AGENDA

November 18, 2021

SPECIAL PLANNING COMMISSION MEETING
6:30 p.m.
Council Chambers
311 Vernon Street
Roseville, California
www.roseville.ca.us/CORTV

The meeting may be viewed on Comcast channel 14, Consolidated Communications channel 73, and AT&T U-Verse. Planning Commission meetings are also video streamed live on the City's website at roseville.ca.us/watch and roseville.ca.us/agenda, and the City's YouTube channel at youtube.com/CityofRosevilleCa.

If you need a disability-related modification or accommodation to participate in this meeting, please contact Voice: 916-774-5200, TDD: 916-774-5220. Requests must be made as early as possible.

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

If an agenda item is open to public comment, such public comment shall be addressed to the chair of the meeting.

Public Comment - Speakers have three minutes under Public Comment to speak on issues that are not listed on the agenda and are within the City's jurisdiction. The Brown Act does not permit any action or discussion on items not listed on the agenda.

Consent Calendar - If applicable, the Consent Calendar consists of routine items that may be approved by one motion. Any person can remove an item from the Consent Calendar to be discussed separately.

Agenda Items - Speakers have five minutes to address items that are listed on the agenda.

Americans with Disabilities Act - Notify the City Clerk or Secretary at least 72 hours in advance if special assistance is required to participate in a meeting including the need of auxiliary aids or services.

Audio/Visual Presentations - If making a presentation regarding an agenda item, audio/visual materials must be submitted to the City Clerk or Secretary at least 72 hours in advance.

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS

5. CONSENT CALENDAR

5.1. Minutes of October 14, 2021

5.2. DTSP PCL DT-6 – Civic Plaza Residences Condominium Map, 330 Vernon St, File # PL21-0281

REQUEST

The project is a request for a Tentative Condominium Map to create 52 condominium units consisting of four (4) commercial units and 48 residential units for the Civic Plaza Residences.

Applicant: Michael Chiara, Morton & Pitalo
Property Owner: Lenox Hill Interiors, Inc.

RECOMMENDATION

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

A. Adopt the three (3) findings of fact and approve the Tentative Condominium Map subject to forty (40) conditions of approval.

6. REQUESTS/PRESENTATIONS

6.1. NIPA PCL 56 – Bridgeway Tent and Western Seminary, 8150 Industrial Av, File # PL21-0060

REQUEST

The project is a request for a Conditional Use Permit Modification and Design Review Permit Modification to allow Bridgeway Christian Church to utilize an approximate 6,700-square-foot outdoor tent structure for outdoor services, community programs, and events on a permanent basis. The tent will be located in the northwestern corner of the site. The Conditional Use Permit Modification also includes a request to allow Western Seminary (a college use) to locate in the existing Building D.

Applicant: Heidi Coughran, Bridgeway Christian Church
Property Owner: Bridgeway Christian Church

RECOMMENDATION

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

A. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification subject to seven (7) conditions of approval; and,
B. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to nine (9) conditions of approval.

6.2. INFILL PCL 210 – Tommy's Carwash, 2990 Foothills Bl, File # PL20-0274

REQUEST

The applicant requests approval of a Conditional Use Permit and a Design Review Permit to allow a 5,207 square foot automatic carwash facility with 22 vacuum spaces, a 600 square foot storage building, and associated site improvements.

Applicant: Regina Reusser, Burrell Consulting Group
Owner: Parneet Parmar, Parmar LLC

RECOMMENDATION

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

A. Adopt the Tommy's Carwash Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
B. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to two (2) conditions of approval; and
C. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-five (65) conditions of approval.

7. COMMISSIONER / STAFF REPORT

8. ADJOURNMENT

PLANNING COMMISSION COMMUNICATION

Title:	Minutes of October 14, 2021
Contact:	Lupe Nelson, lnelson@roseville.ca.us, 916-774-5281

Meeting Date: 11/18/2021
Item #: 5.1.

ATTACHMENTS:

Description

Minutes of October 14, 2021

DRAFT MINUTES
October 14, 2021

PLANNING COMMISSION MEETING
6:30 p.m.
Council Chambers
311 Vernon Street
Roseville, California
www.roseville.ca.us/CORTV

Members of the public were able to attend the meeting in-person or could view the meeting on Comcast Channel 14, Consolidated Communications Channel 73 and AT&T U-verse. The meeting was video streamed live on the City's website and YouTube channel. Members of the public were able to offer public comment in-person or by phone.

1. **CALL TO ORDER**
   Chair Jensen called the meeting to order at 6:30 p.m.

2. **ROLL CALL**
   Present: Caporusso, Haggenjos, Martin, Prior, Jensen
   Absent: Brashears, Covington

3. **PLEDGE OF ALLEGIANCE**
   Chair Jensen led those in attendance in the Pledge of Allegiance.

4. **PUBLIC COMMENTS**
   Chair Jensen opened the Public Comment period. Hearing none, Chair Jensen closed the Public Comment period.

5. **CONSENT CALENDAR**
   Motion by Commissioner Caporusso, seconded by Vice-Chair Martin, to approve the Consent Calendar.

   Roll call vote:
   Ayes: Martin, Caporusso, Prior, Haggenjos, Jensen
   Noes: None

   The Motion passed.

5.1. Minutes of September 9, 2021

5.2. WRSP PCL F-6C1 – DRRS, 2751 N. Hayden Pw, File # PL21-0245

REQUEST

The applicant requests approval of a Design Review Permit for Residential Subdivision (DRRS) to modify development standards and establish unit designs for 135 single-family homes in the F-6C1 subdivision of the West Roseville Specific Plan. The homes will consist of three (3) plan types ranging in size from 1,621 to 1,832 square feet.

6. REQUESTS/PRESENTATIONS

6.1. INFILL PCL 189 – Echo Park Automotive, 180 N Sunrise Av, File # PL21-0230

REQUEST

The project is a request for a Conditional Use Permit to allow automotive sales and a car wash in the Community Commercial (CC) zoning district. The project also includes a Design Review Permit Modification to modify the exterior of the existing building and to construct an approximate 2,000-square-foot car wash building within the parking lot. The site will be occupied by Echo Park Automotive, a vehicle reconditioning facility and automotive sales use.

Associate Planner, Kinnie Shallow, presented the staff report.

Commissioner Discussion

- A Commissioner requested clarification on the signage for the proposed project. Staff indicated that signage would be approved at a later date, but the signage shown on the project elevations is consistent with what the applicant is requesting.

Chair Jensen opened the public hearing and invited comments from the applicant and/or audience.

Applicant representative, Greg Thatch, Law Offices of Gregory D. Thatch, stated he was in agreement with staff's recommendation. Mr. Thatch then responded to questions from the Planning Commission.

Commissioner Discussion with Applicant

- A Commissioner asked if this was the third vacant Fry's building to be repurposed by Echo Park. Mr. Thatch responded that this would be the second vacant Fry's building repurposed by Echo Park. A Commissioner asked if there would be a showroom inside the building. Mr. Thatch responded that there would be a small showroom.

Hearing no public comments, Chair Jensen closed the public comment period and the Public Hearing.

Commissioner Comments

- A Commissioner thanked the applicant's for considering Roseville for this project.
- A Commissioner indicated that this is a great re-use of the space.
- A Commissioner indicated they were glad to have this large vacant building filled.
- A Commissioner opined that the noise generated from the carwash would not be an issue, since the carwash is isolated.

Motion by Commissioner Caporusso, seconded by Commissioner Prior to:

A. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to three (3) conditions of approval; and,
B. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to twelve (12) conditions of approval with revision to condition # 9.

Revised condition #9

The applicant shall replace and replant any missing or dead landscaping within the project site and the project frontage, including shade and screen trees, to the satisfaction of the Planning Division. 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)

Roll call vote:
Ayes: Caporusso, Haggenjos, Martin, Prior, Jensen
Noes: None

The Motion passed.

7. COMMISSIONER / STAFF REPORT

Staff Report

- At the October 6, 2021 City Council meeting, the Solaire Phase 6 project was approved.
- There will not be a Planning Commission meeting on October 28, 2021.
- Special Planning Commission meetings are scheduled for November 18 and December 16.
- To comply with the provisions of AB 361, a Brown Act Urgency Measure that took effect October 1, 2021 all Roseville City Council and board and commission meetings will now allow only in-person public comment. The public was able to call in to tonight's meeting as legal notices had already been mailed out and posted before staff was notified the provision.

Commissioner Report

- The Chair requested that the Planning Commission be updated on Senate Bill 9 at a future Planning Commission meeting. Staff respond that it is hoping to bring an update to the Commission early next year.

8. ADJOURNMENT

Motion by Commissioner Prior, seconded by Vice Chair Martin, to adjourn the meeting. The Motion passed unanimously at 6:55 p.m. with a voice vote.

PLANNING COMMISSION COMMUNICATION

Title:	DTSP PCL DT-6 – Civic Plaza Residences Condominium Map, 330 Vernon St, File # PL21-0281
Contact:	Kinarik Shallow, kshallow@roseville.ca.us, (916) 746-1309

Meeting Date: 11/18/2021
Item #: 5.2.

ATTACHMENTS:

Description

Staff Report

Attachment 1 PL21-0013 Approved Plans

Exhibit A Plans

CITY OF ROSEVILLE CALIFORNIA

PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING November 18, 2021

Prepared by: Kinarik Shallow, Associate Planner

ITEM 5.2: Tentative Condominium Map – 330 Vernon Street – DTSP PCL DT-6 – Civic Plaza Residences Condominium Map – File # PL21-0281

REQUEST

The project is a request for a Tentative Condominium Map to create 52 condominium units consisting of four (4) commercial units and 48 residential units for the Civic Plaza Residences.

Applicant – Michael Chiara, Morton & Pitalo
Property Owner – City of Roseville

SUMMARY RECOMMENDATION

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

A. Adopt the three (3) findings of fact and approve the Tentative Condominium Map subject to forty (40) 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 subject property is located at 25 South Grant Street (330 Vernon Street), at the northeast corner of Vernon Street and South Grant Street, within the Vernon Street District (DT-6) of the Downtown Specific Plan (DTSP) (see Figure 1 below). The DTSP was approved by City Council on April 1, 2009 with the intent of providing a vision and policies for redevelopment, revitalization, and intensification of the 176-acre core of Roseville (including Historic Old Town, Vernon Street, and Royer and Saugstad Parks). With that approval, the DTSP assumed that approximately 1,020 new residential units and 4.4 million square feet of development would be added in the plan area over a 20-year period.

The project site is currently developed with an approximate 5,000-square-foot building that is currently vacant and was previously occupied by the United States Postal Service (USPS). The property has street frontage along Vernon Street to the southeast, S. Grant Street to the southwest, and Atlantic Street to the northwest, and is adjacent to a four-story, mixed-use building currently occupied by a mxi of uses including Sierra College and City of Roseville.

Figure 1: Project Site



To help expedite Downtown development, the Downtown Code established provisions for projects to be reviewed through the streamlined Minor Design Review Permit (MDRP) process. The MDRP process allows for projects found consistent with the Downtown Code to be approved administratively. In August 2021, the Planning Manager approved a MDRP (File #PL21-0013) to allow the construction of a 93,981-square-foot, four-story mixed use building consisting of 48 residential units, approximately 9,200 square feet of retail, office, and commercial space on the ground floor, rooftop dining, and subterranean parking. The ground floor will consist of an interior courtyard with a pool and outdoor areas for dining and recreation. The existing building previously occupied by the USPS will be demolished. A Voluntary Merger was approved concurrently to merge the lots into one 0.53-acre lot. The approved site plan and building rendering are included as Figures 2 and 3 below. Attachment 1 includes the complete approved plan set of File #PL21-0013 for reference.

