

ITEM III-B: DESIGN REVIEW PERMIT – 3975 DOUGLAS BOULEVARD – QUICK QUACK CAR WASH – PL14-0311

REQUEST

The applicant requests approval of a Design Review Permit for the purpose of removing all of the existing site improvements (landscaping, pavement, and an 1,880-square-foot building) and constructing a new automatic drive-through car wash and associated site improvements.

Applicant – Efrain Corona

Property Owner – Jason Johnson, QQ Sacramento-611 LLC

SUMMARY RECOMMENDATION

The Planning Division recommends that the Design Committee take the following actions:

- A. Adopt the four (4) findings of fact for the Design Review Permit, and
- B. Approve the Design Review Permit subject to seventy-seven (77) 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 subject property is located at 3975 Douglas Boulevard, approximately 600 feet west of the intersection of Douglas Boulevard and Sierra College Boulevard (see Figure 1). The site is zoned GC/SA (General Commercial/Special Area), has a land use designation of Community Commercial, and is located within the City's Infill area. A car wash is a permitted use within the GC/SA zone. The project involves the construction of a 3,598-square-foot automatic car wash tunnel and equipment room, plus a detached office and restroom building of 287 square feet. The car wash will be located on the northern side of the site, with the detached building for office space and restrooms located in the northeastern area of the site, adjacent to the car wash entry.

Figure 1: Vicinity Map



SITE INFORMATION

Location: 3975 Douglas Boulevard; APN 048-021-040

Total Size: 0.79 acres

Setting and Topography: The frontage of the site slopes up from Douglas Boulevard and is landscaped with a wide lawn and some shrubs in poor condition. Overall, there is an approximate 20-foot elevation gain in the 120-foot space between the frontage of the property and the rear of the property. The slope on the frontage levels off at the parking lot, which is approximately five feet above Douglas Boulevard. At the rear of the parking lot the site slopes very steeply up to a chain link fence with privacy slats screened by young redwood trees and shrubs. There is an existing 1,880-square-foot vacant building at the northeastern corner of the parking lot which has been used for a variety of businesses over the years. The parking lot was constructed prior to modern landscape design standards, and thus includes no planters or shade trees. There is a wooden fence on the eastern property line that extends from the frontage up to the existing building.

The Placer Propane company operates a business on the property north of the site, and is a shared user of the western driveway. An office park with multi-story buildings occupies the property to the west, and also shares the driveway. The property to the east includes multiple buildings housing different uses, including auto care, rock and landscape materials, and a vacant business which used to be a plant nursery.

EVALUATION AND FINDINGS

The evaluation of the project has been based on the applicable development standards within the City's Zoning Ordinance and the design standards of the Community Design Guidelines. 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 in order to approve or conditionally approve a Design Review Permit. The four findings are listed below in ***bold italics***, 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.***

