with the Central Valley Flood Protection Board (CVFPB), acting on behalf of FEMA, is required for the encroachment into the regulatory floodplain. Conditions #24-36 require the applicant to obtain the required encroachment permit with CVFPB. The purpose of the permit is to ensure the improvements meet FEMA standards and do not diminish the floodwater conveyance capacity within the creek area. The applicant has

submitted a floodplain analysis (Attachment 2) to show construction of the gazebo will not impact the floodplain. The City's PW Engineering-Floodplain Management Division has reviewed the analysis and supports the findings.

Gazebo Design

The gazebo structure will be constructed of 18-inch timber posts topped with similar timber beams to create a slatted roof (see Figure 2). The gazebo will have a circular footprint that is uncovered in the center. The outer ring of structural posts will be placed on an 80-foot radius from the center and inside posts will be placed on a 56-foot radius from the center. In the center of the gazebo will be a small 48-inch fire pit. The maximum height of the gazebo will be approximately 19-feet tall.



Figure 2 – Gazebo Design

The gazebo will be located at the rear of the office building and will not be visible to the public from Sundown Way. With the original design review permit no structures were proposed in the location of the gazebo due to the regulatory floodplain restrictions. However, as described above, the gazebo will not negatively impact the floodplain area. The gazebo will add a landscape feature to the site. The rustic design of the gazebo includes heavy timber columns and beams that will tie in with the natural environment of the site (see Figure 2). Staff finds the design of the gazebo consistent with the original project approval.

Landscape Improvements

The gazebo will be located on a relatively flat grassy area (see Figure 3). A new concrete pathway will provide a connection to the gazebo from the rear of the office building. The pathway will also connect to an existing walkway that leads to the on-site parking area.



Figure 3 – Existing Conditions

New decomposed granite will be installed at the base of the gazebo. Any disturbed area around the gazebo site will be hydro-seeded with native grasses. The gazebo will be surrounded by existing mature native oaks trees. Given the natural setting of the proposed site, no other landscaping is recommended.

DESIGN REVIEW PERMIT MODIFICATION FINDINGS

Section 19.78.060(C) of the Zoning Ordinance requires two findings of fact be made in order to approve a Design Review Permit Modification, as follows:

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 and the applicable Community Design Guidelines.*

DESIGN REVIEW PERMIT MODIFICATION CONCLUSION

Staff supports the modifications as outlined above and does not suggest any additional changes. Based on the analysis contained in this staff report and with the project conditions the required findings for approval of the Design Review Permit Modification can be made.

CONDITIONAL USE PERMIT EVALUATION

As mentioned above, the subject property has a Planned Development (PD35) zoning designation for professional office and commercial use. The PD35 zone does not identify development standards or permitted uses other than to provide a general direction of the intent to provide professional office and commercial uses on the site. The most similar zoning classification to the PD35 designation would be Business Professional (BP). CRIHB will occupy the existing office building for their professional office use.

A description of CRIHB's annual special event is provided in Attachment 1 and the special event plans are provided as Exhibit E. The proposed outdoor activities associated with CRIHB's annual special event would be classified as a Community Assembly use type. Community Assembly is a permitted use in the BP zone upon approval of a Conditional Use Permit (CUP).

CUP's are evaluated for consistency with the City's General Plan and conformance with the City's Zoning Ordinance, and potential for impacts to the health, safety and welfare of persons who reside or live in the area. Section 19.78.060 of the City of Roseville Zoning Ordinance requires that three findings be made in order to approve a CUP. The three findings are listed below in ***bold italics*** and are followed by an evaluation of the proposal in relation to each finding.

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

The project site has a land use designation of Business Professional. The primary purpose of the BP land use designation is to provide for office uses. The site is developed with an office and will continue to primarily be used for office use. The special event is associated with the CRIHB office use. The General Plan does not contain any policies applicable to special events and relies on the Zoning Ordinance to regulate the location and operation of the special event. As discussed

below, the special event complies with the Zoning Ordinance requirements, and therefore, is consistent with the General Plan.

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

As mentioned, the special event use has been classified as a Community Assembly use type, which is permitted through a CUP. The Zoning Ordinance outlines the process for obtaining a CUP, but does not outline specific development criteria for the use. Instead the CUP application is evaluated to ensure the use is compatible with and will not be detrimental to the public or surrounding properties, as further described in Finding #3 below. With conditions, the proposed use is found to be a compatible use and complies with the required findings of the CUP. The requested CUP therefore conforms with the Zoning Ordinance requirements.

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

The requested CUP will allow CRIHB to hold a special event in the gazebo one weekend a year. As outlined in Attachment 1, the event will include conference workshops, health provider demonstrations, traditional foods and other relevant cultural activities for up to 200 patrons. Event activities will primarily occur within the gazebo. The CRIHB office could also be open for additional event space, but will not be in use for normal office operations during the event. As shown in Exhibit E, temporary portable restrooms will be provided near the gazebo for patrons. The event will occur during daylight hours. Parking for patrons of the event will be available in the 100 on-site parking spaces and along the street on Sundown Way. Additionally, CRIHB has secured an off-site parking agreement for use of 50 spaces during the event at the Bel Air center ¼ mile away from the site at 1039 Sunrise Avenue.