Figure 2: Approved Site Plan

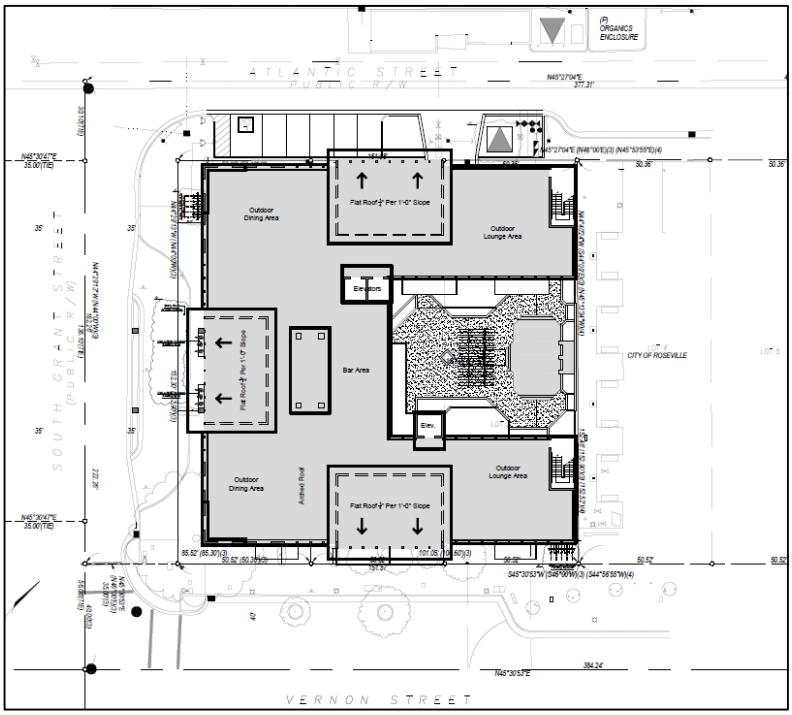


Figure 3: Approved Building Design (View from S. Grant St. & Vernon St.)



At this time, the applicant is requesting a Tentative Condominium Map to create a total of 52 airspace units within the approved four-story building, consisting of four (4) commercial airspace lots and 48 residential airspace lots. The building has not yet been constructed; however, no changes to the approved building or site improvements are proposed with this request. The project will provide the flexibility of selling the units to individual owners.

EVALUATION AND FINDINGS

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in ***bold italics*** and are followed by an evaluation of the map in relation to each finding.

1. ***The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan and the Community Design Guidelines, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

The current request is to create 52 airspace lots for condominiums that will be located within the four-story building approved under File #PL21-0013. The approved building footprint is approximately 15,600 square feet and the total building square footage is approximately 94,000 square feet. The first floor will consist of four (4) commercial condominiums anticipated for retail and restaurant uses, three (3) residential condominiums, and a common area consisting of a lobby, gym, restrooms, business management offices, elevators, stairwell and the hallway. The remaining three floors will consist of fifteen (15) residential condominiums each, and a common area consisting of the stairwell, hallway, elevators, and storage space. Lastly, the roof will be designated for the exclusive use of one of the restaurant spaces. The proposed Subdivision Map will not affect the existing or planned development for the project area. The configuration of airspace units will not impact the density, use, circulation, and all other applicable policies. Additionally, the California Subdivision Map Act and City's Subdivision Ordinance do not contain any maximum or minimum lot/condo sizes.

Staff has included Condition #24 to ensure that the condominium owners participate in a Business Owners Association/Condo Association. The Owners Association will be the mechanism for ensuring that the Covenants, Conditions, and Restrictions (CC&Rs) are followed and that all common areas (landscape areas, drive aisles, parking lot, building, etc.) are properly maintained.

2. ***The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***

The Tentative Subdivision Map will create airspace lots within the building approved under File #PL21-0013, and provide for individual commercial and residential condominium units. During staff review of the Tentative Subdivision Map application, it was determined that the creation of the airspace units will not create any impractical or unusable units.

3. ***The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.***

The water quality impacts associated with the project and the expected discharge of waste for this project are consistent with what has been anticipated by the General Plan and DTSP EIR. In addition, the design of the sewer lines in the project area and treatment capacity at the City's sewage treatment plant have adequate conveyance and capacity to accommodate the development. Lastly, approval of the

Condominium Map will not increase the development intensity and will not increase impacts beyond what was anticipated for the site.

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. A notice of the public hearing was published in the Press Tribune on November 5, 2021, and a notice of the hearing was also distributed to all property owners within 300 feet of the site and published on the Roseville Coalition of Neighborhood Associations' website. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

An Environmental Impact Report (EIR) was prepared for the Downtown Specific Plan (DTSP) and certified on April 1, 2009 (SCH# 2007102090), which included an evaluation for development of the DTSP Parcel DT-6 district. Staff finds the project is within the scope of the project covered by the DTSP Final EIR. Given the project is consistent with the DTSP EIR and Specific Plan, no new effects would be expected to occur and all applicable mitigation measures from the DTSP EIR will be implemented during the design and construction of the project. As such, no additional environmental document is required.

RECOMMENDATION

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

A. Adopt the three (3) findings of fact and approve the **TENTATIVE CONDOMINIUM MAP – 330 VERNON STREET – DTSP PCL DT-6 – CIVIC PLAZA RESIDENCES CONDOMINIUM MAP – FILE #PL21-0281** subject to forty (40) conditions of approval.

CONDITIONS OF APPROVAL FOR THE TENTATIVE CONDOMINIUM MAP – FILE #PL21-0281

1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

2. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)

3. 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, Finance)

4. All those conditions as required per approved Design Review Permit, PL21-0013, as approved by the Planning Division on August 3, 2021 shall be made part of those conditions required with this Tentative Map application. Prior to the recordation of the final map, all improvements including on-site pavement, water, sewer, and storm drainage and off-site improvements as shown on the approved plans for PL21-0013 shall either be completed and approved by the City or bonded for. (Engineering)

5. The project shall comply with all required environmental mitigation identified in the Downtown Specific Plan Environmental Impact Report (EIR), certified April 1, 2009 (SCH #2007102090) and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

6. Affordable housing shall be provided as follows: 5 units to be sold to middle income households at 100% of the Area Median Income. (Housing)

PRIOR TO ISSUANCE OF GRADING PERMIT OR IMPROVEMENT PLANS

7. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:

    a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.

    b) 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.

    c) Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions

    d) All sewer manholes shall have all-weather, 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)

8. The applicant shall establish a Business Owners Association/Condo Association, which shall be billed by the City for water consumption. At the request of the City additional information will be required of the Business Owners Association/Condo Association on an ongoing basis. The Business Owners Association/Condo Association will be required to submit a copy of their annual statement to the City every year. If the Business Owners Association/Condo Association is in arrears on the water bill three months in a row, the Business Owners Association/Condo Association must give the City access to their books for auditing purposes. If the Business Owners Association/Condo Association should become inactive, each individual condominium owner must sign in separately for water service. A notice to this effect shall be placed in the CC&R's for the condominium project. (Environmental Utilities)

9. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1,000 feet on center. (Fire)

10. Minimum fire flow is 1,500 gallons per minute with 20 pounds per square inch residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)

11. There shall be two points of access for all phasing plans. (Fire)

12. Testing of all fire systems shall be performed prior to the sales office being opened for business. (Fire)

13. Framing construction cannot commerce until access roads and public fire hydrants are approved by the Fire Department. (Fire)

14. If this project will be phased, the fire department requirements for access and circulation throughout shall be reviewed and approved by the Fire Department. Access roads shall comply with the California Fire Code and the City of Roseville's Amendments. (Fire)

15. 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)

16. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)

17. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 10.00 of the Electric Department's "Specifications for Commercial Construction." (Electric)

18. 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

19. The location and design of the gas service shall be determined by PG&E. The design of 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)

20. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL MAP

21. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:

    a) Water, sewer, and storm drain easements;

    Easement widths shall comply with the City's Improvement Standards and Construction Standards. The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the Placer County Recorder's Office. (Alternative Transportation, Environmental Utilities, Electric, Engineering)

22. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)

23. Per the Subdivision Map Act, the following shall be added to the face of the Final Map:

    a) The Title of the project clearly state Condominium Project,

    b) The number of approved Condominium Units is clearly displayed,

    c) A reference to the Condominium Plan as approved by the State Department of Real Estate.

    d) Dedication of all common land shall be made to the Business Owners Association/Condo Association.

    (Engineering)

24. 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 (Environmental Utilities, Electric, Engineering)

25. Separate declaration of Conditions, Covenants and Restrictions (CC&Rs) for each parcel or condominium conversion shall be approved by the City Attorney concurrently with the Final/Parcel Map. The CC&Rs shall include the following items:

a) Creation of a Business Owners Association/Condo Association.

b) Business Owners Association/Condo Association shall be responsible for maintenance of all common areas including landscaping, parking areas, and drive aisles.

c) The common areas provide reciprocal access, parking and utilities (including drainage) for the mutual benefit of all condominium units.

d) Provisions for title to common areas to be held by the Business Owners Association/Condo Association for and on behalf of all owners of each condominium unit.

e) The Business Owners Association/Condo Association (collectively) shall own and maintain all common lots.

f) A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville.

g) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.

h) A clause excluding any property owned by the City from the terms of the CC&Rs. (Attorney, Engineering, Environmental Utilities, Planning)

26. The City shall not approve the Final Map for recordation until either:

    a) A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

    OR

    b) The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)

27. In the event that the Final (Parcel) Map will record prior to the completion of on-site construction, all utility and access easements shall be placed on the face of the Map to the satisfaction of the City Engineer. If all on-site improvements are complete prior to the recordation of the map, then a separate agreement allowing all parcels/lots the rights of reciprocal access, rights to construct, and parking shall be submitted to the City as a part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)

28. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. (Engineering)

29. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)

30. The Final/Parcel Map shall be submitted per “The Digital Submittal of Cadastral Surveys.” A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)

31. The cost of any facilities, which are identified in the Capital Improvement Program and are beyond those needed for this project, may be reimbursed to the developer. In accordance with §66485 and §66486 of the Subdivision Map Act, for any improvements constructed by the subdivider which contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision and which are to be dedicated to the public, the subdivider shall be entitled to reimbursement for that portion of the cost of the improvements which is in excess of the construction required for the subdivision. (Engineering)

32. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)

33. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

34. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

35. 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)

36. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)

37. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

38. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)

39. It is the responsibility of the developer to ensure all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)

40. If site survey or earthmoving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall 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. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

