

ITEM 6.2: **Conditional Use Permit and Design Review Permit – 1590 Vineyard Road – INFILL PCL 211 – Quick Quack Car Wash – File #PL22-0272**

REQUEST

The applicant requests approval of a Conditional Use Permit and a Design Review Permit to allow a ±4,300 square foot automatic car wash facility, with 23 vacuum spaces on a ±2-acre parcel with associated parking, lighting, and landscaping improvements.

Applicant – Robert Chandler, Stantec Architecture
Property Owner – Shaw Family Properties LP

SUMMARY RECOMMENDATION

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

1. Adopt the Quick Quack Car Wash Initial Study Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and
2. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to two (2) conditions of approval; and
3. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-six (66) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The project site is located on a single parcel totaling approximately ±2-acres in the Infill area of the City. The project is located at 1590 Vineyard Road, at the northwest corner of Vineyard Road and Opportunity Drive (see Figure 1). The site is partially improved with surface parking, lighting, and landscaping, while a large portion of the site is undeveloped. The site has a zoning designation of Planned Development 408B (PD408B)



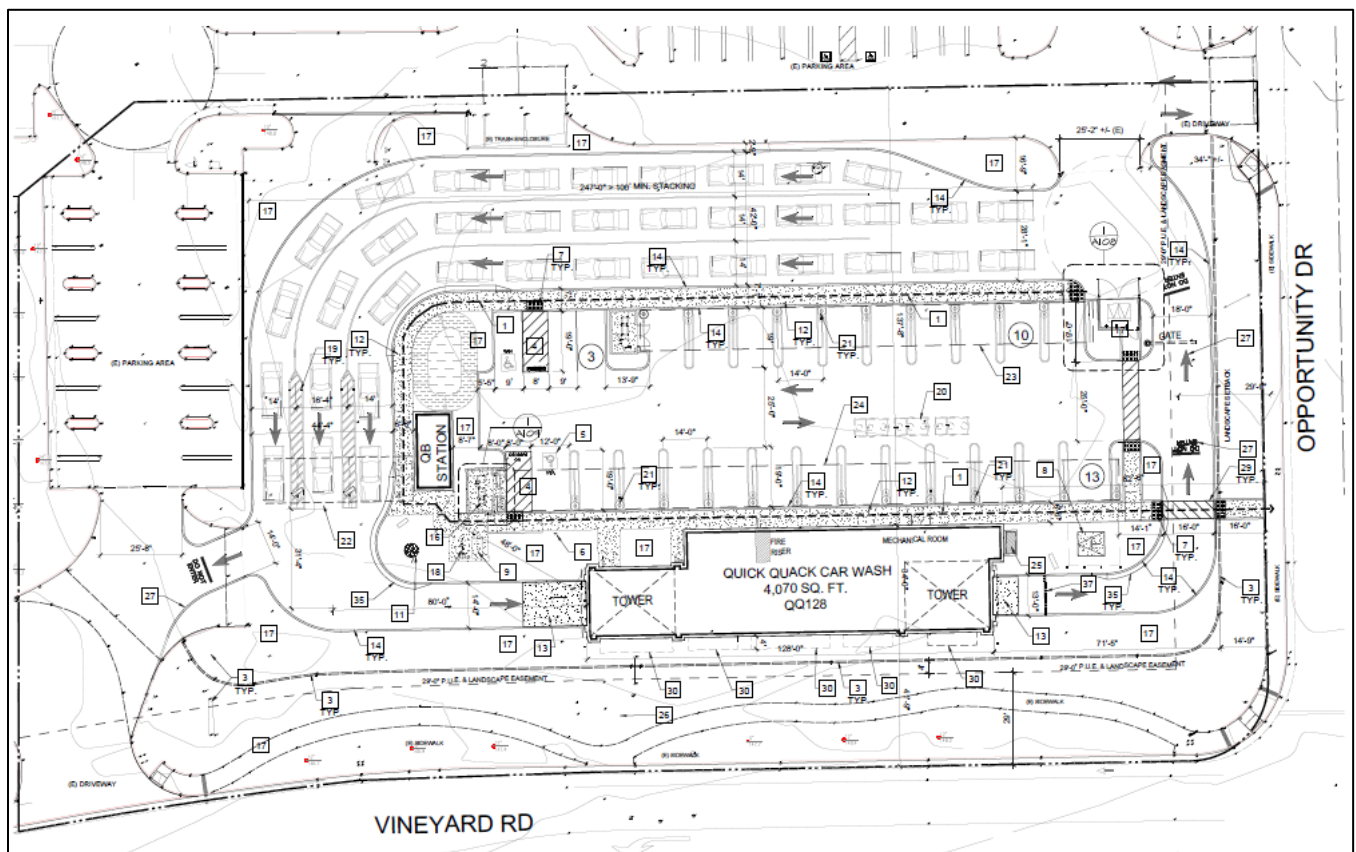
and a General Plan land use designation of Community Commercial (CC). Surrounding uses include a commercial and office buildings to the north, single-family dwelling units and a commercial business to