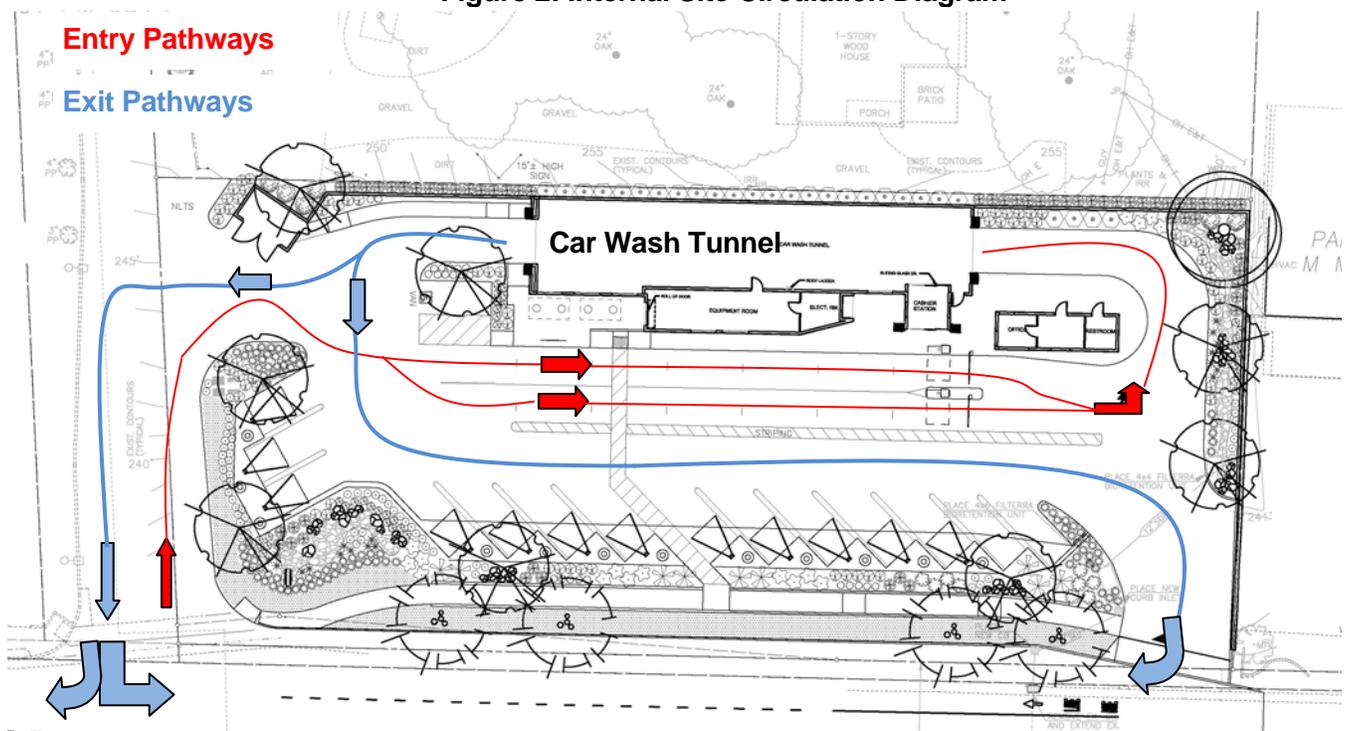
The project site is developed with a parking lot, driveways, and a building, so does not retain any natural features of substantial value to the community. The project will direct all stormwater from the site into the stormdrain system; the proposed design has been reviewed by the affected City Departments, and has been found to comply with City standards. The narrow lot and steep slope up from the street make this site a challenge to develop, but the applicant has worked with City staff to develop a site plan and layout that successfully provides the required public improvements (e.g. ADA-compliant sidewalks and entries), while also providing room for the proposed car wash improvements. The elevations within the center of the site will remain very similar to the existing condition, but the frontage and rear (north) property line elevations will be changed in order to accommodate the project. The slope on the rear property line will be cut and a retaining wall added, to provide additional room for the building and other site improvements. Along the frontage, another retaining wall will be used to support the sidewalk as it gradually slopes up and then back down again along the frontage (refer to the Pedestrian Improvements section of this staff report).

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: Refer to Figure 2 for the following discussion. The site frontage includes two driveways: one shared driveway at the western edge of the property and one unshared driveway at the eastern edge of the property. Douglas Boulevard is a six-lane facility in this location, and includes a protected left-turn pocket allowing entry into the western driveway. The eastern driveway is also full-access, but left turns are made from a center lane rather than a protected pocket.

The submitted site plan depicts the proposed circulation plan for the site. Vehicle entry will only be permitted at the western shared driveway, the throat of which will be reconfigured. In the existing condition, drivers entering the western driveway either continue going straight and into the parking lot for the office complex to the west, or turn right into an internal shared driveway serving both the project site and the site to the north. Drivers simply veer either right or left to access each property. To improve circulation, the applicant proposes to build separate entrances on the internal driveway for the subject property and the property to the north. A temporary construction easement over the property to the north will be needed in order to make this change. Cars will then be able to access the car wash site and drive straight ahead into the queue.

Figure 2: Internal Site Circulation Diagram



Vehicles exiting the car wash tunnel may either immediately exit the site via the western driveway or will drive down to the vacuum spaces. The vacuum spaces are located within a one-way drive-aisle which outlets at the eastern site driveway. This driveway will allow right-turn exiting vehicles only; no entrance

and no left turns will be permitted. Engineering has required this driveway to be sized to one-half the size of a standard driveway. The intent is to ultimately create a shared driveway that lies half on the subject property and half on the property to the east, with the full driveway width being completed at some point in the future when the property to the east is redeveloped. Engineering has determined that there are many driveways along this section of Douglas Boulevard which are too closely-spaced, and as properties redevelop—such as this one—some driveways will be eliminated and new shared driveways will be created. This will reduce the number of driveways on Douglas Boulevard and increase the distance between them.