ATTACHMENT

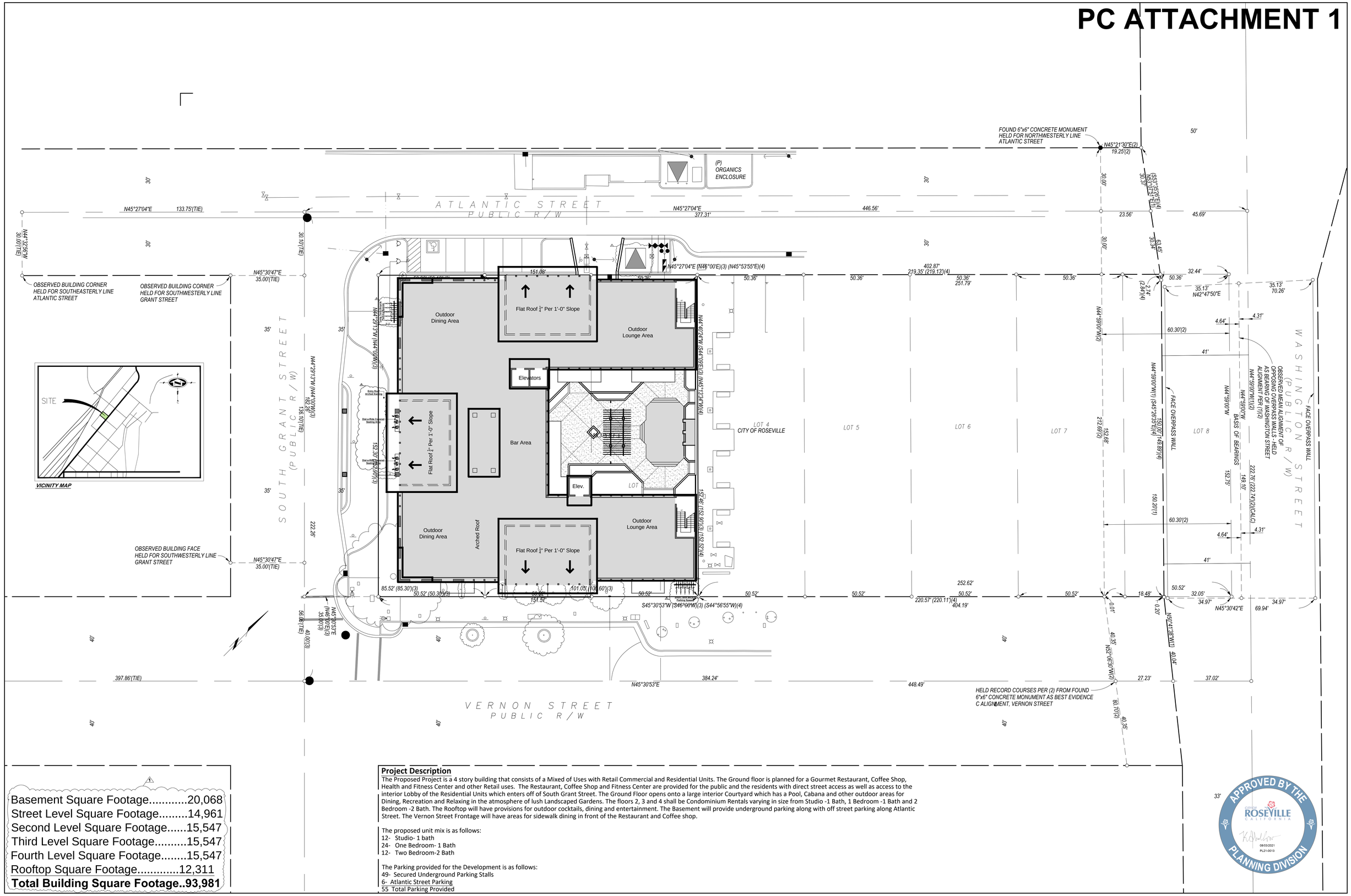
1. File #PL21-0013 Approved Plans

EXHIBIT

A. Plans

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.

PC ATTACHMENT 1



Basement Square Footage	20,068
Street Level Square Footage	14,961
Second Level Square Footage	15,547
Third Level Square Footage	15,547
Fourth Level Square Footage	15,547
Rooftop Square Footage	12,311
Total Building Square Footage	**93,981**

Project Description

The Proposed Project is a 4 story building that consists of a Mixed of Uses with Retail Commercial and Residential Units. The Ground floor is planned for a Gourmet Restaurant, Coffee Shop, Health and Fitness Center and other Retail uses. The Restaurant, Coffee Shop and Fitness Center are provided for the public and the residents with direct street access as well as access to the interior Lobby of the Residential Units which enters off of South Grant Street. The Ground Floor opens onto a large interior Courtyard which has a Pool, Cabana and other outdoor areas for Dining, Recreation and Relaxing in the atmosphere of lush Landscaped Gardens. The floors 2, 3 and 4 shall be Condominium Rentals varying in size from Studio -1 Bath, 1 Bedroom -1 Bath and 2 Bedroom -2 Bath. The Rooftop will have provisions for outdoor cocktails, dining and entertainment. The Basement will provide underground parking along with off street parking along Atlantic Street. The Vernon Street Frontage will have areas for sidewalk dining in front of the Restaurant and Coffee shop.

The proposed unit mix is as follows:
12- Studio- 1 bath
24- One Bedroom- 1 Bath
12- Two Bedroom-2 Bath

The Parking provided for the Development is as follows:
49- Secured Underground Parking Stalls
6- Atlantic Street Parking
55 Total Parking Provided

APPROVED BY THE CITY OF ROSEVILLE CALIFORNIA PLANNING DIVISION
08/03/2021
PL21-0013

REVISIONS

△	DATE	DESCRIPTION
1	3/24/21	Plan Review Comments for PL21-0013
2	5/19/21	Plan Review Comments for PL21-0013

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CHECKED BY:	A.E.S.
PURPOSE :	T.I. Permit

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1/8" = 1 ' - 0 "

Site Plan

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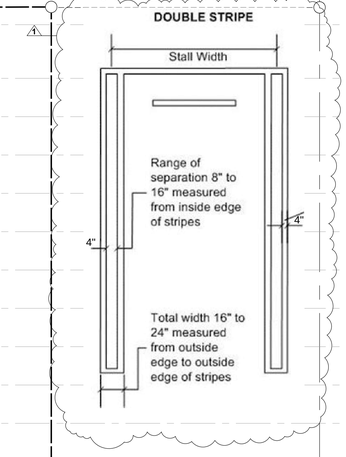
City Of Roseville Civic Plaza Residence

1 25 South Grant Street Roseville California 95678

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phone 831.393.1800 fax 831.393.2400
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Basement & Outdoor
9'x18' Standard Indoor Parking Stalls.....28
9'x16' Compact Indoor Parking Stalls.....19
9'x20' Accessible Parking Stalls.....02
9'x20' Outdoor Accessible Parking Stalls.....01
9'x18' Standard Outdoor Clean Parking Stalls.....05
Total Number Of Parking Stalls.....55



Basement Parking
9'x18' Standard Indoor Parking Stalls.....28
9'x16' Compact Indoor Parking Stalls.....19
9'x20' Accessible Parking Stalls.....02
Total Number Of Parking Stalls.....49

OP.1 Clean | OP.2 Clean | OP.3 Clean | OP.4 Clean | OP.5 Clean

ACCESSIBLE PARKING SIGN LOCATION

VAN ACCESSIBLE

Ramp Down

Ramp Down

Ramp Down

18'-0"

25'-0"

29'-10"

29'-10"

20'-4"

P.1 P.2 P.3 P.4 P.5 P.6 P.7 P.8 P.9 P.10 P.11 P.12 P.13 P.14 P.15 P.16 P.17 P.18 P.19 P.20 P.21 P.22 P.23 P.24 P.25 P.26 P.27 P.28 P.29 P.30 P.31 P.32 P.33 P.34 P.35 P.36 P.37 P.38 P.39 P.40 P.41 P.42 P.43 P.44 P.45 P.46 P.47 P.48 P.49

Compact

Elevator #1

Elevator #2

Long Term Bicycle Parking Spaces

Pool Area Above

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

UP

Removed Compact Indoor Parking Stall

External Grease Interceptor

Short Term Bicycle Parking Spaces

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Basement Square Footage: 20,068

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3	6/14/21	Plan Review Comments for PL21-0013

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Basement Level Floor Plan

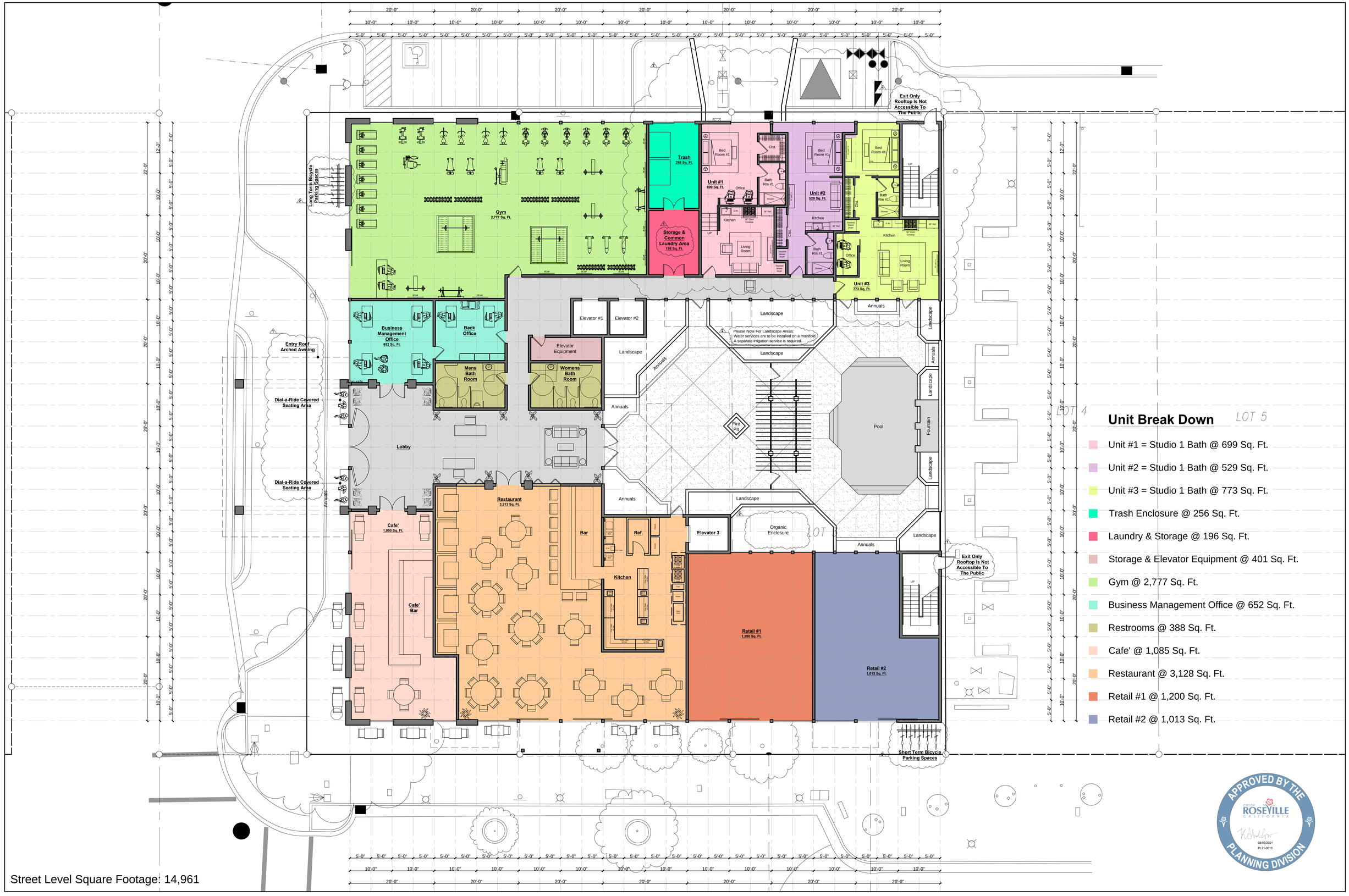
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City Of Roseville Civic Plaza Residence

1 25 South Grant Street Roseville California 95678



Unit Break Down

- Unit #1 = Studio 1 Bath @ 699 Sq. Ft.
- Unit #2 = Studio 1 Bath @ 529 Sq. Ft.
- Unit #3 = Studio 1 Bath @ 773 Sq. Ft.
- Trash Enclosure @ 256 Sq. Ft.
- Laundry & Storage @ 196 Sq. Ft.
- Storage & Elevator Equipment @ 401 Sq. Ft.
- Gym @ 2,777 Sq. Ft.
- Business Management Office @ 652 Sq. Ft.
- Restrooms @ 388 Sq. Ft.
- Cafe' @ 1,085 Sq. Ft.
- Restaurant @ 3,128 Sq. Ft.
- Retail #1 @ 1,200 Sq. Ft.
- Retail #2 @ 1,013 Sq. Ft.

