



PLANNING
CITY OF ROSEVILLE
TRADITION ■ PRIDE ■ PROGRESS

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DATE: July 24, 1998

TO: Timothy Mattheis
Wenell Mattheis Bowe
246 E. Main Street
Stockton, CA 95202

Dave Anderson
Johnson Ranch Racquet Club
2600 Eureka Road
Roseville, CA 95661

FROM: Planning Department

FILE #: CUP 98-05 AND DRP 98-21

On July 23, 1998, the Planning Commission **APPROVED** the request for a **CONDITIONAL USE PERMIT TO ALLOW FOR OUTDOOR RECREATION AND A DESIGN REVIEW PERMIT TO ALLOW FOR THE CONSTRUCTION OF A 24,272 SQUARE FOOT RECREATION BUILDING, OUTDOOR POOL, SEVEN LIGHTED TENNIS COURTS AND ONE BASKETBALL COURT AND RELATED SITE IMPROVEMENTS INCLUDING PARKING, SITE AND BUILDING LIGHTING, PERIMETER FENCING AND SITE LANDSCAPING** located at **2600 EUREKA ROAD (JOHNSON RANCH RACQUET CLUB ANNEX)**.

EXPIRATION DATE

You have two (2) years from the date of the Planning Commission approval in which to obtain a building permit, or else the **Conditional Use Permit** and **Design Review Permit Approvals** become null and void.

The expiration date of this request is **July 23, 2000**.

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 twenty (20) calendar days of July 23, 1998. 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. 82-8i).

CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT

1. The Conditional Use Permit approval for the Johnson Ranch Racquet Club Annex shall be effectuated by **July 9, 2000**, or the permit shall expire and become null and void. 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 **July 9, 2000**. (Planning)
2. The Site Plan is approved as shown in Exhibits B and C and as modified below:
 - a) The applicant shall construct the additional nineteen (19) space portion of the parking lot with the initial project construction. (Planning)
 - b) All outdoor activities including but not limited to the pools, tennis courts, basketball court and recreation field area shall be restricted to the hours of operation from 7:00 a.m. to 10:00 p.m. (Planning)
 - c) The public address system shall be designed so as not to generate sound levels in excess of 45 dB Leq and 65 dB Lmax at the nearest residential property lines. The speakers shall be positioned to orient away from the direction of nearby residences and be held no more than two (2) feet above grade at the speaker location. The Planning Department shall review the final public address system design for conformance to these criteria.
 - d) During special events and peak hours operation overflow parking shall be provided within the outdoor recreational activity area. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Johnson Ranch Racquet Club Annex Negative Declaration. (Planning)
4. The applicant shall add the Johnson Ranch neighborhood association to the mailing list for distribution of the Club's monthly newsletter.

DESIGN REVIEW PERMIT

1. The Design Review Permit approval for the Johnson Ranch Racquet Club Annex shall be effectuated by **July 9, 2000**, or the permit shall expire and become null and void. 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 **July 9, 2000**. (Planning)
2. The project is approved as shown in Exhibits B through L and as modified below. (Planning)
3. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
4. The applicant shall not commence with any on-site improvements until such time as grading and improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works (Engineering)

5. 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 THE ISSUANCE OF BUILDING PERMITS

6. Parking stalls shall meet, or exceed, the following minimum standards:
- a) All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all handicapped stalls shall abut a 6" raised curb or concrete bumper. (Planning)
 - b) Standard -- 9 feet x 18 feet; Compact--8 feet x 16 feet; Handicapped Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be handicapped van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
 - c) Handicapped parking stalls shall be located as close as possible to the primary entrance to the building. The total number of accessible parking spaces shall be established by Table 11B-7 of the UBC. (Building)
 - d) Handicapped spaces and crosswalks shall be signed, marked and maintained as required by Title 24 amendments of the Uniform Building Code. (Building)
 - e) Handicapped accessible parking and exterior route of travel shall comply with the 1994 UBC, Sections 1129B and 1127B. (Building)
7. The Site Plan is approved as shown in Exhibits B and C and as modified below:
- a) The applicant shall provide a minimum of six (6) bicycle parking spaces on site such that the bicycle racks do not encroach into the required four (4) foot wide accessible path of travel. (Planning)
 - b) The height of the masonry wall located along the western property line shall be measured from the highest grade on which the wall is located and shall be eight (8) feet in height. (Planning)
 - c) The eight (8) foot high masonry wall shall extend approximately seventy (70) feet south of the future pool area, to the satisfaction of the Planning Department. (Planning)
 - d) All outdoor activities including but not limited to the pools, tennis courts, basketball court and recreation field area shall be restricted to the hours of operation from 7:00 a.m. to 10:00 p.m. The outdoor activity hours of operation shall be revisited six months after the club opens.(Planning)
 - e) The public address system shall be designed so as not to generate sound levels in excess of 45 dB Leq and 65 dB Lmax at the nearest residential property lines. The speakers shall be positioned to orient away from the direction of nearby residences and be held no more than two (2) feet above grade at the speaker location. The Planning Department shall review the final public address system design for conformance to these criteria.
 - f) The applicant shall construct the additional nineteen (19) space portion of the parking lot with the initial project construction. (Planning)
 - g) During special events and peak hours of operation overflow parking shall be provided within the outdoor recreational activity area. Signs shall be placed at entries to the parking lots and the facility recommending members park in the overflow area and not off-site. (Planning)
 - h) The maintenance access gates in the masonry wall along Wringer Dr. shall be constructed of solid material and shall not be an open type fencing/gate. During special events, the gates shall remain closed. (Planning)