The CUP was evaluated to ensure that the special event would be compatible with the area and would not negatively impact the public or surrounding properties. Conditions #3-10 have been added to address:

- requirements for adequate event parking;
- requirements for traffic control to prevent traffic from backing-up on Sunrise Avenue;
- regulation of noise during the event consistent with the City's Noise Ordinance standards;
- protection of the existing native oak trees; and
- provisions for sanitary facilities and refuse pick-up.

With the conditions of approval, staff does not anticipate any impacts to the adjacent properties or the public from the event. The project has been routed for review and comment by other City Departments and their comments have been included as Conditions of Approval.

CONDITIONAL USE PERMIT CONCLUSION

Based on the analysis contained in this staff report and as conditioned, staff finds that the proposed project is consistent with the findings needed to approve the Conditional Use Permit and meets the requirements of the General Plan and Zoning Ordinance; and therefore, the required findings to approve the Conditional Use Permit can be made.

ENVIRONMENTAL DETERMINATION

The project is Categorically Exempt from environmental review pursuant to Section 15311 of the California Environmental Quality Act (CEQA) pertaining to Accessory Structures and Section 305 of the City of Roseville CEQA Implementing Procedures.

RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions (A-D):

- A. Adopt the two findings as listed in the staff report for the **DESIGN REVIEW PERMIT MODIFICATION – INFILL PCL 226-304 CEREMONIAL GAZEBO – 1020 SUNDOWN WAY - FILE# PL16-0138;**
- B. Approve the **DESIGN REVIEW PERMIT MODIFICATION – INFILL PCL 226-304 CEREMONIAL GAZEBO – 1020 SUNDOWN WAY - FILE# PL16-0138** subject to the sixty-one (61) conditions listed below;
- C. Adopt the three findings of fact as listed in the staff report for the **CONDITIONAL USE PERMIT – INFILL PCL 226-304 CEREMONIAL GAZEBO – 1020 SUNDOWN WAY - FILE# PL16-0138;** and
- D. Approve the **INFILL PCL 226-304 CEREMONIAL GAZEBO – 1020 SUNDOWN WAY - FILE# PL16-0138** subject to the ten (10) conditions listed below.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT MODIFICATION

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 December 8, 2018. 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 December 8, 2018.
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, Electric, Finance)
4. 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)
5. 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 Development Services- Engineering (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 ISSUANCE OF BUILDING PERMITS:

7. 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)
8. A separate Site Accessibility Plan which shows details the project's site accessibility information as required by California Title 24, Part 2, including the existing path of travel, shall be submitted as part of the project Building Permit Plans. (Building)
9. A completed *Accessibility Upgrade Worksheet* and *Cost Table* to establish the owner's obligation up to disproportionate costs (20% of construction costs), and identify the elements and feature of the existing path of travel to be upgraded. (Building)
10. 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)
11. 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)
12. 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 Public Works prior to approval of any plans. (Engineering)
13. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
14. A note shall be added to the grading plans that states:
*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)

15. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
16. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting.(Engineering)
17. A fencing plan shall be shown on the improvement plans indicating the location of temporary fencing around the protected zone of native oak trees within the construction area. (Planning)
18. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, CDD, Planning)
19. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, CDD, Planning)
20. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, CDD, Planning)
21. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
22. If the number of site employees exceed 50, the applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for California Rural Indian Health Board to be reviewed and approved by the Transportation Commission. (Public Works)
23. An Improvement Permit shall be issued by the Development Services Engineering prior to the issuance of a Building Permit for construction of the proposed gazebo. (Engineering, Floodplain)