Street Level Square Footage: 14,961

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Street Level Commercial Reail & And Three Studio Apartments

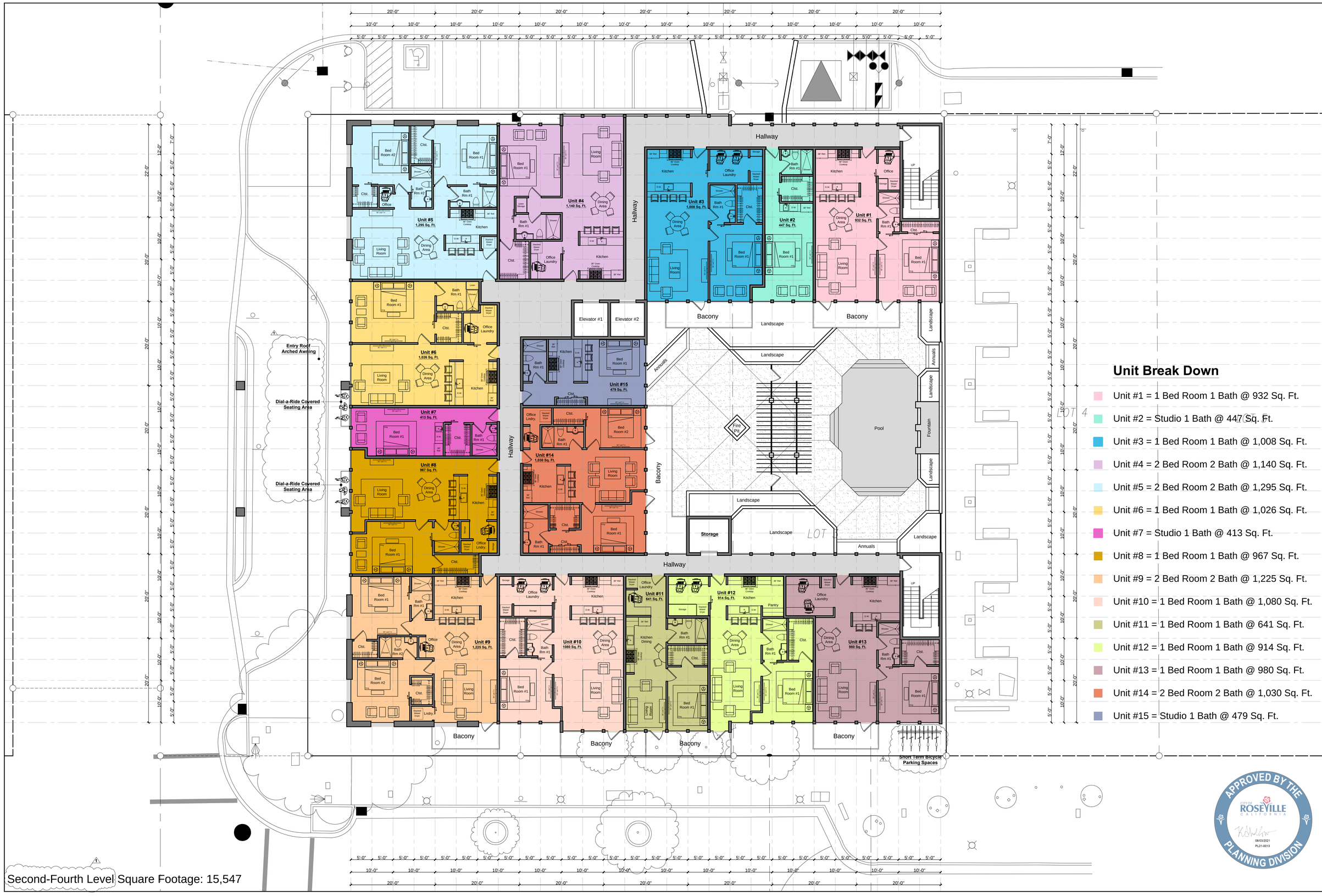
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Unit Break Down

- Unit #1 = 1 Bed Room 1 Bath @ 932 Sq. Ft.
- Unit #2 = Studio 1 Bath @ 447 Sq. Ft.
- Unit #3 = 1 Bed Room 1 Bath @ 1,008 Sq. Ft.
- Unit #4 = 2 Bed Room 2 Bath @ 1,140 Sq. Ft.
- Unit #5 = 2 Bed Room 2 Bath @ 1,295 Sq. Ft.
- Unit #6 = 1 Bed Room 1 Bath @ 1,026 Sq. Ft.
- Unit #7 = Studio 1 Bath @ 413 Sq. Ft.
- Unit #8 = 1 Bed Room 1 Bath @ 967 Sq. Ft.
- Unit #9 = 2 Bed Room 2 Bath @ 1,225 Sq. Ft.
- Unit #10 = 1 Bed Room 1 Bath @ 1,080 Sq. Ft.
- Unit #11 = 1 Bed Room 1 Bath @ 641 Sq. Ft.
- Unit #12 = 1 Bed Room 1 Bath @ 914 Sq. Ft.
- Unit #13 = 1 Bed Room 1 Bath @ 980 Sq. Ft.
- Unit #14 = 2 Bed Room 2 Bath @ 1,030 Sq. Ft.
- Unit #15 = Studio 1 Bath @ 479 Sq. Ft.

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Second-Fourth Level Square Footage: 15,547

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1/8" = 1'-0"

Second - Fourth Level Floor Plan 48 Units

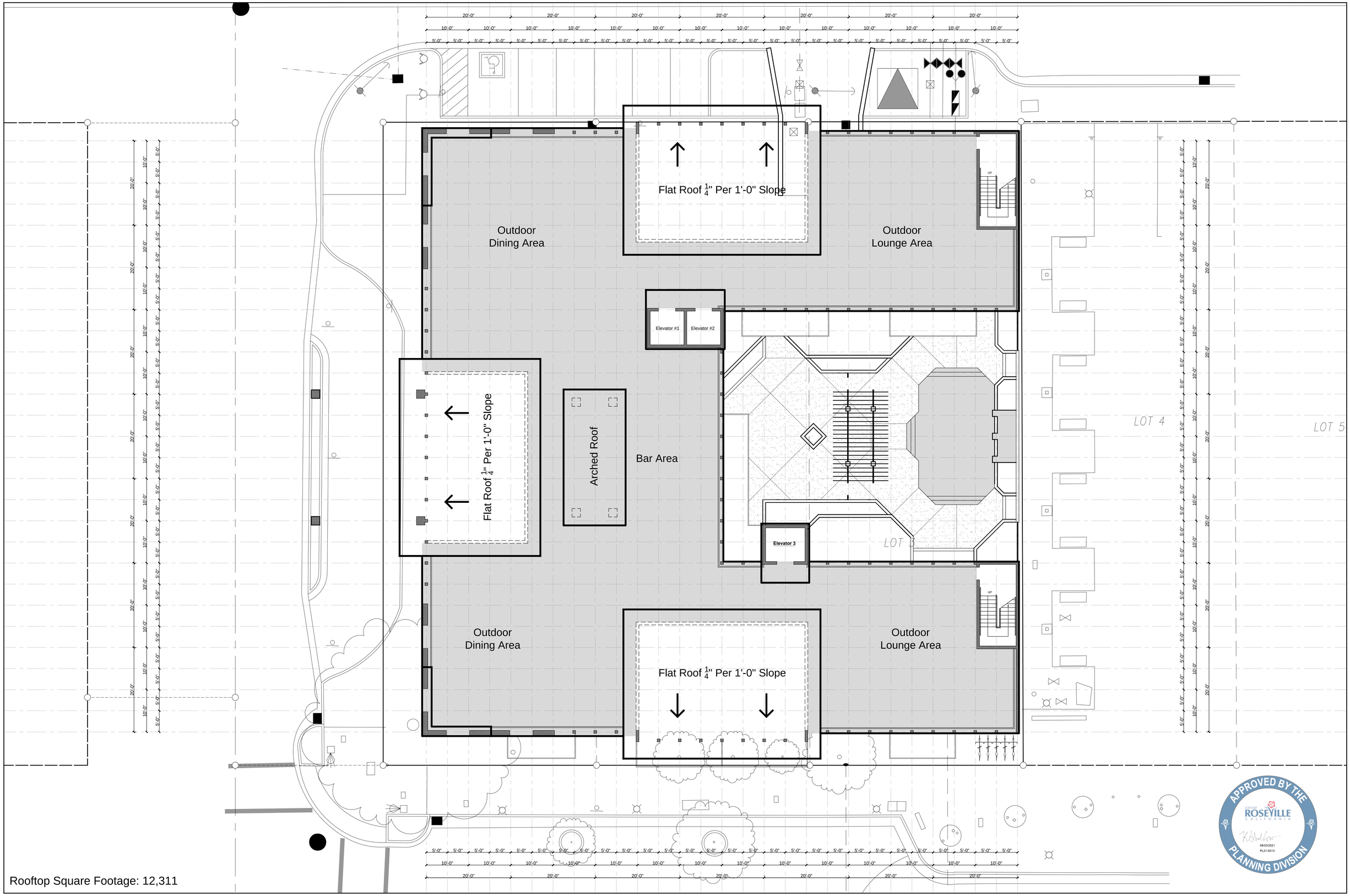
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City Of Roseville Civic Plaza Residence

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Rooftop Square Footage: 12,311

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1/8" = 1'-0"