- i) The applicant shall add the Johnson Ranch neighborhood association to the mailing list for distribution of the Club's monthly newsletter.
8. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
9. 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)
10. The Landscape Plan shall comply with the Southeast Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
11. The tree plantings in the parking lot shall be designed to provide a minimum of 43.5% shade coverage after 15 years, per Exhibit G. (Planning)
12. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
13. 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)
14. Building permit plans shall comply with all applicable code requirements (Uniform Building Code - UBC, Uniform Mechanical Code - UMC, Uniform Plumbing Code - UPC, Uniform Fire Codes - UFC and National Electrical Code - NEC), California Title 24 and the American with Disabilities Act - ADA requirements, the Roseville Building Security Ordinance, 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)
15. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
16. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a) Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing City streets, as required by Engineering.
 - b) Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to ensure silt free discharge from the project site. It is incumbent upon the applicant to ensure that a silt free discharge is achieved. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
 - c) A rough grading permit may be approved by Engineering prior to approval of the improvement plans. (Engineering)
 - d) Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
17. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
18. All existing asphalt sidewalks on Eureka Road shall be removed from the site and replaced with an 8 foot wide concrete meandering pedestrian path. (Engineering)

19. All storm drain shall be collected on site and be routed to the nearest City storm drain pipe, while maintaining natural drainage basins. All pipes shall be underground. (Engineering)
20. The main driveway to the facility shall be a standard "Type A-7" driveway, 35 feet in width, and restricted to right turn in and out movements only. A standard right turn curb flare shall be installed on Eureka Road to access the driveway. The driveway shall be restricted to right turn movements only. (Engineering)
21. A standard commercial driveway shall be installed on Ashland Drive across from Nelson Drive as access to the utility road for emergency and maintenance vehicle access road only. (Engineering)
22. The applicant shall pay for 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 and sewer 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)
 - d) The proposed routes shall be shown, if established, for any proposed water transmission main through your project. The main will be constructed by others but cooperation and coordination will be required of your Engineer and Contractor.
24. A Transportation Systems Management (TSM) Plan for Johnson Ranch Racquet Club Annex shall be approved by the Transportation Commission, if the number of employees exceeds 50 persons. (Transportation)
25. Trash enclosure(s) and approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
 - a) Trash enclosures shall have an inside turning radius of 25 feet. An outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. The location of the enclosure shall be rotated to the east to provide a 65' clear approach, to the satisfaction of the Refuse Department (Refuse).
26. Fire apparatus access roads shall be provided to within 150 feet of all structures and combustible storage piles. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (Fire)
27. Vertical clearances or widths shall be increased when, in the opinion of the Fire Chief, vertical clearances or widths are not adequate to provide fire apparatus access. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (32 tons) and shall be provided with a surface so as to provide all-weather driving capabilities. Said access shall be provided prior to any construction or storage of combustible materials on site. (Fire)
28. The required fire flow for the protection of the proposed project is 2,000 gallons per minute with 20 pounds residual water pressure. This flow is based on the premise that the structure is to be of Type III-N rated construction with the

installation of a full coverage automatic fire sprinkler system, and is reflective of the proposed square footage amounts. A change in any of the conditions may increase the required fire flow. (Fire)