the east, professional and industrial uses to the south, and an existing gasoline station with a convenience store and car wash to the east.

In 1999 the Planning Commission approved a Design Review Permit (DRP) and Conditional Use Permit (CUP) (files DRP 98-54 and CUP 99-03) to allow the development of a Chevron service station with associated convenience market and automatic car wash at the northeast corner of Foothills Boulevard and Vineyard Road. As part of the approval of the Chevron station street improvements included construction of two (2) driveways, one on Foothills Boulevard and the second on Vineyard Road that would be shared driveways with the future commercial development to the north and east of the Chevron station. Following the construction of the Chevron station, in 2004 the Design Committee approved the request for a DRP to construct a 22,600 square foot commercial building north of the Chevron station. In addition to the DRP, the Design Committee approved a Lot Line Adjustment (LLA) to realign the internal lot lines between the three (3) commercial parcels. Thereafter, on September 21, 2006, the Design Committee approved a DRP (file #2006PL-102) to allow construction of two (2) office buildings totaling 42,650 square feet with associated site improvements. The subject site was originally proposed with a two-story 23,500 square foot office building.

The requested entitlements will facilitate the development of a 3,400 square foot automatic car wash facility, with 23 vacuums, an ancillary 250 square foot storage building, and on-site improvements (see Figure 2). The requested entitlements include a Conditional Use Permit (CUP) to allow an automatic carwash facility in the PD408B zone, and a DRP to evaluate the building architecture and site improvements.

Figure 2: Proposed Site Plan



SITE INFORMATION

Location: 1590 Vineyard Road

Total Size: ±2 acres

Topography and Setting: The project site is an infill property located in an urbanized setting. The site includes frontage on Vineyard Road, which is a four-lane roadway with center auxiliary lane and includes a detached sidewalk and landscape improvements. The project site is relatively flat with a slight rise toward the north of the site. There are currently no structures on the property, but the site is partially improved with surface parking, lighting, and landscaping along the west property line.

EVALUATION – CONDITIONAL USE PERMIT

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 *italicized, bold print* 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 and any applicable specific plan.

The project site is zoned PD408B and has a land use designation of CC. Primary uses intended for the CC land use category include retail stores and businesses selling a full range of goods and services. The project is located within the Infill area of the City and is not subject to a Specific Plan; however, because the project site is within a Planned Development (i.e., PD408B) the special overlay designation restricts specific uses from locating on the property. Where the Zoning Ordinance imposes a more stringent development standard the Zoning Ordinance shall govern. The Zoning Ordinance states that carwash facilities are permitted in the CC zone upon approval of a CUP. Similarly, the PD408B states that “other uses which, in the opinion of the Planning Commission would be similar to and/or compatible with C-2 (Central Business District) uses by virtue of conditional use permit approval” requires a CUP. Based on the General Plan definition for CC land use and the PD408B zoning overlay on the property, the proposed project is consistent with the land use designation with approval of the required CUP.