Roof Plan

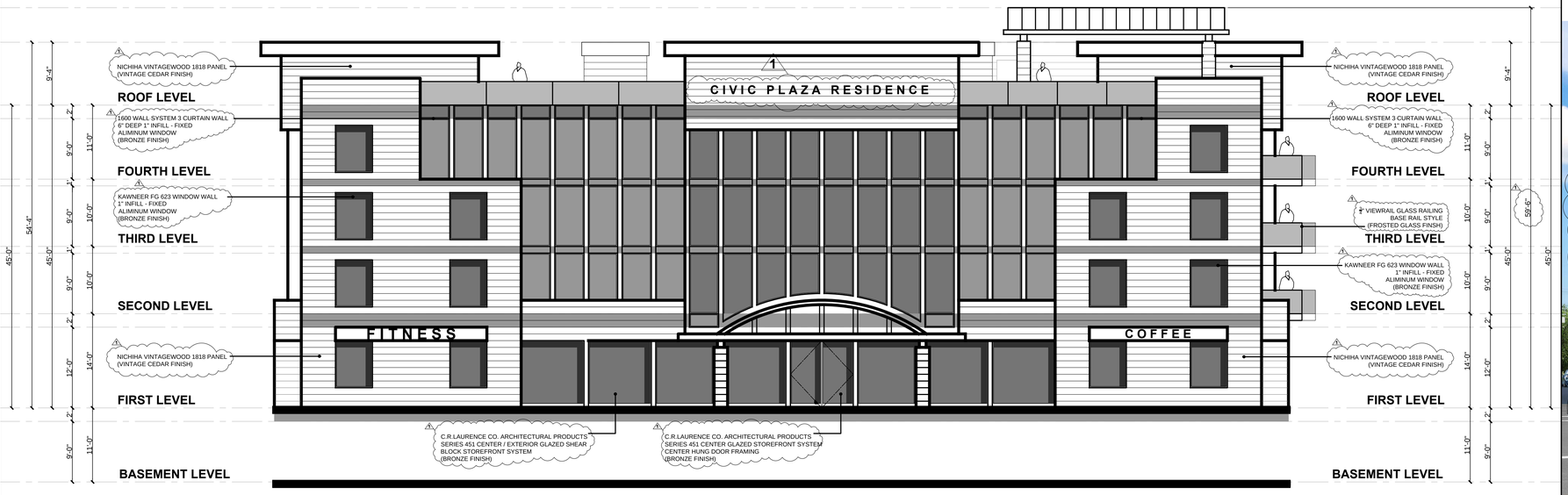
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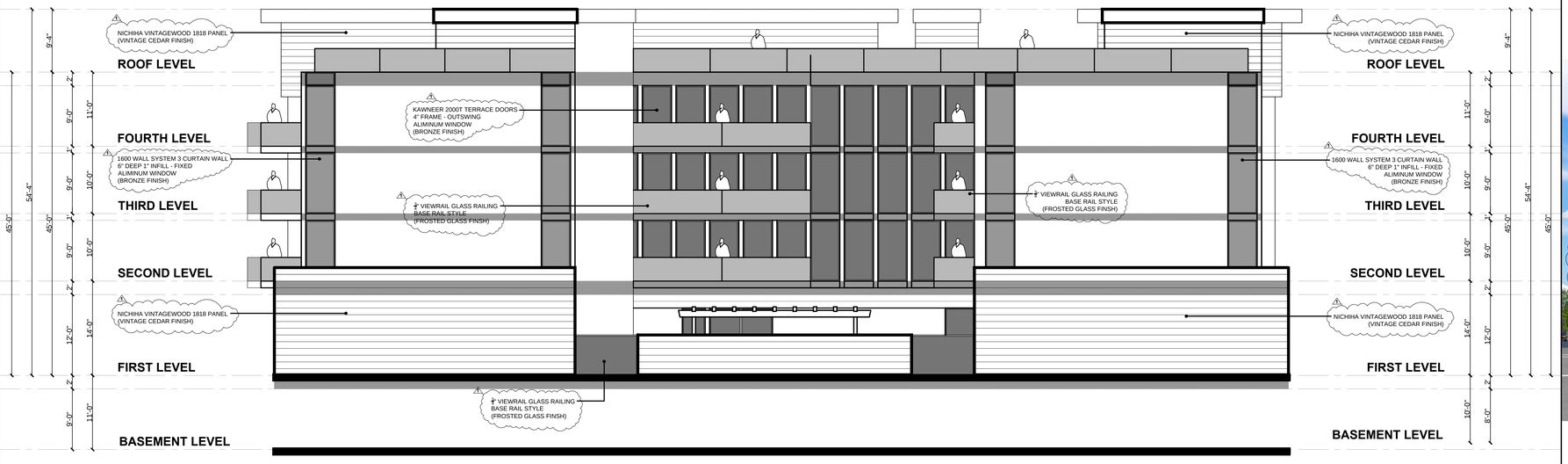
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West Exterior Elevation





East Exterior Elevation



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1/8" = 1'-0"

West & East Exterior Elevation

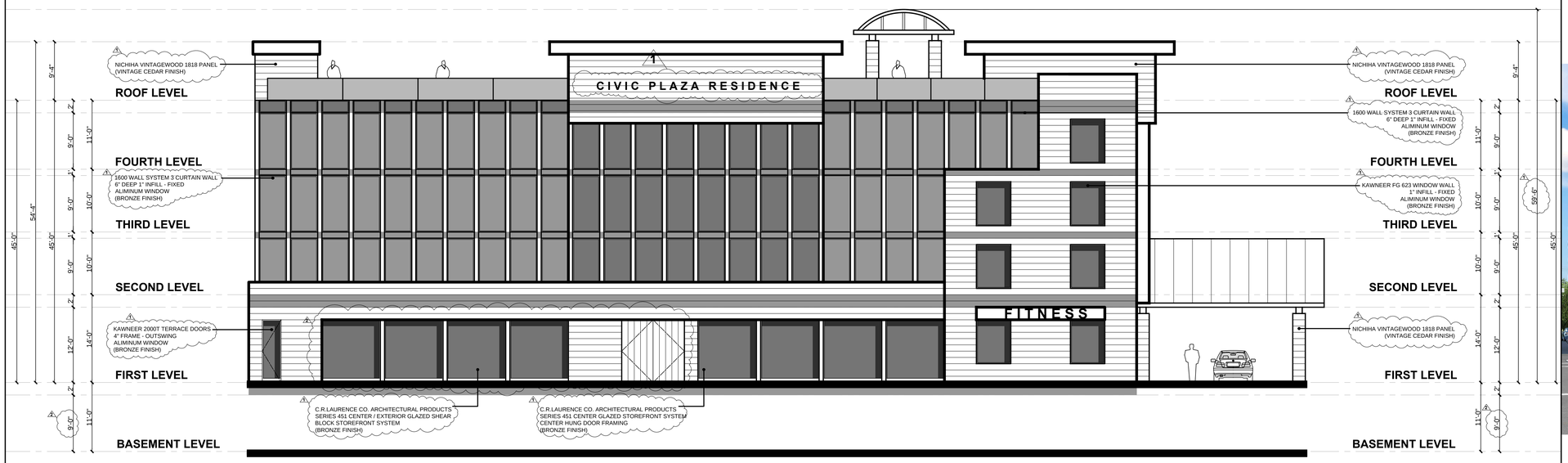
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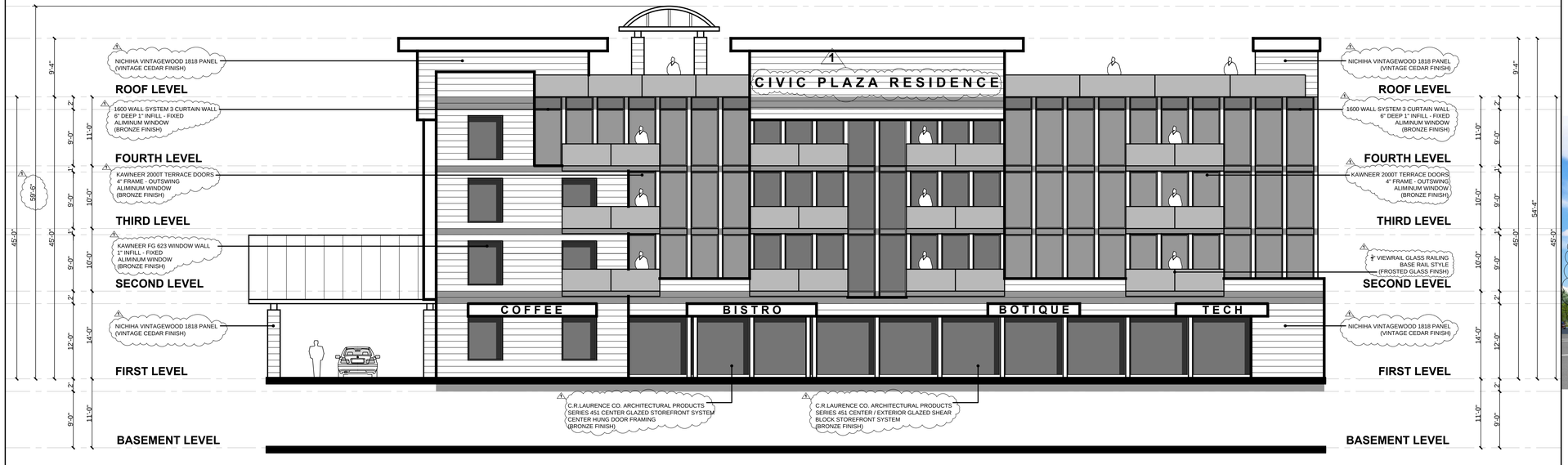
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North Exterior Elevation





South Exterior Elevation



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1/8" = 1'-0"

