

ITEM 6.1: Rezone, Conditional Use Permit, and Design Review Permit – 1100 Orlando Av. – INFILL PCL 229 – Bee Shine Carwash – PL22-0316

REQUEST

The applicant requests approval of a Rezone to change the zoning designation of 1.23 acres of Neighborhood Commercial (NC) to Community Commercial (CC); a Conditional Use Permit to allow the carwash use in the CC zone; and a Design Review Permit for a 4,542 square foot automatic carwash facility with 21 vacuum spaces, nine (9) parking spaces, and associated site improvements.

Applicant- Kurt Wagenknecht, K12 Architects, Inc.
Owner – Jesse Angeles

SUMMARY RECOMMENDATION

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

1. Adopt the Bee Shine Carwash Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
2. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
3. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to two (2) conditions of approval; and
4. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-eight (68) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The proposed project is located at 1100 Orlando Av., on approximately 1.23 acres within the Infill area of the City. The property is surrounded by Orlando Av. to the south and east, Auburn Bl. to the west, and an on-ramp to I-80 to the north (Figure 1). The current zoning designation of the site is Neighborhood Commercial (NC), with a land use designation of Community Commercial (CC).

The site is developed with an approximately 6,000 square foot building and several rail cars, as well as associated site improvements. The site has predominantly been used as a restaurant and nightclub since it was constructed in the late 1980's with the Roseville Junction project (File # SR 86-63). In April of 2008, the property owners applied for a Zoning Interpretation (File # ZI-000020) to allow operation of the nightclub use for the business known as "The Station". The request and subsequent appeals were denied by City Council, as various modifications to the building throughout the years had invalidated the legal nonconforming status of the use. The site is currently vacant.

The currently proposed project would allow an approximately 4,542 square foot automatic carwash facility with vacuum stalls, parking, and other site improvements. All existing structures would be removed from the site. Hours of operation for the proposed carwash are 8:00 AM to 9:00 PM, seven days a week. The proposed project requires a rezone from NC to CC to allow the proposed carwash use, as well as a Conditional Use Permit (CUP) and Design Review Permit (DRP) to evaluate the proposed project and design.

Figure 1: Project Location



EVALUATION – REZONE

Zoning Ordinance Section 19.86.050 specifies that recommendations for approval or denial of a rezone shall include consideration of the proposed amendment’s consistency with:

- 1. The public interest, health, safety, or welfare of the City, and**
- 2. The General Plan and any applicable Specific Plan of the City of Roseville.**

The existing General Plan land use designation of the property is Community Commercial (CC), and the existing zoning designation of the property is Neighborhood Commercial (NC). The project site is not within a Specific Plan area. The applicant proposes to change the zoning designation of the parcel from NC to Community Commercial (CC) to allow development of the proposed carwash facility with the approval of a Conditional Use Permit (CUP).

The proposed zoning change is consistent with the General Plan land use for the site. The City of Roseville General Plan provides a list of compatible “Implementing Zones” for each land use designation (General Plan Table II-10), which establishes what zoning designations are considered compatible with the applicable General Plan land use designation. Both the NC and CC zone districts are considered implementing zones for the CC land use; however, the NC zone is generally more restrictive to reduce incompatibility between commercial and residential uses. According to Section 19.12.010 of the Zoning Ordinance, the NC zone is intended to be applied to properties “in close proximity to residential areas providing for convenient retail and personal service facilities”. In comparison, the CC zone is intended to

“serve the principal retail shopping needs of the entire community by providing areas for shopping centers, and other retail and service uses.”

Although the project site is currently zoned NC, the location is relatively isolated from the neighborhood to the east. The project site is bordered by Auburn Bl., a minor arterial roadway; Orlando Av., a collector roadway; and an on-ramp to Interstate 80 to the north. Pedestrian access to the site is limited due to the location of the freeway on-ramp, and pedestrian facilities along the northeast corner of the site are incomplete. Additionally, while there are two gas stations to the south and southwest of the project site that are within the NC zone, the commercial properties to the east of Orlando Av. are zoned CC and are located between the project site and a residential neighborhood. Modifying the zoning designation of the site would extend the existing CC zone district and create more consistency within the area. Therefore, staff finds that the proposed CC zone district is appropriate for the site.