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

As previously mentioned above, the project site is within a Planned Development. Carwash facilities are identified in the Zoning Ordinance as a conditionally permitted use. Therefore, upon approval of a CUP the project would be consistent with the requirements of the Zoning Ordinance. Other Zoning Ordinance standards such as parking requirements and building height are discussed in more detail under the Design Review Permit evaluation section.

3. The location, size, design and operating characteristics of the proposed 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 or improvements.

The proposed project site is surrounded by a commercial and office buildings to the north, single-family dwelling units and a commercial business to the east across Opportunity Drive, professional and industrial uses to the south across Vineyard Road, and an existing gasoline station with a convenience store and car wash to the east. As automatic car wash facilities include several noise sources (i.e., vacuums, air dry blowers, vehicles stacking, and other equipment), City staff required the preparation of a site-specific noise study to evaluate the potential for conflicts with the City’s Noise Ordinance and potential impacts to sensitive receptors. The City’s General Plan Noise Element identifies sensitive receptors as places where people normally sleep, such as residences, lodging, hospitals, and assisted

living facilities—in this case, the nearest sensitive receptor are the existing single-family dwelling units across Opportunity Drive.

An Environmental Noise Assessment was prepared by MD Acoustics in October of 2022. According to General Plan Noise Element Table IX-3, an acceptable exterior noise level during daytime hours (7:00 am to 10:00 pm) for stationary noise sources is 50dBA Leq, or an average sound level of 50 decibels, with a maximum allowable level of 70 dB. On page 16 of the noise study (see Attachment 1), existing background noise levels were collected at three different locations around the project site, including at the northeast corner of the site adjacent to Opportunity Drive. The study found that the primary existing noise source on the project site is the traffic on Vineyard Road and Opportunity Drive, which measured 59.6 Leq at the highest recorded data point. These measurements were taken at the northern and western property line along the project site.

The study evaluated several noise-generating components of the project, including the carwash dryers/blowers and vacuums. SoundPLAN (SP) an acoustical modeling software was utilized to model future worst-case stationary noise. The software allows the user to input specific noise sources, spectral content, sound barriers, building placement, topography, and sensitive receptor locations. The future worst-case noise level projections were modeled using referenced sound level data for the various stationary on-site sources (vacuums and car wash blowers at the exit). The SP model assumes a total of 23 vacuums and the dryer systems are operating simultaneously (worst-case scenario) when the noise will, in reality, be intermittent based on how many customers are at the car wash. All other noise-producing equipment (e.g., compressors, pumps) will be housed within mechanical equipment rooms. The results of the SP model are illustrated in Table 1 below.

Table 1: Worst-Case Predicted Operational Noise Levels (dBA)