North & South Exterior Elevation

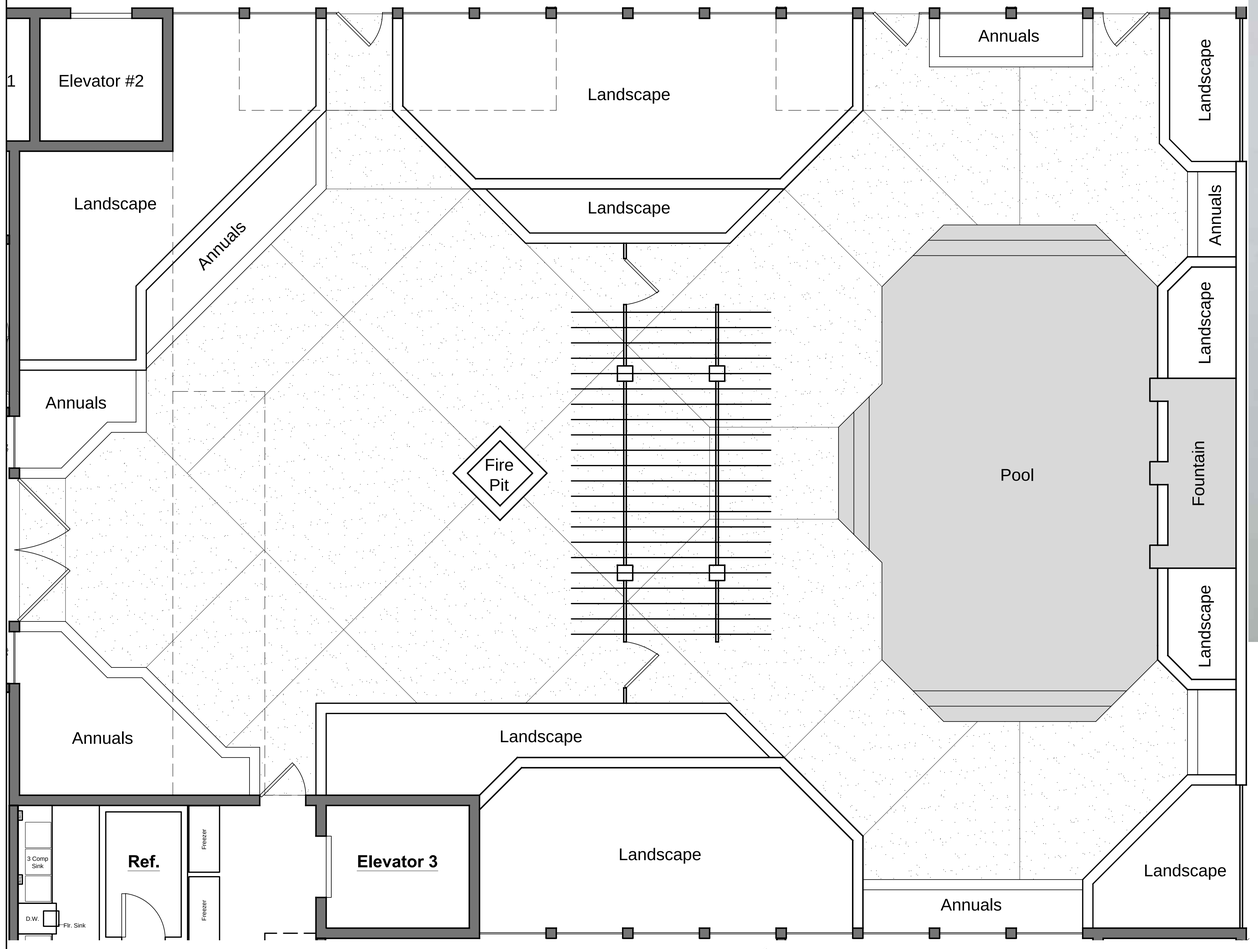
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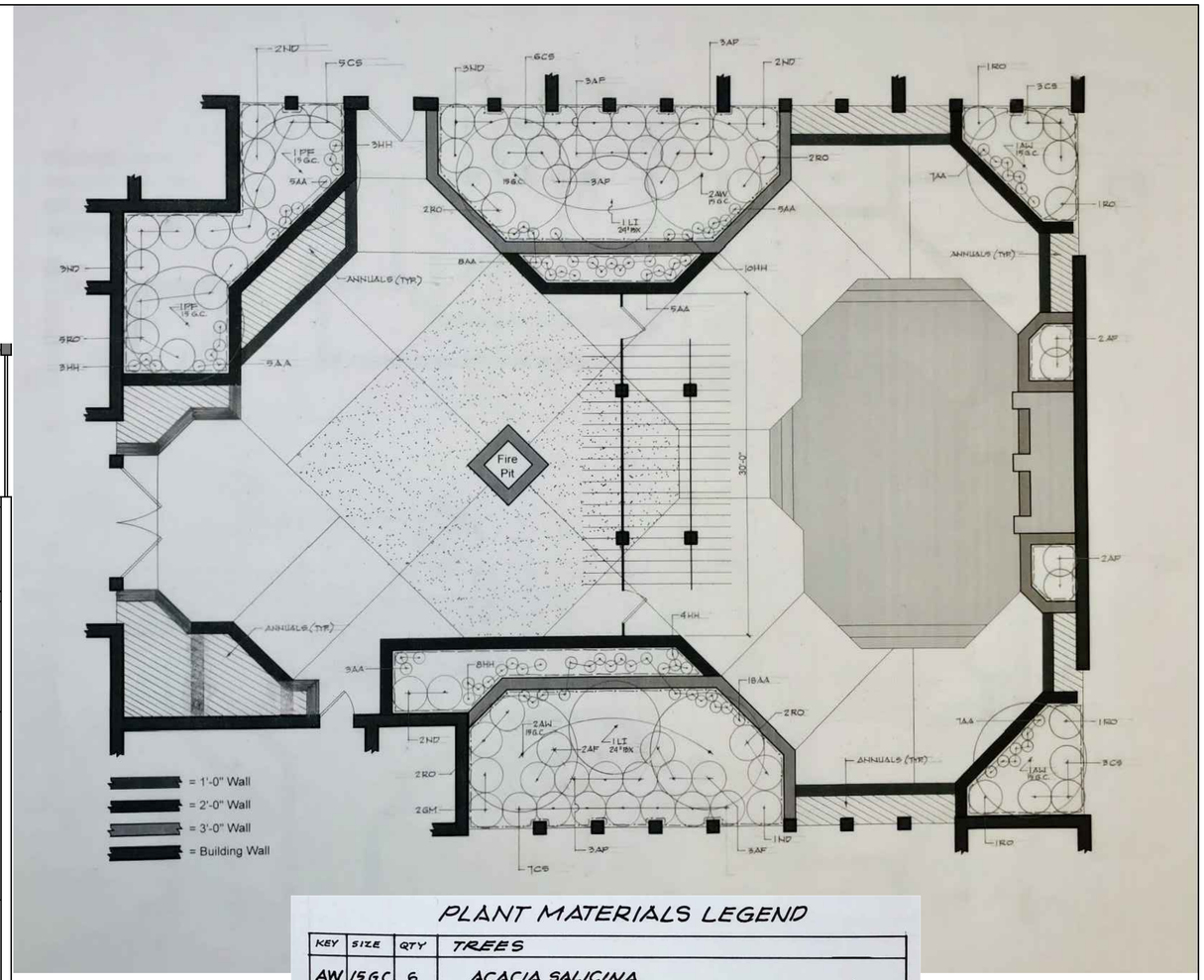
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Courtyard Landscape Layout $\frac{1}{4}$"=1'-0"



PLANT MATERIALS LEGEND

KEY	SIZE	QTY	
			TREES
AW	15 G.C.	6	ACACIA SALICINA AUSTRALIA WILLOW
LI	24"BX.	2	LAGERSTROEMIA INDICA CRAPE MYRTLE 'WATER MELON RED'
PF	15 G.C.	2	PHOTINIA FRASERI PHOTINIA SINGLE STEM TREE STD.
			SHRUBS
AA	5 G.C.	63	AGAPANTHUS AFRICANUS 'PETER PAN' DWARF LILY OF THE NILE
AF	5 G.C.	5	AZALEA SOUTHERN INDICA 'FIELDERS WHITE'
AP	5 G.C.	13	AZALEA SOUTHERN INDICA 'PHOENICIA'
CS	5 G.C.	24	CAMELLIA SASANQUA - SUN CAMELLIA
GM	5 G.C.	2	GARDENIA JASMINOIDES - MYSTERY
HH	5 G.C.	28	HEMEROCALLIS HYBRID DAYLILY
ND	5 G.C.	13	NANDINA DOMESTICA - HEAVENLY BAMBOO
RO	5 G.C.	15	ROSMARINUS OFFICIANALLIS 'PROSTRATUS' ROSEMARY
			GROUNDCOVERS
			AJUGA REPTANS CRISPA - GIANT AJUGA FROM FLATS PLANT 12" O.C. Δ SPACING
			VINCA MINOR - DWARF PERIWINKLE FROM FLATS PLANT 12" O.C.
			ANNUALS - OWNER SELECT FROM FLATS PLANT 12" O.C.

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$\frac{1}{4}$" = 1 ' - 0 "

1 CourtyardLandscape Plan

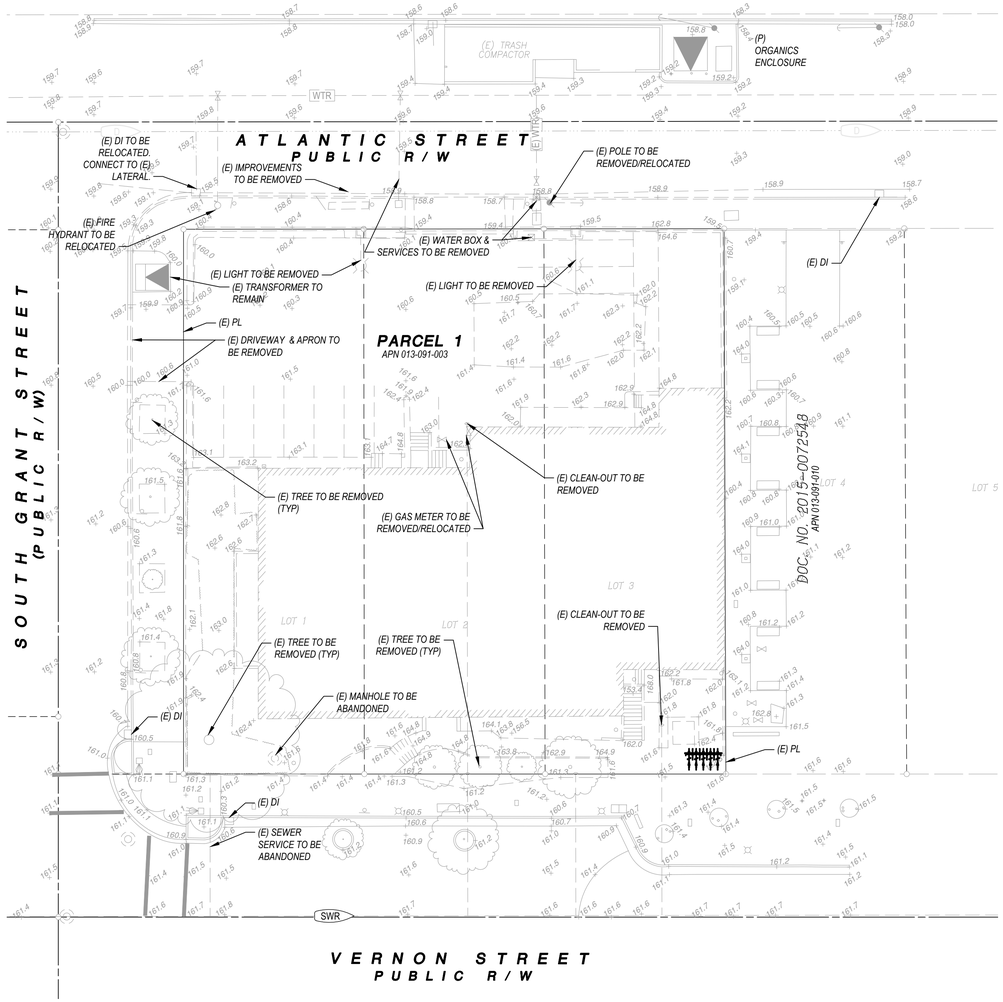
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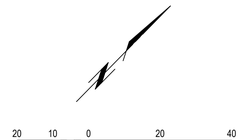
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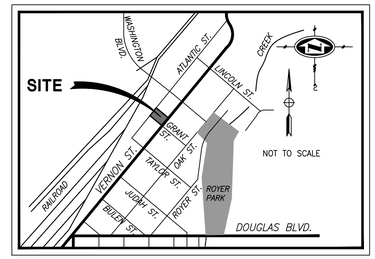
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VICINITY MAP
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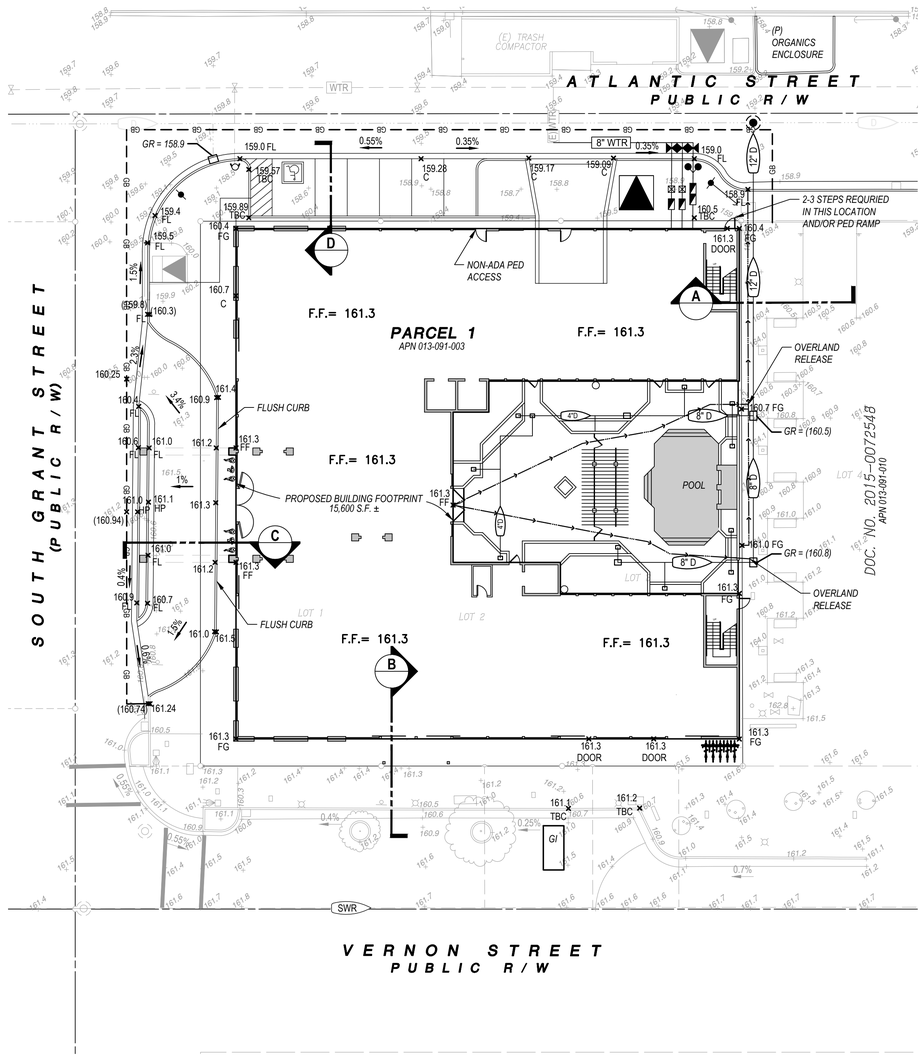
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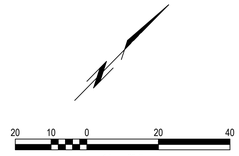
SCALE:	COMPUTED: MJC	**MORTON & PITALO, INC.**	EXISTING CONDITIONS AND DEMOLITION
HORIZ. 1" = 20'	DRAWN: JNR	**CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING**	**ROSEVILLE CIVIC CENTER PLAZA CONDOMINIUMS**
VERT. 1" = N/A	CHECKED: SMP	600 Coolidge Drive, Suite 140 • Folsom, CA 95630 phone: 916.984.7621 • fax: 916.984.9617 survey email: staking@mpengr.com • web: www.mpengr.com	**PARCELS 1 & 2 - DOC. NO. 2010-0038471** **25 SOUTH GRANT ST.** CITY OF ROSEVILLE, STATE OF CALIFORNIA

