

**ITEM 6.1: Conditional Use Permit and Design Review Permit – 300 N. Sunrise Avenue – INFILL PCL 188 – Quick Quack Car Wash – File #PL24-0744**

**REQUEST**

The project is a request for a Conditional Use Permit to allow a car wash in the Planned Development 16 (PD16) zone and a Design Review Permit to construct an approximate 3,700-square-foot Quick Quack Car Wash building with two vehicle queuing lanes, 15 vacuum stalls, associated parking, and landscaping. The existing building on the site will be demolished.

Applicant – Isaac Anzlovar, Barghausen Consulting Engineers  
Property Owner – Roseville Partnership

**SUMMARY RECOMMENDATION**

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

1. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to four (4) conditions of approval; and
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty (60) 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 a 1.23-acre parcel located within the City's Infill planning area, at the northwestern corner of N. Sunrise Avenue and Lead Hill Boulevard (see Figure 1). The site has a zoning designation of Planned Development 16 (PD16) and a land use designation of Community Commercial (CC). The PD16 zone district was established by Ordinance #976 in July 1965. The purpose of a PD zone district is to establish specific allowable land uses and development standards, however, the PD16 zone district does not include any specific requirements.

Surrounding uses include retail uses to the north and west, the Automall to the east across N. Sunrise Ave., and auto sales and a gas station to the south across Lead Hill Blvd.