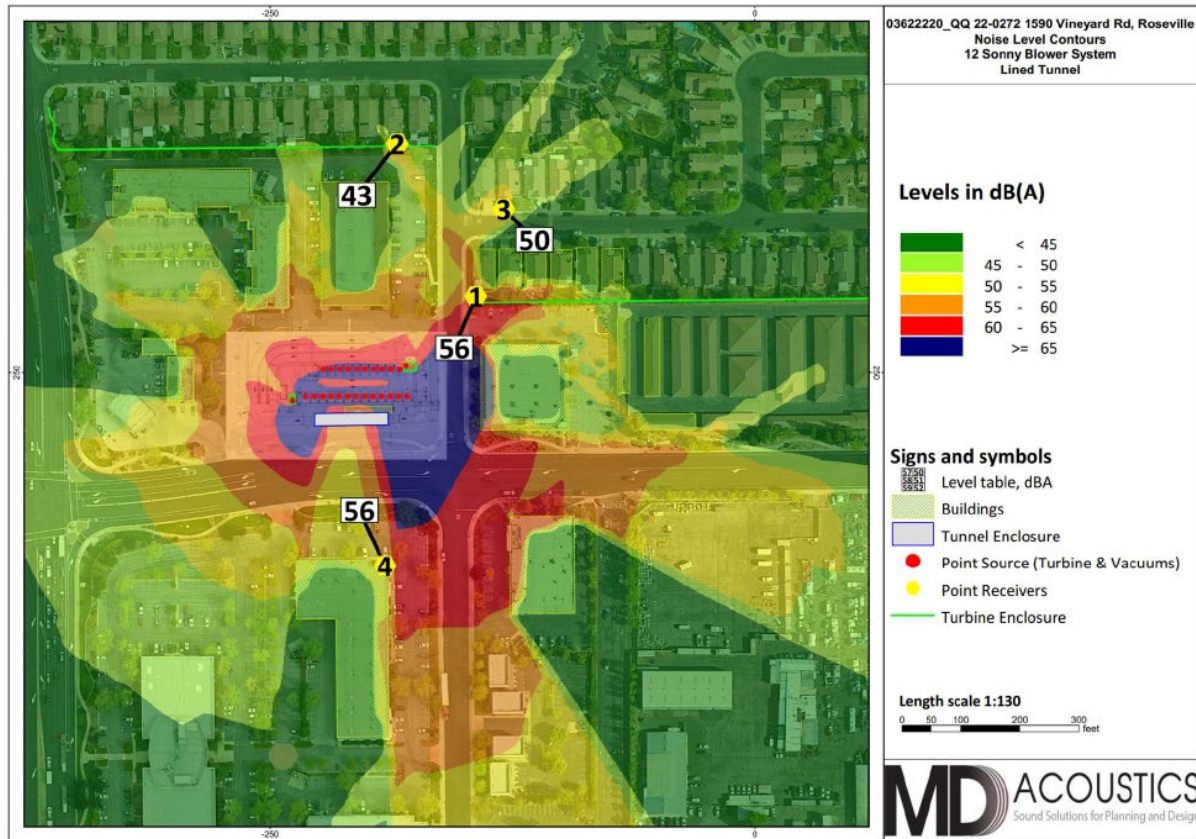
Receptor ¹	Existing Ambient Noise Level (dBA, Leq) ²	Project Noise Level (dBA, Leq) ³	Total Combined Noise Level (dBA, Leq)	Daytime (7AM - 10PM) Non Transp. Noise Limit (dBA, Leq)	Change in Noise Level as Result of Project
1	58	56	60	61	2
2	57	43	57	60	0
3	57	50	58	60	1
4	60	56	61	63	1

Notes:

- ¹ Receptors 1 thru 4 represent sensitive receptors.
- ² See Appendix A for the ambient noise measurement.
- ³ See Exhibit F for the operational noise level projections at said receptors.

The model found that the project noise levels will increase the ambient noise at the existing sensitive receptors by a maximum of 2 dBA. Figure 3 below from the study shows the project noise contours. Based on the total combined noise levels, the project is still within the City's maximum noise levels.

Figure 3: Project Noise Contours



As part of the project design, the carwash tunnel and vacuum stations are oriented to place the loudest equipment as far from the residents as possible within the constraints of the site. Staff worked with the applicant early on in the process to see if the building orientation of the car wash tunnel could be moved and faced away from the existing sensitive receptors, but based on the on-site queuing that is anticipated to occur from the use, the applicant elected to keep the site layout as originally proposed to accommodate for all queuing to occur on-site. The exit for the tunnel, where the air dryers are located, are on the east side of the tunnel, oriented towards the existing commercial building. The vacuum stalls are to the north of the building, behind the building and not visible from Vineyard Road. In addition, the building and air dryers will be approximately 150 feet from the nearest single-family dwelling unit, with landscaping, a two-lane roadway and a six-foot masonry wall. As the proposed project is not anticipated to exceed noise standards at the property line during daytime hours (established by the Municipal Code Section 9.24.100 as 7:00 AM to 10:00 PM), no mitigation measures are recommended; however, the project includes a CUP, which will include a condition of approval to limit the hours of operation to 7:30 AM -8:30 PM Monday through Friday and 8:00 AM to 8:30 PM on weekends and holidays (CUP Condition #2), this condition of approval is consistent with other previously approved automatic car wash facilities in the City.