Pedestrian Improvements: There is a meandering, separated sidewalk west of the site, but the sidewalk ends at the site boundary; the project will extend this separated sidewalk across the frontage, but as there is no sidewalk to the east to tie into, the sidewalk will end at the eastern property boundary. The sidewalk will also include an entry into the project site, at the approximate midpoint of the frontage. The steep slopes on the property frontage, combined with the narrowness of the lot, require the use of a retaining wall in order to provide this sidewalk connection. The sidewalk will slope gradually up from street level to match the elevation of the parking lot, and then gradually slope back down again. The retaining wall supporting the sidewalk will also step up in height and then back down again, beginning at less than one foot tall and ultimately reaching a maximum height of five feet. Carpet rose has been selected for the landscaping area at the foot of this retaining wall, and part of the reason for this selection is to screen and soften the wall, which will be built of split-face CMU.

Parking: According to Article III of the Zoning Ordinance (Off-Street Parking and Loading), an automatic car wash requires one parking space per drying and vacuum area. The project includes twelve self-service vacuum parking spaces, as well as two standard parking stalls and one ADA van stall, for a total of 15 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 120-linear-foot lanes for stacking, both with a payment kiosk at the end, for a total of 240 linear feet of stacking distance. Both the minimum parking and minimum stacking requirements are met and exceeded by the proposed design.

Zoning Standard	Total Required	Total Provided
1 space per vacuum/drying area plus 100 linear feet in front of car wash for stacking	12 stalls and 100 linear feet of stacking	15 stalls and 240 linear feet of stacking (two 120-linear-foot lanes)

Landscaping: The project includes landscaping along all of the site boundaries and at either edge of the car wash building. The plant palette includes a diverse mix of complementary species, including groundcover, shrubs, and trees. Proposed tree species are goldenrain, sycamore, and ‘Majestic Beauty’ evergreen ash. The sycamore will be placed along the frontage, which will be consistent with the sycamore planted in the medians and along the frontages of Douglas Boulevard west of the site. However, while areas to the west of and across the street from the site use turf along the frontage, the project will use carpet roses. The applicant desired to use a plant palette which would use less water, and carpet rose was selected because it has been used in some of the nearby medians in Douglas Boulevard. This will achieve the goal of reducing water use, while still maintaining consistency with nearby landscape designs. Unlike a low turf, carpet rose will also screen and soften the retaining wall along the frontage. The landscaping area along the frontage will be a minimum of 20 feet deep and will reach a maximum depth of nearly 40 feet.

The goldenrain trees will be used to provide shade for the parking spaces and as accent trees in the planters on the eastern and western sides of the site. A single ash tree will be planted in the northeastern corner of the site. The remainder of the plant palette includes snow white hawthorn, frades escallonia,

golden daisy bush, shrubby cinquefoil, fortnight lily, white lily of the Nile, daylily, golden nugget barberry, green lavender cotton, Bennett’s white rockrose, Indian hawthorne, and golden spirit smoke tree. Landscaping will also include river cobble to create a stream bed feature, and boulder outcrops for accents.

Based on the Community Design Guidelines policy CC-64, trees should shade at least 50% of the paved parking areas. Two goldenrain trees will be planted to provide the necessary shading for the regular parking stalls, but given that trees drop leaf litter, sap, and other detritus, they are not proposed over the vacuum spaces. In lieu of trees, the applicant proposes to provide shade structures. Calculations have been provided which show that 50% of all spaces will be provided with shade, either by means of a tree or a shade structure. The parking lot is 2,448 square feet in size, and the trees and shade structures will provide 2,000 square feet of shading, which exceeds the 50% shade requirement.

Lighting: All of the onsite lighting will be LED, which provides a bright, energy-efficient light. Conditions of approval require that the lighting be shielded and directed downward, to avoid off-site glare. Lights will be provided at key locations around the site, including at the entrances and exits to the car wash tunnel, and lights will be provided at each vacuum station. The lighting plan has been reviewed by staff and has been found to provide adequate lighting levels.

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. A four-color paint scheme is being used, including two grey tones, dark green, and off-white. The applicant has chosen a cool color palette that uses grey as the body color in order to visually connect with the office park to the west of the site. Materials used include cement plaster for the main body of the building, a standing seam metal roof, and a metal panel system for the arches. The roof will be green while the arches will be off-white. The western side of the building will include a taller element painted off-white, where signage is intended to be placed. This signage will need to be processed via a separate sign permit. In addition to the building itself, the project includes green shade canopies and round, decorative green trash cans at each vacuum space. Figure 3, Figure 4, and Figure 5 show examples of the building elevations and other site features.