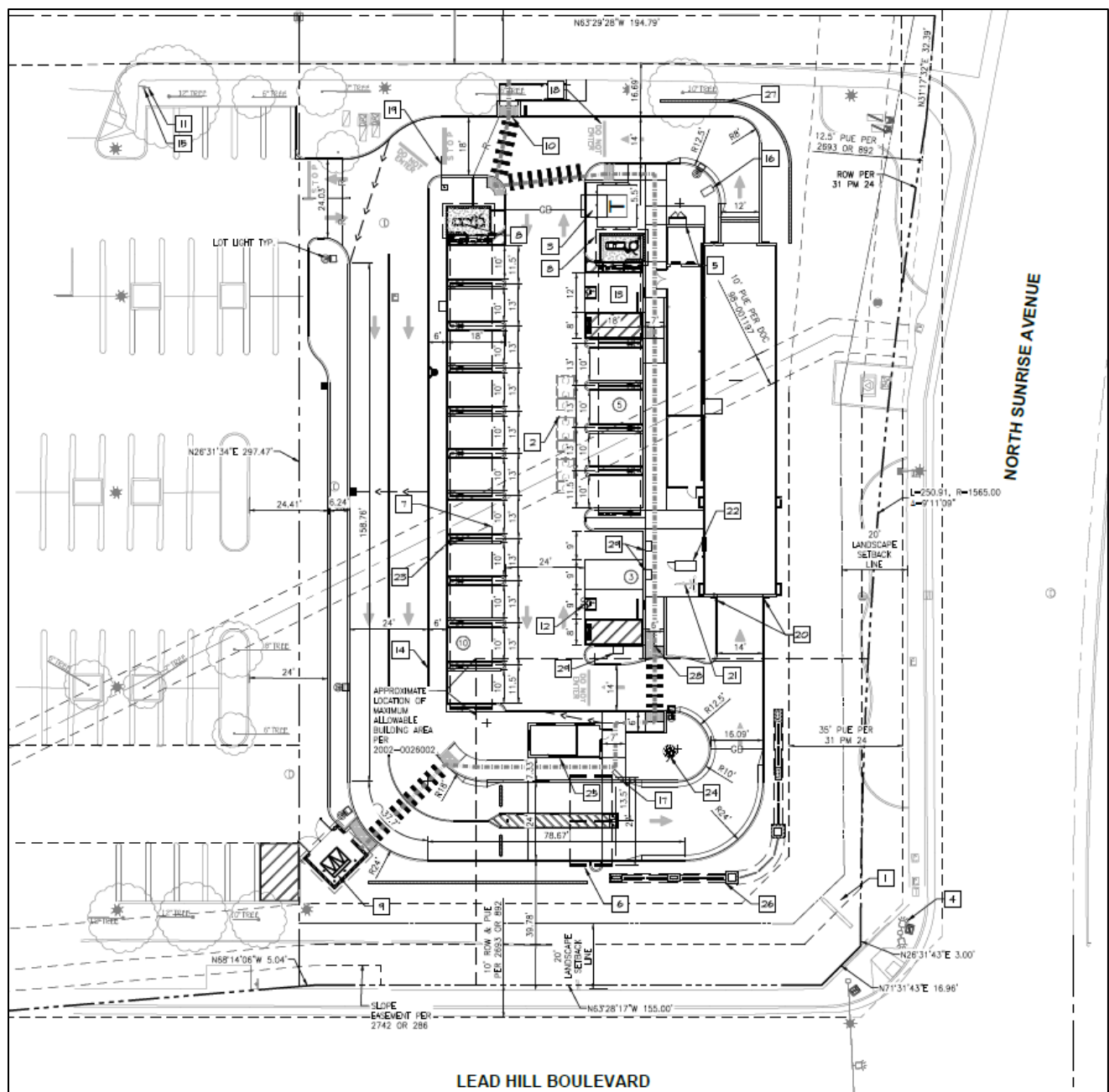
Figure 1: Project Site



The project site is developed with a 11,470-square-foot, multi-tenant pad building that was previously occupied by restaurant and retail uses. In June 2002, the Design Committee approved a Design Review Permit (file #DRP 02-10) to allow for construction of the building and related site improvements. The building is currently vacant.

The current request is to demolish the existing building and construct a new, 3,712-square-foot automatic car wash building that will be operated by Quick Quack Car Wash. The facility will consist of 15 vacuum stalls with canopies, an approximate 240-square-foot quarterback station, and on-site improvements including landscaping and lighting. When a PD zone district does not specify allowable uses, the land use designation determines the allowable use types. In this case, a car wash requires a Conditional Use Permit (CUP) in the CC zone. Therefore, the applicant is requesting approval of a CUP to allow the car wash use and the approval of a Design Review Permit (DRP) to evaluate the building architecture and site improvements.

**Figure 2: Proposed Site Plan**



## **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 Conditional Use Permit (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.***

The project site has a land use designation of Community Commercial (CC). The site is located within the Infill area of the City and is not subject to a Specific Plan. Primary uses intended for the CC land use category include retail stores and businesses selling a full range of goods and services. The proposed project consists of an automatic car wash use, which is permitted in the CC zone upon approval of a Conditional Use Permit (CUP). The General Plan relies on the Zoning Ordinance to determine the appropriate location and design of automatic car washes on CC land use sites through the CUP process; therefore, the proposed project is consistent with the General Plan.

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

The Zoning Ordinance standards relevant to the project are the requirements for approval of a CUP, as discussed herein, and requirements for off-street parking and vehicle stacking. The Zoning Ordinance parking requirement for an automatic car wash is one (1) parking space per drying and vacuum area. The project includes 15 self-service vacuum parking areas, as well as two standard parking stalls and two ADA van stalls, for a total of 19 spaces. In addition to parking stalls, the Zoning Ordinance requires at least 100 linear feet of stacking area for cars waiting to enter the car wash. The project includes two lanes for vehicle stacking that provide a total of 550 linear feet of stacking distance, with each lane providing 275 linear feet. Both the minimum parking and minimum stacking requirements are met and exceeded by the proposed project.

### ***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 car wash building will be 3,712 square feet and will consist of two vehicle queuing lanes. Payment kiosks are provided within the queuing lanes to allow for point-of-sale transactions prior to vehicles entering the wash cycle. The hours of operation will be 7 a.m. to 9 p.m. daily and the business will have approximately 18 employees.

The project site is surrounded by retail uses to the north and west, the Automall to the east across N. Sunrise Ave., and auto sales and a gas station to the south across Lead Hill Blvd. In terms of noise, 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. The nearest sensitive receptor to the project site is the Extended Stay America hotel located ±650 feet to the west from the project site and across Interstate 80. The project site and the Extended Stay America are both located within the 70 dB Ldn noise contour levels for both existing and future roadway noise contours (Figures IX-1 and IX-2 of the General Plan Noise Element). Given the hotel's proximity to the freeway and distance from the project site, the proposed car wash would not cause a significant increase above the existing ambient noise environment. In addition, the vehicle queuing lanes will be screened by a 3-foot-tall wall along the frontage and a 14-foot-tall wall at the corner with landscape features, which will reduce any potential noise impacts. Further discussion on the design is included in the Design Review Permit section of this report.

Based on the proposed operations and with the conditions of approval, staff does not anticipate the use will 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.

### **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 is currently developed with a parking lot, driveways, and a building, and it does not contain any natural features. The existing building and parking lot area will be demolished to accommodate the project. 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 car wash use is consistent with the site’s CC land use designation and allows beneficial use to be made of the site.