EVALUATION – DESIGN REVIEW PERMIT

The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City's Zoning Ordinance and the City's Community Design Guidelines (CDG). Section 19.78.060(B) of the City of Roseville Zoning Ordinance requires four findings of fact be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in *italicized, bold* text and are followed by an evaluation of the project in relation to each finding.

1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses; provides adequate drainage for the project; and allows beneficial use to be made of the site for development.

The project site has been previously rough graded, and no wetland or other significant natural features are on the site. The site is partially improved with surface parking, lighting, and landscaping, while a large portion of the site is undeveloped. Grading of the property will be necessary to construct the parking areas and the building pads. The project will direct all stormwater from the site into the storm drain system. The project has been reviewed by the City's Engineering Division and has been designed consistent with City standards related to drainage improvements and stormwater quality facilities. The proposed use is consistent with the site's commercial land use designation and will develop an underutilized parcel.

2. The project site design as approved provides open space; access; vehicle parking; vehicle, pedestrian and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas; landscaping; irrigation; and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.

The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City's Zoning Ordinance and the City's CDG. Staff reviewed the project proposal for consistency with all applicable standards and found the project to be consistent with the pertinent requirements and guidelines. The following sections of evaluation focus on areas of interest.

Access and Circulation

Ingress and egress for the project site will be provided via two existing driveways. One entrance will be provided from Vineyard Road and the second will be provided via Opportunity Drive. The project site will also be accessible through the existing Vineyard Pointe commercial center driveway along Foothills Boulevard.

The drive through lane will begin at the northeast corner of the site, along Opportunity Drive, and split into three stacking lanes, providing adequate space for waiting vehicles. Overflow traffic will not impact public right-of-way. The site is designed with an emergency exit at the southwest corner of the site, adjacent to the Chevron station. In the event a customer needs to exit the site, they would be allowed to do so by exiting through this "Exit only" driveway. Once customers exit the car wash tunnel, they will have the option to enter the parking area with the vacuum spaces or exit the site. Customers will be allowed to exit the site to Opportunity Drive or through the commercial center. The site plan shows that an accessible path of travel will connect to the existing pedestrian facilities along the Opportunity Drive and Vineyard Road frontage. Although the use is auto-oriented, a bicycle rack and storage area are provided on-site.

The CDG requires that all car washes and automatic teller machines provide a minimum of 100-feet of stacking distance that does not conflict with the on-site parking and circulation system. As proposed, the inside lane of the stacking area has approximately 240-feet of stacking distance measured from the project entrance to the car wash building entrance. The total stacking distance for the three lanes is approximately 750-feet. The site is designed to provide ample room for vehicles to stack and to be contained on-site without interrupting the on-street flow of traffic.

The City's Engineering Division and Fire Department also concluded there is adequate emergency vehicle and refuse access for the project site. The existing driveways are designed to accommodate all users of the center and the future users of the project site. Overall, the project site circulation is intuitive and meets City standards.

Parking

According to Section 19.26.030 of the Zoning Ordinance, automatic car wash facilities require one (1) parking space per drying and vacuum area plus 100 linear feet in front of the car wash for stacking. The project proposes 23 vacuum stalls spaces, plus two (2) standard stalls and one (1) accessible stall apart from the customer vacuum stalls. In addition, the site plan shows the existing 18 parking spaces will remain on the west side of the proposed car wash facility. The entry area for the carwash facility includes three stacking lanes which are a minimum of 240 linear feet long, exceeding the minimum requirement. The proposed project provides adequate parking for the use, exceeding Zoning Ordinance standards.