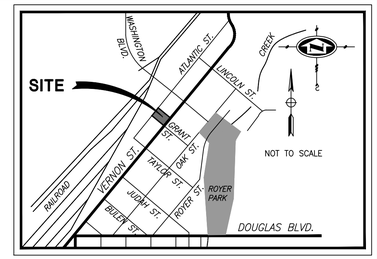
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OF 5

JOB NO. 19-0059-02

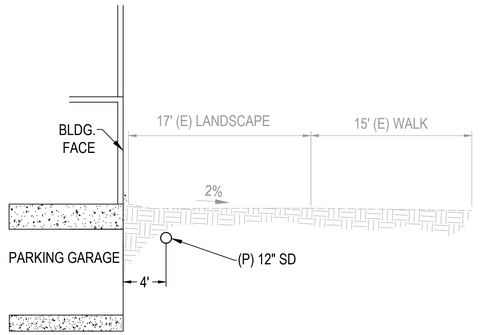
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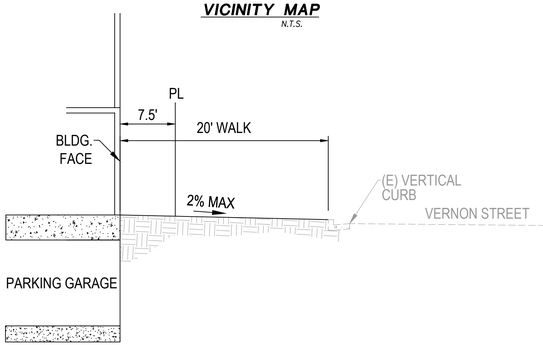




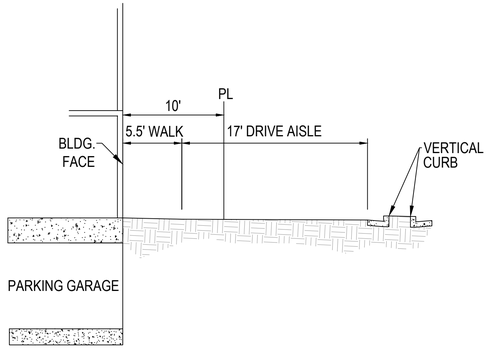
VICINITY MAP
N.T.S.



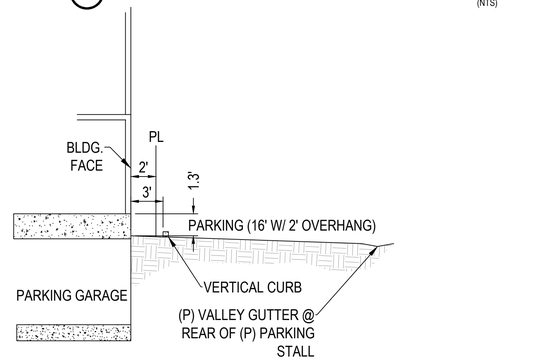
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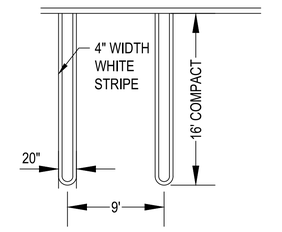


B SOUTH EAST SECTION
(NTS)



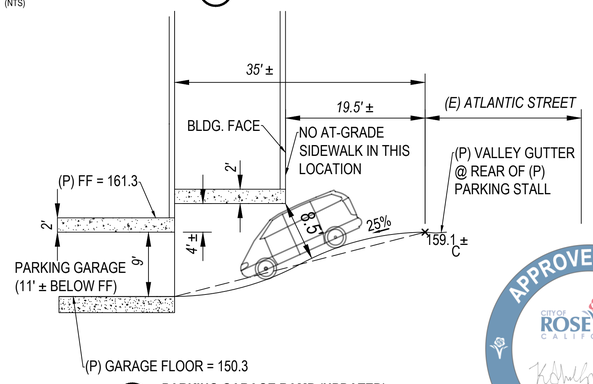
C SOUTH WEST SECTION
(NTS)





1 PARKING STALL STRIPING (TYP)
N.T.S.

D NORTH WEST SECTION
(NTS)



E PARKING GARAGE RAMP (UPDATED)
TYPICAL VAN - ELEVATED BLDG. STRUCTURE

APPROVED BY THE CITY OF ROSEVILLE CALIFORNIA PLANNING DIVISION
08/03/2021
PL21-0013

SCALE:	COMPUTED:	MJC
HORIZ. 1" = 20'	DRAWN:	JNR
VERT. 1" = N/A	CHECKED:	SMP

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survey email: staking@mpengr.com • web: www.mpengr.com

PRELIMINARY GRADING PLAN

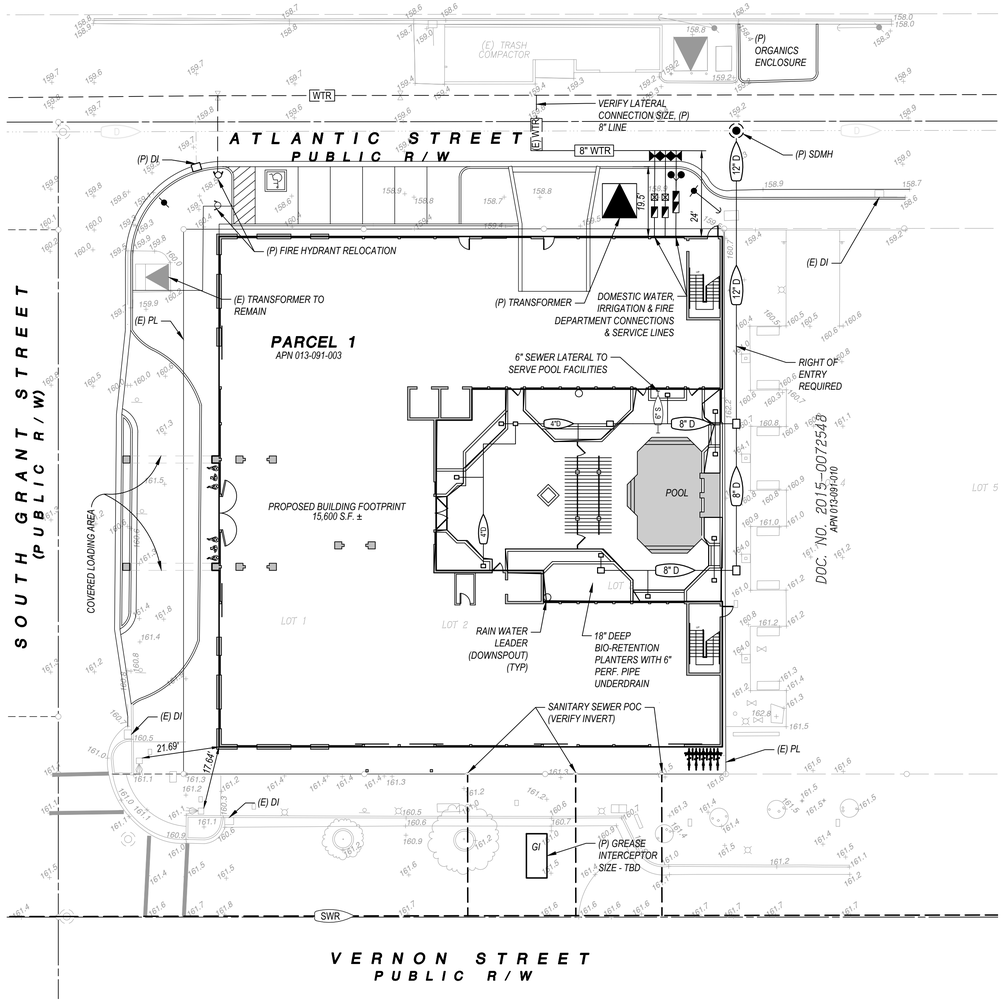
ROSEVILLE CIVIC CENTER PLAZA CONDOMINIUMS

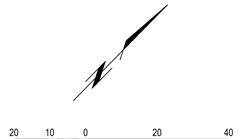
PARCELS 1 & 2 - DOC. NO. 2010-0038471
25 SOUTH GRANT ST.
CITY OF ROSEVILLE, STATE OF CALIFORNIA

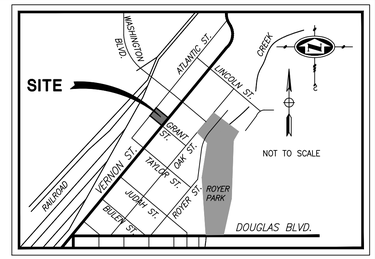
DATE	JUNE 2021
SHEET	3
OF	5

JOB NO. 19-0059-02

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VICINITY MAP
N.T.S.