EVALUATION – CONDITIONAL USE PERMIT

The evaluation of the Conditional Use Permit (CUP) will focus on the compatibility of the carwash facility with the surrounding land uses. As part of the compatibility evaluation, staff evaluated noise impacts and consistency with the findings listed in the Zoning Ordinance. The CUP allows the City to place operational conditions on the use which may be modified by the Planning Commission. Section 19.78.60 of the City of Roseville Zoning Ordinance requires that three findings be made to approve a CUP. The three findings are listed below in ***bold, italicized*** text and are followed by an evaluation 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 land use and proposed zoning designation for the subject property is CC. The purpose of the CC land use category is to provide a broader range of goods and services to an expanded service area. Primary uses within the CC land use category include retail stores and businesses selling a full range of goods and services. The project is located within an Infill area of the City, and is not subject to a Specific Plan; therefore, this evaluation is based on the General Plan land use designation and the zoning designation. The Zoning Ordinance states that carwash facilities are permitted in the CC zone upon approval of a CUP. Based on the General Plan definition for CC land use and the Zoning Ordinance provisions, 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 stated, the project proposes a rezone of the site from NC to CC. Carwash facilities are identified in the Zoning Ordinance as conditionally permitted uses, provided a CUP is approved. The proposed use is consistent with the Zoning Ordinance definition for an automatic carwash and is therefore consistent with the Zoning Ordinance upon approval of the CUP.

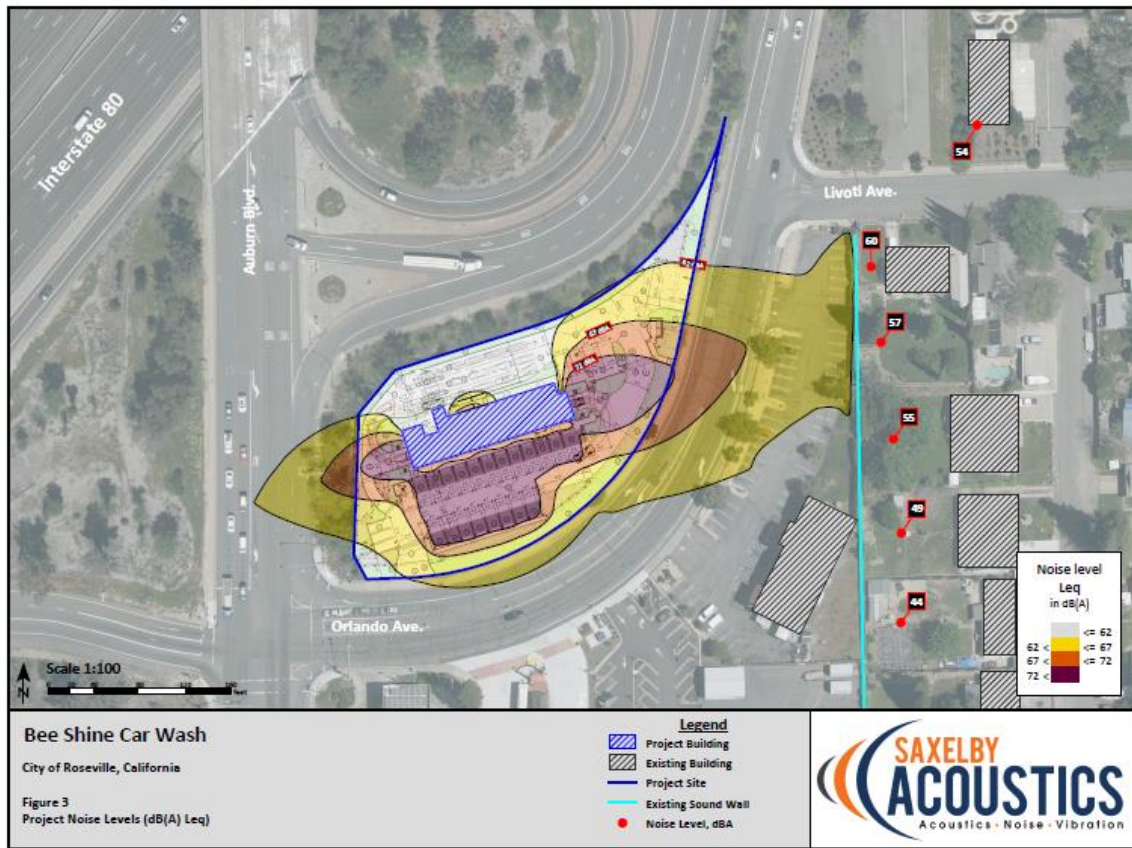
3. The location, size, design, and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property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