Landscaping and Lighting

Landscaping for the project site includes frontage improvements along Opportunity Drive and partial improvements along Vineyard Road, around the perimeter of the site, and within the parking lot. The landscape around the perimeter of the site includes a mix of trees and shrubs that include species such as Sawleaf Zelkova and Red Crape Myrtle trees. The landscape palate is consistent with the CDG. Further, the CDG requires that 50-percent of the paved parking areas be shaded by trees at 15-year maturity. The landscape plans indicate that 51-percent of the parking lot will be shaded through a combination of Drake Lacebark Elm and the proposed vacuum canopies.

The project will consist of building-mounted light fixtures that complement the style of the building and parking lot lighting. The parking lot lighting is conditioned to comply with the CDG, which requires a minimum of one foot-candle of lighting in the parking areas and 0.5 foot-candles of lighting in the pedestrian walkways. Light standards will be shielded to ensure there is no off-site glare. As conditioned, all lighting shall be installed and directed to have no off-site glare.

- 3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.***

Similar to the surrounding buildings, the project incorporates a similar color palette consistent with the center and the office building to the north. The project is designed to fit with the surrounding neighborhood and is consistent with other developments in the City. The proposed automatic car wash facility incorporates variations in the rooflines, architectural treatments, colors and materials as recommended by the CDG. The building materials primarily consist of Honed Concrete Masonry and Coronado stone applied strategically throughout both the automatic car wash building and the quarterback station. The Coronado stone is used around the base of both buildings and used as columns to frame the car wash building towers. The car wash building southern elevation is further defined through the use of exterior faux windows with metal canopies. Figure 4 illustrates the south and west building elevations, and Figure 5 illustrates the north building elevation.

Figure 4: South and West Car Wash Building Elevations



Figure 5: North Car Wash Building Elevations



- 4. The design of the public services, as approved, including, but not limited to, trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.***

The equipment for the facility will be housed within the building, which includes an equipment room. All rooftop mechanical equipment will be sufficiently screened from public view by the building parapets. A new single trash bin will be screened within a new trash enclosure. The enclosures will surround the three non-accessible sides of the trash container and will be surrounded by landscaping. In the event the State of California requires a recycling and organics bin for the car wash facility, DRP condition of approval #33 will require the tenant to utilize the existing trash enclosure located on the northwest portion of the property.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. On November 29, 2022, the applicant held a virtual public informational meeting. Notice of this meeting was mailed to all property owners within 300 feet of the project. In attendance were City staff and the applicant. One member of the public attended and asked questions about the project. The resident in attendance did not express opposition of the project. On February 1, 2023, the applicant held a second virtual public informational meeting. Like the first meeting, a notice of the second meeting was mailed to all property owners within 300 feet of the project. This time only staff and the applicant were in attendance, no members of the public were in attendance.

A notice of the public hearing was published in the Roseville Press Tribune on April 27, 2023 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. No comments have been received as of publication of the staff report.

ENVIRONMENTAL DETERMINATION

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project pursuant to the provisions of the California Environmental Quality Act (CEQA). The IS/MND was released April 20, 2023 for a period of 20 days, ending on May 10, 2023. No comments pertaining to the adequacy of the environmental document were received by the time of staff report publication. As the project is located on an Infill parcel and is not within a Specific Plan area, mitigation measures to establish procedure in the event of inadvertent discoveries of subsurface cultural and tribal cultural resources, are included with the Mitigation Monitoring and Reporting Program. Staff recommends that the Planning Commission adopt the Quick Quack Car Wash Mitigated Negative Declaration, included as Exhibit A of this report.