Figure 3: Vacuum Space



Figure 4: Arch

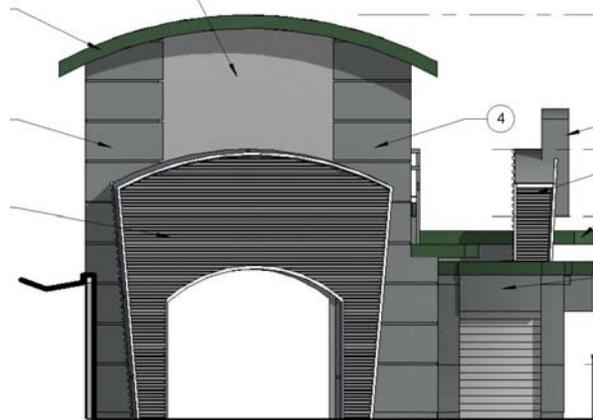
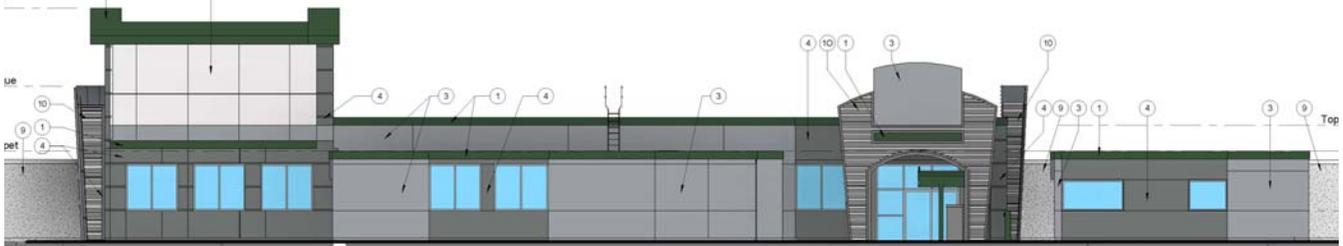


Figure 5: Southern Building Elevation



The applicant has worked extensively with City staff to develop the project design, which meets the intent of the Community Design Guidelines and meets the business needs of the applicant. The variation in materials, colors, and architecture, as well as the massing and overall location of the building is consistent with the applicable goals, policies, and objectives set forth in the General Plan and the Community Design Guidelines.

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 will be within the actual building, which includes an equipment room. The trash receptacles are designed to be decorative, and the main trash bin is located within an enclosure on the northwestern corner of the site, surrounded by landscaping on all non-accessible sides. The design of public services and other equipment is harmonious with the site and building designs, and is appropriately screened.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt pursuant to the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303, "New Construction or Conversion of Small Structures." Consistent with the exemption classification, the project is in an urbanized area and involves the construction of a building which will be less than 10,000 square feet in size; the proposal involves approximately 4,000 square feet of building area.

RECOMMENDATION

The Planning Division recommends the Design Committee take the following actions:

- A. Adopt the four (4) findings of fact for the Design Review Permit for **DESIGN REVIEW PERMIT – 3975 DOUGLAS BOULEVARD – QUICK QUACK CAR WASH – PL14-0311**, and
- B. Approve the Design Review Permit for **DESIGN REVIEW PERMIT – 3975 DOUGLAS BOULEVARD – QUICK QUACK CAR WASH – PL14-0311** subject to seventy-seven (77) conditions of approval.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT

1. This design review permit approval shall be effectuated within a period of two (2) years from **January 15, 2015** and if not effectuated shall expire on **January 15, 2017**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval shall not be extended beyond **January 15, 2018**. (Planning)
2. The project is approved as shown in Exhibits A–C and as conditioned or modified below. (Planning)
3. Demo and building permits will be required for this project. A waste management plan will need to be submitted with each permit. All new construction shall meet requirements of code in place at time of submittal. (Building)
4. Existing overhead electric service shall be removed and new underground electric service shall be installed. (Electric)
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. (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, underground utility and/or improvement plans are approved and grading and/or encroachment permits are issued by the Development Services Department – 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. (Engineering)
9. Parking stalls shall meet, or exceed, the following minimum standards:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" 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) Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 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 1127B and 1129B. (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 Department for permits shall incorporate all revisions/alterations which may be approved by the Design Committee, 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, and the shade covers for the vacuum spaces will also count toward the 50% coverage requirement. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
 - d. The landscape plan shall comply with the City of Roseville Water Efficient Landscape Ordinance. (Planning)
 - f. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
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 suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
15. A separate 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. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, 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 Department for applicable Code editions). (Building)
17. 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)
18. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. This requirement shall apply, but not be limited to, the proposed driveway to be reconstructed on the adjacent property to the north. (Engineering)
19. 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)
20. 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)
21. The applicant shall dedicate all necessary rights-of-way or Public Utility Easements for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder’s Office. This shall include the dedication of right of way along the entire frontage of the property to accommodate the proposed right turn deceleration lane and ultimately a full auxiliary lane across the site. (Engineering)
22. An access easement and rights to construct shall be granted to the adjacent parcel to the east. This allows for the eastern driveway to be a shared 35-foot-wide wide standard A-7 driveway with the future development on the adjacent parcel. (Engineering)
23. The Douglas Boulevard frontage shall be improved with a 60-foot taper from the eastern property line and a 10-foot- wide deceleration lane across the remainder of the frontage. The existing A-7 driveway shall be modified to accommodate the 10-foot deceleration lane. A 6-foot pedestrian path shall be constructed across the project frontage. (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. 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. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Engineering)
26. 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)
27. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the approval of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
28. 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)
29. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. 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)
30. 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)
31. The project shall be addressed as 3975 Douglas Boulevard. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Public Works Department (Planning - Land Development Division) for building/suite addressing. (Planning)
32. 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)
33. Bike parking shall be required per the Green Building Code. (Public Works/Transportation, Building)
34. 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)

35. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
36. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, 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 authorized by these conditions of approval. (Environmental Utilities)
37. Applicant is responsible for wastewater improvement reimbursement as per Development Agreement Section 3.2.4 (Fred Lee and Barbara Lee, Trustee of the Lee Family Trust Development Agreement). (Environmental Utilities)
38. Car wash is to recycle a minimum of 75% of the water used. (Environmental Utilities)
39. San Juan Water District lines shall be shown on the Improvement Plans, and said plans shall show the disconnection for San Juan water. (Environmental Utilities)
40. The minimum sewer easement is 15 feet wide. (Environmental Utilities)
41. 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)
42. 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)
43. 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)
44. 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)

45. 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)
46. An **approved** automatic fire extinguishing system shall be provided for all buildings where the total fire area is **3,600** square feet or greater, as required by California Fire Code as adopted by this city for non-single family residential units. All amendments, standards and policies can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire and Life Safety Division for information. (Fire)
47. 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 (Electric)
48. 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)
49. 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)
50. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)
51. 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)
52. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. A 20-foot wide public utilities easement along all road frontages.

- b. A 20' Public Utility Easement adjacent to the property line along Douglas Blvd shall be granted across this parcel for the extension of high voltage electric and other dry public utilities. (Electric)
 - c. Water, sewer, and reclaimed water easements.
 - d. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. Additional P.U.E's shall be recorded with Placer County before building final can be approved by electric department. (Electric)
53. Easement widths shall comply with the City's Design 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. (Engineering, Environmental Utilities, Electric)
54. 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)
55. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
56. 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)
57. 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)
58. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
59. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
60. 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)

61. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
62. 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)
63. All electric metering shall be directly accessible from the outside. 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.
64. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
65. 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)
66. The developer shall be responsible for all materials and labor to extend one mainline high voltage electric along Douglas Blvd, for the entire length of the property, per an approved electric site utility design generated by Roseville Electric. (Electric)
67. Any and all street lighting installation, relocation, or removal along Douglas Blvd shall be the responsibility of the developer per an approved site utility design generated by Roseville Electric. (Electric)
68. 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)
69. 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)
70. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
71. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)

72. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
73. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
74. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
75. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
76. 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 Department Field Inspector at the time of or prior to the foundation inspection. (Building)
77. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)

Exhibit

- A. Site Plans (Demolition, Site, Grading and Utility, Landscape, and Lighting Plan)
- B. Elevations (Floor/Roof Plan, Color Elevations, Fencing and Walls Exhibits)
- C. Colors and Materials

Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Committee meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Committee 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.