29. An approved water supply capable of supplying the required fire flow for fire protection shall be provided for the site. The location, number and type of fire hydrants connected to the water supply shall be provided as required and approved by the Fire Department. Fire hydrants shall be in service and accessible to the fire department apparatus by roads meeting the requirements of the Fire Code. (Fire)
- a) Two on-site fire hydrants are required for the project. These may include any existing hydrants serving the site. Please show the locations of any existing fire hydrants serving the site. Note: The Utility Drawing (UP3) shows one (1) on-site hydrant. Provide a second on-site hydrant adjacent to the fire department access road at the entry point from the main parking lot off of Eureka Road.
 - b) Fire department connections serving building automatic fire sprinkler systems shall be located between 10' and 40' from an accessible fire hydrant. Show the location of the fire sprinkler system control valve and fire department connection on the revised utility drawing.
 - c) Provide hydraulic calculations for the dead-end 10" water main serving the two (2) on-site hydrants, which demonstrates that the line is capable of flowing the required fire flow at 20 PSI residual pressure.
 - d) The Landscape Drawing (UP6) shows a tree situated at the location of the proposed on-site fire hydrant. Revise the landscape drawing to provide a minimum clearance of three feet from all required fire protection devices. (Fire)
30. An automatic fire-extinguishing system shall be installed as required by the Fire Code. Such systems shall be installed in accordance with the *City of Roseville Fire Sprinkler System Design Guidelines* and shall be reviewed and approved by the Fire Chief. All design and installation work is to be performed by a California State Licensed C-16 (Fire Protection) contractor. (Fire)
31. When the proposed project is to be provided with perimeter security fencing, fire apparatus access and occupant exiting shall be considered. All vehicular access gates shall comply with the Uniform Fire Code requirements and shall be equipped with approved Knox and Opticom emergency vehicle access devices. If pedestrian gates are designed as part of the overall exiting system, they shall comply with the exiting provisions of the Uniform Building Code. Plans shall be submitted to the Fire Department for review and approval prior to installation. (Fire)
32. An approved access walkway shall be provided to all exterior doors and openings required by either the Uniform Fire Code or the Uniform Building Code. A concrete sidewalk or other approved hard surface will meet the intent of the access walkway requirement. (Fire)
33. 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
34. All on-site external lighting fixture types and the placement thereof shall be reviewed by the Planning Department. Site lighting shall be installed such that the lights are directed to have no off-site glare. Lighting within the parking areas shall provide a maintained minimum of one (1) foot candle of light. All exterior light fixtures shall be vandal resistant. (Planning & Police)
35. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning & Police)

36. 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

37. 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)
38. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a) A 12.5 foot wide public utilities easement along all road frontages and a 35' landscape easement along Eureka Road and 20' landscape easement along Ashland Drive and Wringer Drive roadway frontages.
 - b) Water and sewer easements as necessary to service all planned and proposed City Mains. This includes the potential water main conditioned above.

Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Engineering)

39. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Engineering, Environmental Utilities, Electric)
40. The following note shall be added to the improvement plans:
- To minimize dust/ grading impacts during construction the applicant shall:
- a) Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.
 - b) Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
 - c) Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
 - d) Ensure that construction vehicles are washed prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
 - e) The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (Engineering)

41. This project falls within the commercial land use category of the Strap Ravine Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)
42. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. (Engineering)
43. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
44. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
45. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
46. A Transportation Management Agreement for Johnson Ranch Racquet Club Annex shall be approved by the City Council. (Transportation)
47. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
48. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
49. **Restaurants or other food services.** The developer shall install exterior grease interceptor if the proposed business could potentially discharge any grease type product. (Environmental Utilities)
50. During construction streets and roads shall be identified with approved temporary signs. An approved sign shall be placed at all access points to the project during construction. The sign shall identify the project name and address, as approved by the City. Such signs shall be visible and legible from the street fronting the project. (Fire)
51. The project shall be addressed as 2600 Eureka Road. The approved address numbers shall be placed on the building by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address numbers shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be contrasting in color with their background and shall be illuminated. (Fire)
52. The applicant shall properly identify all required fire lanes in accordance with the Fire Department Fire Lane Standard. (Fire)
53. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices. (Fire)
54. Automatic fire sprinkler system risers shall be accessible from the outside of the building by an approved door, and shall be separated from the rest of the building. (Fire)
55. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
56. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

57. 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)
58. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
59. 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)
60. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
61. 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.
 - c) In cases where the metered service panel is not directly outside accessible, as outlined above, remote metering will be required. Contact the electric metering supervisor at (916)774-5637 for remote metering requirements. (Electric)
62. 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)
63. The developer will install 4-5" concrete encased conduits along the western property line within the existing 25' Public Utility Easements for future underground 60kV power lines. (Electric)

OTHER CONDITIONS OF APPROVAL

64. The applicant shall pay City's actual cost for providing plan check, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities)
65. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
66. The project shall comply with all required environmental mitigation identified in the Johnson Ranch Racquet Club Annex Negative Declaration. (Planning)
67. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
68. 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)
69. In accordance with the City's Noise Ordinance, the hours of project construction shall be noted on the project plans and shall be limited to the following:

7:00 a.m. to 7:00 p.m. (Monday through Friday)
8:00 a. m. to 8:00 p.m. (Sat., Sun., & Holidays) (Planning)

70. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
71. 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)
72. 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)
73. 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)
74. 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)
75. **Restaurants or other food services.** The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
76. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)
77. An approved manual fire alarm system shall be provided throughout the building in accordance with the Fire Code. Activation of the fire alarm system shall immediately initiate an approved prerecorded message announcement using an approved electrically supervised voice communication or public address system which is audible above the ambient noise level of the occupancy. (Fire)
78. An approved emergency plan shall be provided for the project. Said plan shall be in accordance with Section 1303.4 of the Fire Code. (Fire)

NOTICE TO PROJECT APPLICANT

Color exhibits, materials and maps may be picked up from the Planning Department at the end of the appeal period following the Commission hearing. With exception of color renderings and material boards, all materials will be disposed of after the end of the appeal period. Color renderings and material boards will be disposed of after the project is built and the project receives a certificate of occupancy.