RECOMMENDATION

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

1. Adopt the Quick Quack Car Wash Initial Study Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and
2. Adopt the three (3) findings of fact and approve the **CONDITIONAL USE PERMIT – 1590 VINEYARD ROAD – INFILL PCL 211 – QUICK QUACK CAR WASH – FILE #PL22-0272** subject to two (2) conditions of approval; and
3. Adopt the four (4) findings of fact and approve the **DESIGN REVIEW PERMIT – 1590 VINEYARD ROAD – INFILL PCL 211 – QUICK QUACK CAR WASH – FILE #PL22-0272** subject to sixty-six (66) conditions of approval.

CONDITIONS OF APPROVAL FOR A CONDITIONAL USE PERMIT – FILE #PL22-0272

1. The project is approved as shown in Exhibits A - I and as conditioned or modified below. (Planning)
2. The hours of operation shall be as follows:
 - a) 7:30 AM until 8:30 PM (Monday through Friday)
 - b) 8:00 AM until 8:30 PM (Saturday, Sunday, and Holidays)

CONDITIONS OF APPROVAL FOR A DESIGN REVIEW PERMIT – FILE #PL22-0272

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **May 11, 2023** and if not effectuated shall expire on **May 11, 2025**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **May 11, 2026**. (Planning)
2. The project is approved as shown in Exhibits A - I and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Quick Quack Car Wash Initial Study Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. The project shall be addressed as 1590 Vineyard Road. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)
5. 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. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
6. 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)
7. 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 have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
8. 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. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)

- b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; 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 Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
11. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
12. The project Landscape Plans shall comply with the following:
- a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Public Works)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d. The landscape plan shall comply with the Community Design Guidelines and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - e. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
 - f. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)

- g. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
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. A separate Architectural 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)
15. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
16. 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)
17. 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 Development Services – Engineering Division prior to approval of any plans. (Engineering)
18. 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)
19. 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)
20. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
21. 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, which includes trash capture requirements. 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 enter into a maintenance agreement with the City for the maintenance of the proposed BMP's. (Engineering)

22. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
23. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
24. 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, Development Services – Engineering Division will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
25. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
26. 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)
27. 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)
28. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
29. 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 feet 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 shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)

30. The car wash must recycle 75% or more of the water used. (Environmental Utilities)
31. Trash enclosures, recycling areas, and enclosure 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)
32. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
33. A new single bin trash enclosure is required for the tenant. If the State requires recycling and organics in the future, the tenant shall utilize the existing enclosure located on the northwest portion of the property. (Refuse)
34. 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)
35. 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)
36. 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
37. 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)
38. 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)
39. 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:

40. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers 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 preventer 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 preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
41. Easement widths shall comply with the City's Improvement Standards and Construction Standards. 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. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)
42. Inspection of the potable water supply system on new commercial/industrial/office projects shall be as follows:
- a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
43. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
44. 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)
45. 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)
46. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
47. **Restaurants or other Food Service Establishment (FSE).** The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)
48. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)
49. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or

prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)

50. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
51. 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)
52. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
53. 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)
54. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
55. 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:

56. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
57. 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)
58. 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)
59. 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)

60. 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)
61. 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)
62. 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)
63. 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 that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
64. 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 Division Field Inspector at the time of or prior to the foundation inspection. (Building)
65. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO 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 Certificate of Occupancy. (Building)
66. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include 10 copies of the following:
 - a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
 - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c. An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

ATTACHMENT

1. Environmental Noise Assessment

EXHIBITS

- A. Quick Quack Initial Study Mitigated Negative Declaration
- B. Site Plan & Floor Plans
- C. Elevations, Colors, & Materials

- D. Landscape Plan
- E. Lighting Plan
- F. Horizontal Control Plan
- G. Preliminary Grading Plan
- H. Preliminary Utility Plan
- I. Stormwater Plan

Note to Applicant and/or Developer: Please contact Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.