24. The applicant/developer shall prepare and submit to the City a Central Valley Flood Protection Board (CVFPB) Encroachment Permit Application, Environmental Questionnaire, and provide all necessary supporting documentation for an Encroachment Permit from the Central Valley Flood Protection Board. The City of Roseville will submit the draft Encroachment Permit Application, Environmental Questionnaire, the project's environmental document, and supporting documentation to the CVFPB within 15 days of a complete submittal package received from the applicant/developer. (Engineering, Floodplain)
25. City Permit issuance will not be effective until the expiration of ninety (90) days after the City submits the draft permit application to the CVFPB for approval or the CVFPB approves the draft permit application, whichever occurs first. If the CVFPB takes no action on the draft permit application within ninety (90) days, the City's Flood Encroachment Permit shall be deemed effective. (Engineering, Floodplain)
26. The contractor shall apply for and obtain a grading permit and/or encroachment permit from the Development Services - Engineering Division prior to the start of any work (Engineering, Floodplain)
27. Existing public facilities damaged during the course of construction shall be repaired by the contractor, at the contractor's expense, to the satisfaction of the City. (Engineering, Floodplain)
28. The applicant agrees to incur all costs for compliance with local, State, and Federal permitting. If any conditions issued by other agencies conflict with any of the conditions of this permit, then the applicant shall resolve conflicts between any of the terms and conditions that the agencies might impose under the laws and regulations it administers and enforces. (Engineering, Floodplain)
29. If the applicant does not comply with the conditions of the City's permits and enforcement by the City is required, the applicant shall be responsible for bearing all direct costs associated with the enforcement action, including reasonable attorney's fees. (Engineering, Floodplain)
30. Prior to construction, the applicant shall create a photo record, including associated descriptions, of the existing site conditions, including any public and private property, including improvements, located within or adjacent to the project site. The photo record shall be provided to the City's inspector prior to construction. (Engineering, Floodplain)
31. The applicant shall remove all construction materials and/or other appurtenances that are within the City's Regulatory Floodplain during the flood season from November 1 through April 15. Please note that conditions from other permitting agencies might be more restrictive regarding construction activity within the stream channel, and the most restrictive conditions will apply. (Engineering, Floodplain)
32. Within 90 calendar days of completion of the project, the applicant shall submit as-built drawings and a certification report, stamped and signed by a licensed civil engineer registered in the State of California, certifying the work was performed and inspected in accordance with the City's permit conditions and submitted drawings and specifications. (Engineering, Floodplain)

33. The applicant shall maintain the permitted improvements within the utilized area in accordance with applicable current or future local, State, and Federal standards in the manner required as requested by an authorized representative of the City. (Engineering, Floodplain)
34. The applicant shall be responsible for repair of any damages to the stream banks, floodway, or any other improvements due to construction, operations, or maintenance of the proposed project. (Engineering, Floodplain)
35. If the permitted encroachment results in any adverse hydraulic impact or if the flows being conveyed through the project result in scouring, the applicant shall provide appropriate mitigation acceptable to the City. (Engineering, Floodplain)
36. At the request of either the applicant or the City, the applicant and the City shall conduct joint inspections of the project and floodway after significant flood events or flood seasons to assess the integrity and operation of the project, and to assess and respond to any adverse impacts on the floodway or adjacent properties. (Engineering, Floodplain)
37. If the project, or any portion thereof, is significantly damaged or is to be abandoned in the future, the applicant shall abandon or repair the project under direction of the City, at the applicant's cost and expense. (Engineering, Floodplain)
38. 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 public 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)"
39. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
40. 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. (Environmental Utilities)
41. 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)

42. 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)
43. If this Gazebo is large enough to accommodate an occupant load of greater than 50 people, an annual assembly permit will be required which requires an annual fire inspection.
44. 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
45. 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)
46. 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:

47. The temporary fencing around the native oak trees shall remain in place during the entire construction period. (Planning)
48. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:
 - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.
 - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
49. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
50. If applicable, the applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for the California Rural Indian Health Board to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)

51. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
52. 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)
53. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
54. 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)
55. 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.
56. 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:

57. 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)
58. 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)
59. 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)

60. 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)
61. 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)

CONDITIONS OF APPROVAL FOR THE CONDITIONAL USE PERMIT

1. This conditional use permit approval is valid only upon effectuation of the design review permit modification improvements shown in Exhibit A-D and as conditioned or modified below. (Planning)
2. This conditional use permit is approved as shown in Exhibit E and as outlined in Attachment 1. (Planning)
3. CRIHB shall maintain an agreement for a minimum of 50 additional parking spaces to be available for use by patrons during the annual event. A regular shuttle shall be provided to patrons of the additional parking area if the location is greater than a ¼ mile away and not within walking distance as approved by the Planning Division. (Planning)
4. Prior to and during the annual event, CRIHB shall provide patrons with the locations of available parking. Patrons shall be encouraged to carpool and use alternative transportation. (Planning)
5. CRIHB shall provide traffic control and parking control during the event to prevent traffic from impacting public streets. The City's Development Services Division shall approve the traffic control plan at least one month prior to the annual event. (Planning)
6. During the event, the noise levels shall remain within the limits of the City's Noise Ordinance. (Planning)
7. No vehicles or structures are allowed within the protective zone of any native oak tree. (Planning)
8. The appropriate provisions for solid waste collection/disposal shall be provided during the event. All temporary solid waste items shall be removed within two days of the conclusion of the annual event. (Planning)
9. Sanitation facilities shall be provided for patrons of the event and shall be cleaned on a regular basis. All temporary sanitation facilities shall be removed within two days of the conclusion of the annual event. (Planning)
10. Following the event, the site shall be returned to its original condition. (Planning)

ATTACHMENTS

1. CRIHB Project Description
2. Floodplain Analysis (dated November 15, 2016)
3. Bel Air Reciprocal Parking Agreement

EXHIBITS

- A. Site Plan
- B. Floor Plan, Sections & Rendering
- C. Grading & Drainage Plan
- D. Landscape Plan
- E. Special Event Staging Plan