



DEVELOPMENT SERVICES – PLANNING DIVISION
311 Vernon Street
Roseville, CA 95678
(916) 774-5276

January 23, 2015

Bridgeway Christian Church
Attn: Justin Storm
3735 Placer Corporate Dr.
Rocklin, CA 95765

Consolidated Communications
Attn: John Apostolos
P.O. Box 969
Roseville, CA 95661

SUBJECT: Project Name – Bridgeway Christian Church
FILE #: **PL14-0389**
City Wide Job #: 140087

On **JANUARY 22, 2015**, the *Planning Commission* **APPROVED** the request for a **CONDITIONAL USE PERMIT** to allow a community assembly use (Bridgeway Christian Church) to operate within a General Industrial (M2) zone, and a **DESIGN REVIEW PERMIT MODIFICATION** to allow a small expansion of an existing building, located at **8150 INDUSTRIAL BL.**

EXPIRATION DATE

You have two (2) years from the date of the Planning Commission approval in which to effectuate the permit, or else the **CONDITIONAL USE PERMIT AND DESIGN REVIEW PERMIT MODIFICATION** approval becomes null and void.

The expiration date of this request is **JANUARY 22, 2017.**

EXTENSION OF PERMIT

You may request that a permit be extended for a period up to a maximum of one (1) year. An application for an extension shall be submitted to the Planning Department prior to the expiration date indicated above. No notice will be sent to you prior to the date of permit expiration.

YOU WILL BE RESPONSIBLE FOR REQUESTING ANY EXTENSION.

FEE NOTIFICATION

Per Government Code Section 66000, et seq, this notice shall serve as notification that the 90 day appeal period has begun in which the applicant may protest the imposition of fees, dedications, reservations, or other exactions imposed under the provisions of Government Code Section 66020 to the City Council. The appeal shall be filed in writing or on a form provided by the City stating the reasons for the appeal as provided for in Government Code Section 66020. **The appeal shall be filed with the City Clerk.**

APPEAL PROCEDURE

The decision of the Planning Commission is final unless appealed. This decision must be appealed to the **City Council** by filing a written appeal and paying the required fee **within ten (10) calendar days of January 22, 2015. The appeal shall be filed with the City Clerk.**

You may be precluded from filing a lawsuit to challenge this decision unless you use this opportunity for administrative appeal and raise any issues you believe to be wrongly decided.

Persons wishing to commence a court case challenging this decision must do so within ninety (90) days of the final decision (after all administrative appeals are exhausted) pursuant to Code of Civil Procedures Section 1094.6. (See Roseville City Council Resolution No. 82-8).

CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL FOR A CONDITIONAL USE PERMIT

1. The Conditional Use Permit shall be effectuated upon issuance of an occupancy permit by the Building Department. This permit shall expire on **January 22, 2017** if not effectuated by that time. Prior to said expiration date, the applicant may apply for an extension of time, provided that this approval shall not be extended beyond **January 22, 2018**. (Planning, Building)
2. The church operations and functions shall be operated in a manner consistent with the Operations Plan as provided in Exhibit A, which includes a capacity limitation of 1,375 attendees. The specific special event uses listed in the Operations Plan (Christmas Eve services, extra services during Easter, and Vacation Bible School) are permitted as part of this Conditional Use Permit. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Initial Study for the Bridgeway Christian Church (Exhibit C and D). (Planning)
4. Applicant is hereby advised that surrounding properties are zoned for a broad range of heavy industrial uses, and currently contain existing industrial uses, and can accommodate substantial additional future industrial development. Such development can operate on a 24-hour daily basis.
5. Prior to occupancy, a Traffic Management Plan (TMP) shall be submitted to and approved by the Engineering Division. The TMP shall clearly detail the types of traffic control measures being implemented prior to and after services. Per the Bridgeway Christian Church Traffic Impact Study, prepared by Fehr & Peers, traffic control personnel shall be placed at the first internal intersections at the East Driveway and Southwest Driveway to manage the flow of traffic and ensure that inbound traffic does not spill back onto Washington Boulevard or Industrial Avenue. (Engineering)
6. Should on-site traffic management prove to be ineffective (i.e. inbound traffic has difficulty entering the site), then the City shall have sole discretion to require services to be moved from 30 minutes to 45 minutes apart. (Engineering)
7. Coordinate with the Engineering Division prior to holding any special events with an expected attendance exceeding 1,100 people, unless it is a special event which has occurred before, and for which prior coordination is documented. If requested by City staff, submit a traffic management plan to the Engineering Division for review and approval prior to holding the special event. (Engineering)

8. Permits required for any change in use, occupancy type, remodel of any structure, mechanical, plumbing, electrical, restrooms, accessibility, etc. must meet code in use at time of submittal. Current code is 2013 CBC. (Building)
9. The proposed change in use to a place of assembly may require the upgrade of the automatic fire alarm system depending on the final occupancy load calculated by the building official. The upgraded fire alarm system will have an impact on the entire building. All amendments, standards, policies and our fee scheduled 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 & Life Safety Division for information. (Fire)
10. The required fire department access with a turning radii of 30 and 50 feet respectively shall be continued without interruption similar to our typical driving patterns. This is especially critical at all entry points and interior parking aisles to this complex in which our drivers are expected to maneuver our apparatuses without obstructions. All amendments, standards and policies 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)
11. Adequate radio coverage (800MHz) shall be provided within all buildings for public safety agencies, as required by Roseville Municipal Code and the California Fire Code. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials.

Adequate radio coverage shall include all of the following:

- a. A minimum signal strength of 95 dBm available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.
 - b. A minimum signal strength of 95 dBm received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
 - c. The frequency range that must be supported shall be 821–824 MHz and 866–869 MHz.
 - d. A 100% reliability factor. (Fire, Police)
12. The design and installation of all fire protection equipment and/or hazardous materials 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. All amendments, standards, policies and our fee scheduled 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 Prevention Division for information. (Fire)

CONDITIONS OF APPROVAL FOR A DESIGN REVIEW MODIFICATION

1. This design review permit modification approval shall be effectuated within a period of two (2) years from **January 22, 2015** and if not effectuated shall expire on **January 22, 2017**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval shall not be extended beyond **January 22, 2018**. (Planning)
2. The project is approved as shown in Exhibit B and as conditioned or modified below. (Planning)
3. The project shall comply with the originally-approved Conditions of Approval for the project (DRP 97-65, see Attachment 1), as applicable, and except as modified by these Conditions. (Planning)

4. The design, materials, and color of the building addition shall be consistent with the existing building. (Planning)
5. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
6. A Sign Permit is required for all project signs. (Planning)
7. 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)
8. Once this common work location generates 50 or more employees, the property owner shall prepare a new Transportation Systems Management (TSM) plan and agreement to be reviewed and approved by the Transportation Commission. (Alternative Transportation)
9. Install a bench under the canopy at the main entrance to be used as a waiting area for Dial-A-Ride service. (Alternative Transportation)
10. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Public Works, Environmental Utilities, Electric, Finance)
11. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Public Works)
12. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works (Public Works)
13. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)
14. 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)

NOTICE TO PROJECT APPLICANT

All materials introduced at a public hearing or included with the project's staff report, including but not limited to exhibits, photographs, video or audio tapes, plan sets, architectural drawings, models, color and materials palettes, and maps must be retained by the Planning Division as a part of the public record for one year following the City's final action on the project. Official project file materials will be kept in conformance with the Division's adopted retention schedule. Color renderings and material boards will be disposed of after the project is built and the project receives a certificate of occupancy or at the end of one year, whichever is later.