The proposed project site is surrounded on all sides by roadways, with residential uses located to the east of Orlando Av. As automatic carwash 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 is the residential subdivision to the east of Orlando Av.

An Environmental Noise Assessment was prepared by Saxelby Acoustics in March of 2023. 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 7 of the noise study, included in Attachment 1 of the Initial Study/Mitigated Negative Declaration (Exhibit A of this report), existing background noise levels were collected at various points throughout the site. The study found that the primary existing noise source on the project site is the traffic on Interstate 80 to the northwest of the project site., resulting in an average noise level at the eastern property line (adjacent to Orlando Av.) to be 65 dBA Leq at the lowest. The study also measured ambient noise at the two nearest residential property lines, approximately 650 feet from the centerline of I-80, and 670 feet from the centerline of I-80. The Leq levels at these properties were found to be 61 and 60 dBA Leq, respectively.

Figure 2 – Project Noise Contours



The study evaluated several noise-generating components of the project, including the carwash dryers, semi-central vacuum producer, rooftop HVAC, and parking lot. The data used in the study relied on manufacturer’s data, as well as Saxelby Acoustics data from similar carwash operations. A model (SoundPLAN noise prediction model) incorporated the sound power levels for the proposed carwash tunnel, existing and proposed buildings, terrain type, and locations of sensitive receptors, noise levels would not exceed 62 dBA Leq at the property line of the subject property. The study indicates that the most significant source of noise on the site would be vehicle circulation, rather than any mechanical equipment associated with the carwash use. Figure 2 of this report shows the project noise contours.

Due to the shape of the subject parcel, the carwash tunnel and vacuum stations are oriented towards the east and south. The exit for the tunnel, where the air dryers are located, are on the east side of the tunnel, oriented towards Orlando Av. and Livoti Av. The vacuum stations are to the south of the tunnel, closer to Orlando Av. The nearest home is located on the east side of Orlando Av., approximately 175 feet from the property line of the proposed project site. As the proposed project is not anticipated to exceed noise standards at the property line and only operate during daytime hours, no mitigation measures are recommended; however, the project includes a CUP, which will include a condition of approval to limit operations to daylight hours (CUP Condition #2). At the time of staff report publication, no comments or concerns were received by staff regarding the proposed project. No impacts to health, safety, or welfare of persons working or residing in the area are anticipated as a result of the proposed project.

EVALUATION – DESIGN REVIEW PERMIT

The evaluation of the project is based on the applicable development standards within the City’s Zoning Ordinance and the design standards of the Community Design Guidelines (CDG). Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with the pertinent requirements and guidelines. Section 19.78.060 of the City of Roseville Zoning Ordinance requires that four findings be made to approve or conditionally approve a Design Review Permit (DRP). The four findings are listed below in ***bold, italicized*** text, and are followed by an evaluation.

- 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 is currently developed with a vacant restaurant, comprised of a building and rail cars, as well as a parking area. The site does not retain natural features. The existing improvements will be removed to accommodate the proposed project. The project will direct all stormwater from the site into the storm drain system. Additionally, the project design has been reviewed by affected City Departments and will comply with City standards.