***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.***

Commercial development guidelines are included within the City’s Community Design Guidelines (CDG). The guidelines include recommendations for site planning, circulation, architecture, and other aspects of development. The following discussion provides an evaluation with respect to the applicable design guidelines in the CDG.

#### Access and Circulation

The property has frontage on N. Sunrise Ave. and Lead Hill Blvd., which are both four-lane major arterial roadways at this location. Access to the site will be provided by the existing shared driveways along these roadways. The driveway on N. Sunrise Ave., located at the northeast portion of the site, provides for right-in and right-out turning movements and leads to an internal shared driveway to the north of the property. The driveway on Lead Hill Blvd., located to the southwest on the adjacent property, provides for right-in and right-out turning movements and left turns into the site.

The car wash tunnel is located on the eastern portion of the site with the vehicle entrance located at the southern end of the building. The CDG require that all car washes provide a minimum of 100-feet of stacking distance that does not conflict with the on-site parking and circulation system. As proposed, the project will provide two vehicle stacking lanes measuring 275 feet each (measured from the project entrance to the car wash building entrance), providing a total stacking distance of approximately 550-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 or circulation on the adjacent properties.

Vehicles exiting the car wash tunnel may either immediately exit the site through the internal driveways connecting to N. Sunrise Ave. or Lead Hill Blvd., or vehicles may drive down to the vacuum spaces. The

project was reviewed by the City Engineering and City Fire Department staff and was found to comply with refuse service standards and with emergency circulation requirements.

### Parking

As discussed in the CUP section of the staff report, the project meets the Zoning Ordinance parking requirements, which is one (1) space per vacuum and drying area plus 100 linear feet in front of the car wash for stacking. The project provides a total of 19 parking spaces, with 15 of those spaces provided as self-service vacuum stalls. The vacuum stalls are located within the western half of the property between the car wash building and vehicle stacking lanes. As mentioned, the entry area for the carwash facility includes two stacking lanes of 275 linear feet each, exceeding the minimum requirement.

### Landscaping

The site has existing 20-foot-wide landscape setbacks along N. Sunrise Ave. and Lead Hill Blvd., which consist of Crape Myrtle trees, Red Maple trees, and a mix of shrubs. The project will add additional landscaping in these areas including a mix of low water use plants and Tupelo trees. The CDG require that 50-percent of the paved parking areas be shaded by trees at 15-year maturity. Consistent with the CDG, the landscape plans indicate that 51-percent of the parking lot will be shaded through a combination of trees and the proposed vacuum canopies.

The project will include a 14-foot-tall landscape screen wall at the southeastern corner that wraps around a portion of the vehicle stacking lanes. The length of the screen wall is approximately 80 feet. The screen wall is designed with CMU stacked stone columns consistent with the car wash building and will feature aluminum trellises with vine plantings to minimize views of vehicles and add visual interest. There will also be 3-foot-tall walls behind the landscape plantings along Lead Hill Bl. and at the northeastern corner as vehicles exit the car wash tunnel to screen vehicles and soften views. Overall, the landscape design is consistent with the CDG and the City's Water Efficient Landscape Ordinance.

### Lighting

Lighting for the project consists of parking lot lighting and building-mounted light fixtures that complement the style of the building. The project is conditioned to comply with the City's minimum lighting level requirements (0.5 foot-candles in pedestrian areas and 1.0 foot-candles in vehicle areas). The parking lot lighting will be directed downward to avoid light spillage onto adjacent properties.

- 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 car wash building is designed with variations in the roofline, architectural treatments, colors, and materials. The building height ranges from 20 feet to 29 feet to the top of the tower elements. The approximate 240-square-foot quarterback station is designed with the same colors and materials as the car wash building. The color scheme includes warm beige tones with yellow and dark auburn accent colors that complement the surrounding buildings. The materials consist of Honed Concrete Masonry and Coronado stone applied strategically at the base of the car wash building and as columns to frame the building towers. The elevation along the N. Sunrise Ave. frontage is further enhanced with metal canopies over faux windows. Figures 3 and 4 (below) include renderings of the car wash building at the northeastern corner and southeastern corner. The project will also include metal shade canopies at each vacuum space in the same dark auburn color used on the building trim and window canopies.