- 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 and 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.***

Access and Circulation: The proposed project is located on Orlando Av., at the northeast intersection of Orlando Av. and Auburn Bl. The site has two driveways, one to the south (near the intersection of Auburn Bl. and Orlando Av.) and one towards the northeast end of the site. These existing driveways will be used by the proposed development; however, the southern driveway will be restricted to emergency vehicle access only. Sidewalks are constructed along the perimeter of the site, except for the northern property line, which is adjacent to the Interstate 80 on-ramp. Sidewalk facilities end to the north of the subject parcel. The stacking lane will begin on the north side of the carwash tunnel and split into three lanes, providing adequate space for waiting vehicles. Overflow traffic will not impact public right-of-way. Once users exit the carwash tunnel, they will have the option to enter the parking area with the vacuum spaces. The site plan shows that an accessible path of travel will connect to the existing pedestrian facilities along the Orlando Av. frontage.

Parking: According to Section 19.26.030 of the Zoning Ordinance, automatic carwash facilities require one parking space per drying and vacuum area plus 100 linear feet in front of the carwash for stacking. The project proposes 21 vacuum stall spaces and nine (9) open parking spaces. The entry area for the

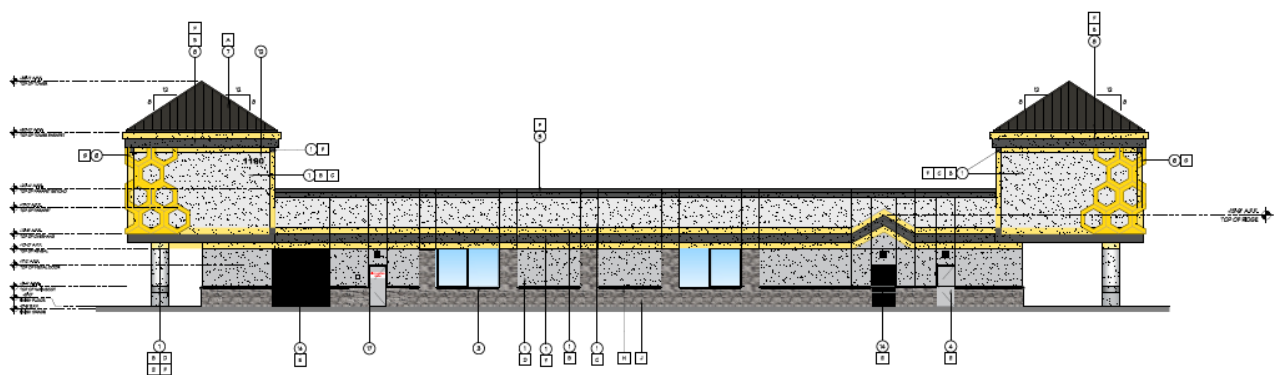
carwash facility includes three stacking lanes of approximately 150 linear feet each, exceeding the minimum requirement. The proposed project provides adequate parking for the use, exceeding Zoning Ordinance standards.

Landscaping: The project includes landscaping around the perimeter of the site, with a larger landscape area along the Orlando Av. frontage. The Community Design Guidelines require 20 feet of landscaping along a street frontage unless otherwise specified; however, due to existing constraints and the unique shape of the parcel, the landscape planter along Orlando Av. averages 15 feet in depth and narrows to approximately 12 feet. Landscape planter widths around the perimeter of the site are between four (4) and six (6) feet deep, and include a mix of trees and shrubs that include species such as Chinese Pistache, Australian Willow, and Crape Myrtle trees. The landscape palate is consistent with the CDG. Additionally, the CDG require that 50-percent of the paved parking areas be shaded by trees at 15-year maturity. The landscape plans indicate that 54-percent of the parking lot will be shaded. In addition to landscaping, the vacuum parking spaces will have canopy coverage to shade vehicles during vacuuming.

- 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.***

The proposed building includes variations in the rooflines, architectural treatments, colors, and materials, as recommended by the Community Design Guidelines (CDG). The carwash tunnel building incorporates a variety of materials, including stucco, stacked stone, metal accents, and a standing seam metal roof. The colors include grey tones for the stucco and stone, with a yellow as an accent color throughout. The tunnel opening is accented with a tower feature and the honeycomb detail to represent the business brand. The site also includes a knee wall to shield the vacuum area, which uses the same stacked stone as the main building. The colors, variety of materials, and overall design are consistent with the Community Design Guidelines.