**Figure 3: Rendering of northeastern corner**



**Figure 4: Rendering of southeastern corner (corner of N. Sunrise/Lead Hill Bl.)**



Based on the foregoing analysis, the variation in colors, materials, and articulation in the façade, as well as the massing and arrangement of structures on the site, are consistent with the intent of the CDG for commercial uses, and are consistent with the General Plan.

- 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 inside an equipment room within the building. 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. No conflicts with City policy regarding the treatment of service areas have been identified.

## **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. A notice of the public hearing was published in the Roseville Press Tribune on September 13, 2024, and was also distributed to all property owners

within 300 feet of the site, interested persons, and posted on the RCONA website. No comments have been received as of publication of the staff report.

### **ENVIRONMENTAL DETERMINATION**

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15332 (In-Fill Development Projects) and Section 305 of the City of Roseville CEQA Implementing Procedures. Consistent with this exemption, the project site is no more than five acres, is surrounded by urban uses, will not result in substantial impacts, and can be served by all required utilities and public services.

### **RECOMMENDATION**

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

1. Adopt the three (3) findings of fact and approve the **CONDITIONAL USE PERMIT – 300 N. SUNRISE AVENUE – INFILL PCL 188 – QUICK QUACK CAR WASH – FILE #PL24-0744** subject to four (4) conditions of approval; and
2. Adopt the four (4) findings of fact and approve the **DESIGN REVIEW PERMIT – 300 N. SUNRISE AVENUE – INFILL PCL 188 – QUICK QUACK CAR WASH – FILE #PL24-0744** subject to sixty (60) conditions of approval.

#### **CONDITIONS OF APPROVAL FOR THE CONDITIONAL USE PERMIT – FILE #PL24-0744**

1. This Conditional Use Permit approval shall be effectuated within a period of two (2) years from **September 26, 2024** and if not effectuated shall expire on **September 26, 2026**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The project is approved as identified and shown in Exhibits A—I, and as conditioned or modified below. Any modifications to the operations shall require approval of a Conditional Use Permit Modification. (Planning)
3. The hours of operation shall be Monday through Sunday, 7:00 a.m. to 9:00 p.m. (Planning).
4. Operations shall be consistent with the City’s Noise Regulation standards (Roseville Municipal Code Chapter 9.24). (Planning)

#### **CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT – FILE #PL24-0744**

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **September 26, 2024** and if not effectuated shall expire on **September 26, 2026**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The project is approved as shown in Exhibits A—I, and as conditioned or modified below. (Planning)
3. The project shall be addressed as 300 N Sunrise Ave. 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)
4. 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)

5. 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)
6. 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)
7. 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:**

8. 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)
9. 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)
10. 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)
11. 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

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- 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. 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)
12. All mechanical and electrical equipment (including switch gear) proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
  13. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and 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)
  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 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 electric vehicle parking spaces shall be provided per the California Green Building Standards. Bike rack/locker design and designated parking space markings 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. 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)
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. The applicant shall remove and reconstruct any existing damaged (significant cracks) curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Development Services- Engineering 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)
24. 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)
25. 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)

26. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
27. 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, sewer and recycled 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)
28. The car wash shall recycle 75% or more of the water used. (Environmental Utilities)
29. 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 proposed for this project will be 13'-4" x 14'-8" and to be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
30. 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)
31. 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)
32. 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)
33. 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)
34. 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
35. 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)
36. 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)

37. 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:**

38. 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)
39. 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)
40. 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)
41. 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)
42. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
43. 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)

44. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
45. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
46. 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)
47. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
48. 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)
49. 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)
50. 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)
51. Prior to issuance of building permits, the applicant shall process an easement abandonment for a portion of the existing 10-foot Public Utility Easement (PUE) that is located across the proposed building and dedicate a new re-aligned PUE under a separate instrument through the City of Roseville Development Services Department. New conduit and conductors shall be installed in the existing PUE adjacent to North Sunrise Ave. and Lead Hill Blvd., then travel north along the property line to intercept the existing PUE. (Engineering, Electric)

**OTHER CONDITIONS OF APPROVAL:**

52. 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)
53. 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)
54. 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)
55. 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)

56. 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)
57. 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)
58. 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)
59. 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)
60. 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)

## **EXHIBITS**

- A. Site Plan
- B. Demolition Plan
- C. Floor Plan
- D. Roof Plan
- E. Preliminary Grading Plan
- F. Preliminary Utility Plan
- G. Elevations, Colors, and Materials
- H. Site Details
- I. Preliminary Landscape 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.