Figure 3: Carwash Tunnel South Elevation



- 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.***

Most of the equipment for the proposed use is housed within the building, which includes an equipment room. The project includes a new trash enclosure along the eastern frontage of the property. The

enclosure will include materials consistent with the main carwash building, and will be surrounded by landscaping on three sides. Therefore, the treatment of service areas is consistent with the CDG.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received.

A neighborhood meeting was held at the Maidu Community Center on February 15, 2023. Notices were sent to all neighbors within a 300 foot radius of the project site. No one attended the meeting. Staff communicated with one individual who received a notice, and discussed the history of the site. No concerns about the proposed carwash use were received. A public notice of the Planning Commission hearing was published on June 8, 2023, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

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 May 3, 2023 for a period of 20 days, ending on May 23, 2023. No comments pertaining to the adequacy of the environmental document were received during the public review period. 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 Bee Shine Carwash 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 Bee Shine Carwash Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.
2. Recommend the City Council adopt the findings of fact and approve the Rezone.
3. Adopt the findings of fact as stated in the staff report and approve the **Conditional Use Permit – 1100 Orlando Av.– INFILL PCL 229 – Bee Shine Carwash– PL22-0316** subject to two (2) conditions of approval.
4. Adopt the findings of fact as stated in the staff report and approve the **Design Review Permit – 1100 Orlando Av.– INFILL PCL 229 – Bee Shine Carwash– PL22-0316** subject to sixty-eight (68) conditions of approval.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT FILE #PL22-0316

1. The project is approved as shown in Exhibits A-G and as conditioned or modified below. (Planning)
2. The hours of operation shall be as follows:
 - a) 8:00 AM until 9:00 PM (Monday through Sunday)

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FILE #PL22-0316

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **June 22, 2023** and if not effectuated shall expire on **June 22, 2025**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **June 22, 2026**. (Planning)
2. The project is approved as shown in Exhibits A - G and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in Bee Shine Carwash Mitigated Negative Declaration and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. The project shall be addressed as 1200 Orlando Avenue. 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 11B 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, Engineering)
 - 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. Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)
 - f. 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)
 - g. 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)
 - h. 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. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed suite addressing for individual tenant spaces within the building. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
15. 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)
16. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
17. 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)
18. 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)
19. 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)
20. 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)
21. 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)
22. Bike parking and clean air/carpool vehicle spaces shall be provided per the currently adopted California Green Building Standards or Transportation System Management Ordinance (R.M.C. Chapter 11.33). Bike rack/locker design and designated vehicle parking space markings and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).

23. The applicant shall provide a 35' wide Type S driveway for the main access to the site on Orlando Avenue. An EVA with approved fire access gate shall also be provided, located just east of Auburn Boulevard along Orlando Avenue. (Engineering)
24. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
25. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
26. 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)
27. 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)
28. 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)
29. 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)
30. 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)
31. The applicant will need to submit civil improvement plans directly to Citrus Heights Water District for approval of the water system. (Engineering)
32. The applicant shall pay all applicable sewer fees. (Environmental Utilities)
33. 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. Sewer mains 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)
34. The carwash must recycle 75% or more of the water used. Documentation of the wash process and recycled water utilized shall be submitted by the applicant and approved by the City prior to improvement plan approval. (Environmental Utilities)
35. 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)
36. 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)
37. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
38. 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)
39. 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)
40. 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
41. 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)
42. 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)

43. 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:

44. 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)
45. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
46. 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)
47. 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)
48. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)

49. 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)
50. 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)
51. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
52. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
53. 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)
54. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
55. 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)
56. 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)
57. 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:

58. 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)
59. 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)
60. 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)
61. 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)

62. 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)
63. 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)
64. 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)
65. 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)
66. 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)
67. 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)
68. 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 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)

Exhibits

- A. Bee Shine Carwash Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
- B. Rezone
- C. Site Plan and Details
- D. Floor Plans
- E. Elevations
- F. Grading and Utility Plans
- G. Preliminary Landscape Plans

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