NOTES:
1. CONNECT TO (E) SEWER ON VERNON STREET.
2. CONNECT TO (E) WATER ON ATLANTIC STREET.
3. CONNECT TO (E) STORM DRAIN ON ATLANTIC STREET.
4. PROVIDE 6" FIRE SERVICE CONNECTION ON ATLANTIC STREET.
5. RAIN WATER LEADERS TO BE ROUTED TO INTERIOR COURTYARD.
6. RAIN WATER LEADERS TO SURFACE DRAIN TO BIO-RETENTION PLANTERS.
7. CONNECT TO EXISTING TRANSFORMER ON SOUTH GRANT STREET.

APPROVED BY THE CITY OF ROSEVILLE CALIFORNIA PLANNING DIVISION
08/03/2021
PL21-0013

SCALE:	COMPUTED:	MJC
HORIZ. 1" = 20'	DRAWN:	JNR
VERT. 1" = N/A	CHECKED:	SMP

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PRELIMINARY UTILITY PLAN

ROSEVILLE CIVIC CENTER PLAZA CONDOMINIUMS

PARCELS 1 & 2 - DOC. NO. 2010-0038471

25 SOUTH GRANT ST.

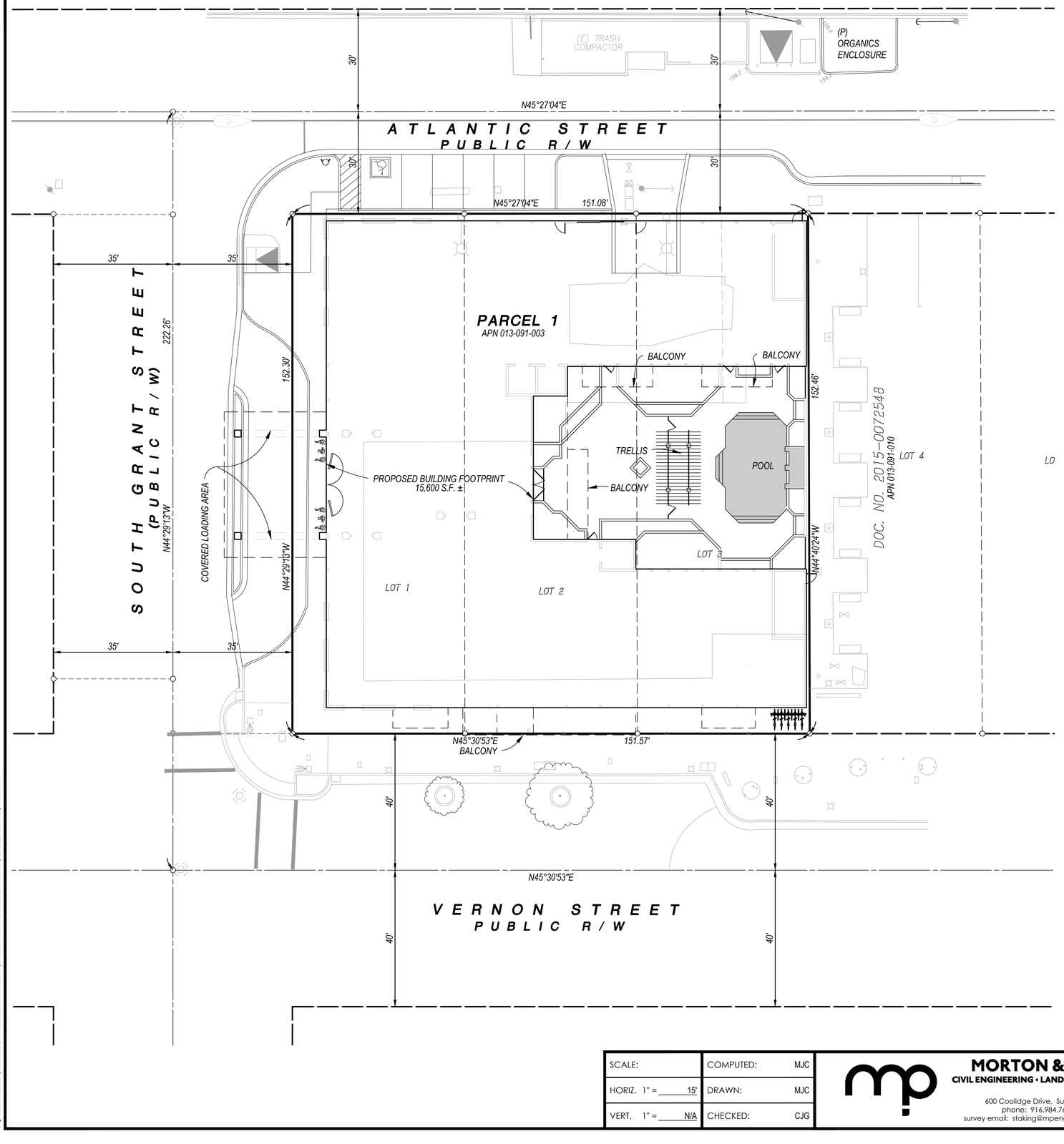
CITY OF ROSEVILLE, STATE OF CALIFORNIA

DATE	JUNE 2021
SHEET	4
OF	5

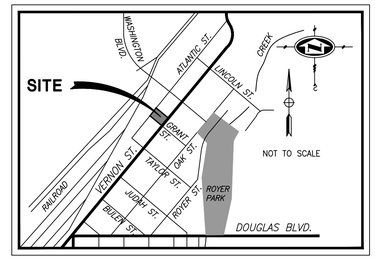
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PC EXHIBIT A



GRAPHIC SCALE
15' 7.5' 0' 15 30
1"=15'



VICINITY MAP
N.T.S.

OWNER / DEVELOPER:	LENOX HILL INTERIORS, INC. 760 REDWOOD AVENUE SAND CITY, CA 93955
ENGINEER:	MORTON & PITALO, INC. 600 COOLIDGE DRIVE, SUITE 140 FOLSOM, CA 95630
ATTN: ATTN:	MICHAEL CHIARA 916-927-2400
ASSESSORS PARCEL NO.:	013-091-003
PROJECT AREA:	0.53 ACRES ±
EXISTING ZONING:	CBD/SA-DT

NOTES:

(1) APPROVAL OF THIS TENTATIVE PARCEL MAP WILL ALLOW FOR THE CREATION OF UP TO 48 RESIDENTIAL CONDOMINIUM UNITS AND 4 COMMERCIAL CONDOMINIUM UNITS (52 TOTAL UNITS) ON PARCEL 1 WITH THE FILING OF A FINAL PARCEL MAP AND SUBSEQUENT CONDOMINIUM PLAN. (SEE SHEET 6)

(2) PUBLIC PEDESTRIAN INGRESS/EGRESS ALONG VERNON STREET, SOUTH GRANT STREET AND ATLANTIC STREET SHALL BE PROVIDED TO THE SATISFACTION OF THE CITY OF ROSEVILLE.

SCALE:		COMPUTED:	MJC
HORIZ. 1" =	15'	DRAWN:	MJC
VERT. 1" =	N/A	CHECKED:	CJG

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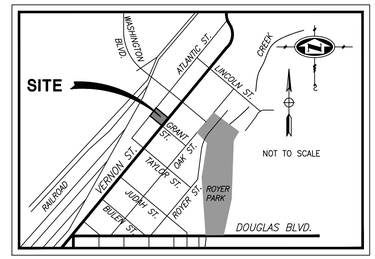
TENTATIVE PARCEL MAP

ROSEVILLE CIVIC CENTER PLAZA CONDOMINIUMS
PARCELS 1 & 2 - DOC. NO. 2010-0038471
330 VERNON STREET
CITY OF ROSEVILLE, STATE OF CALIFORNIA

DATE AUGUST 2021
SHEET 1
OF 6

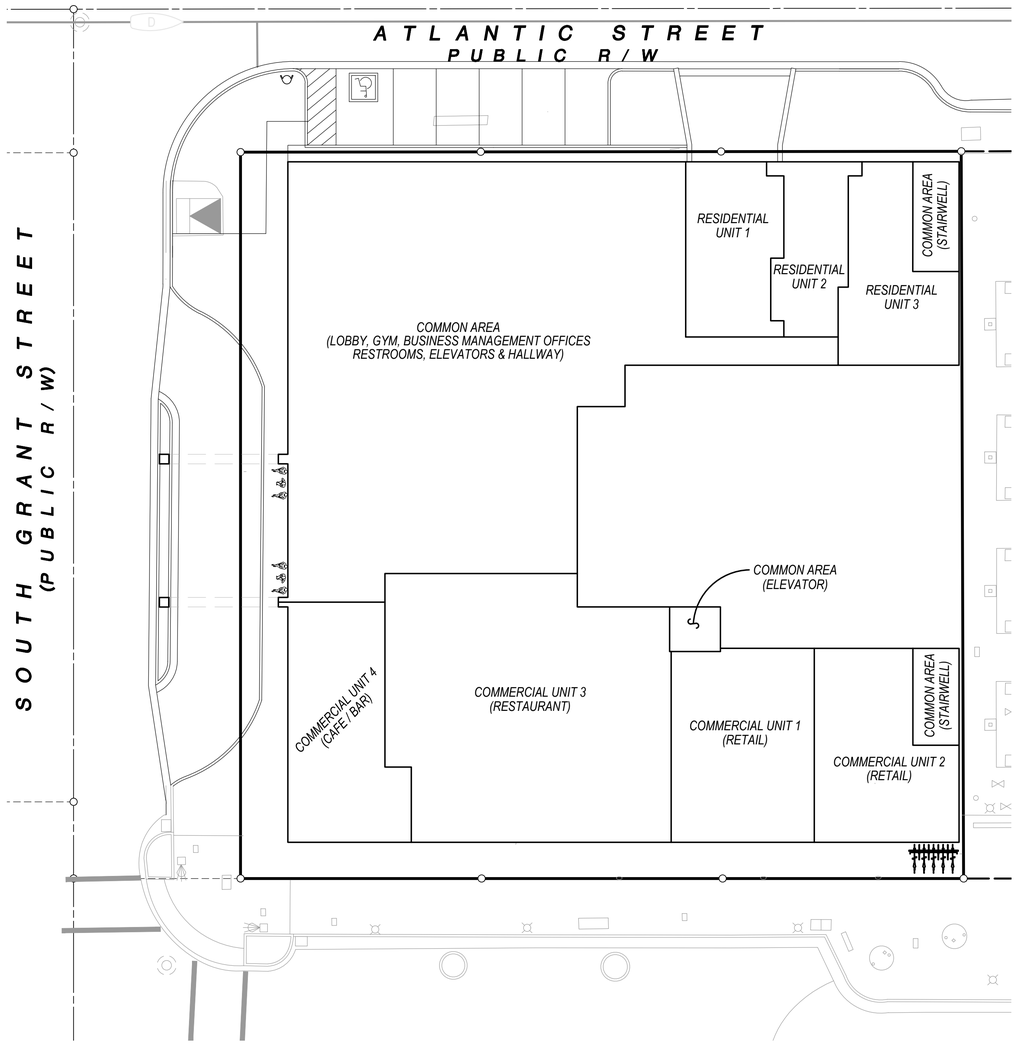
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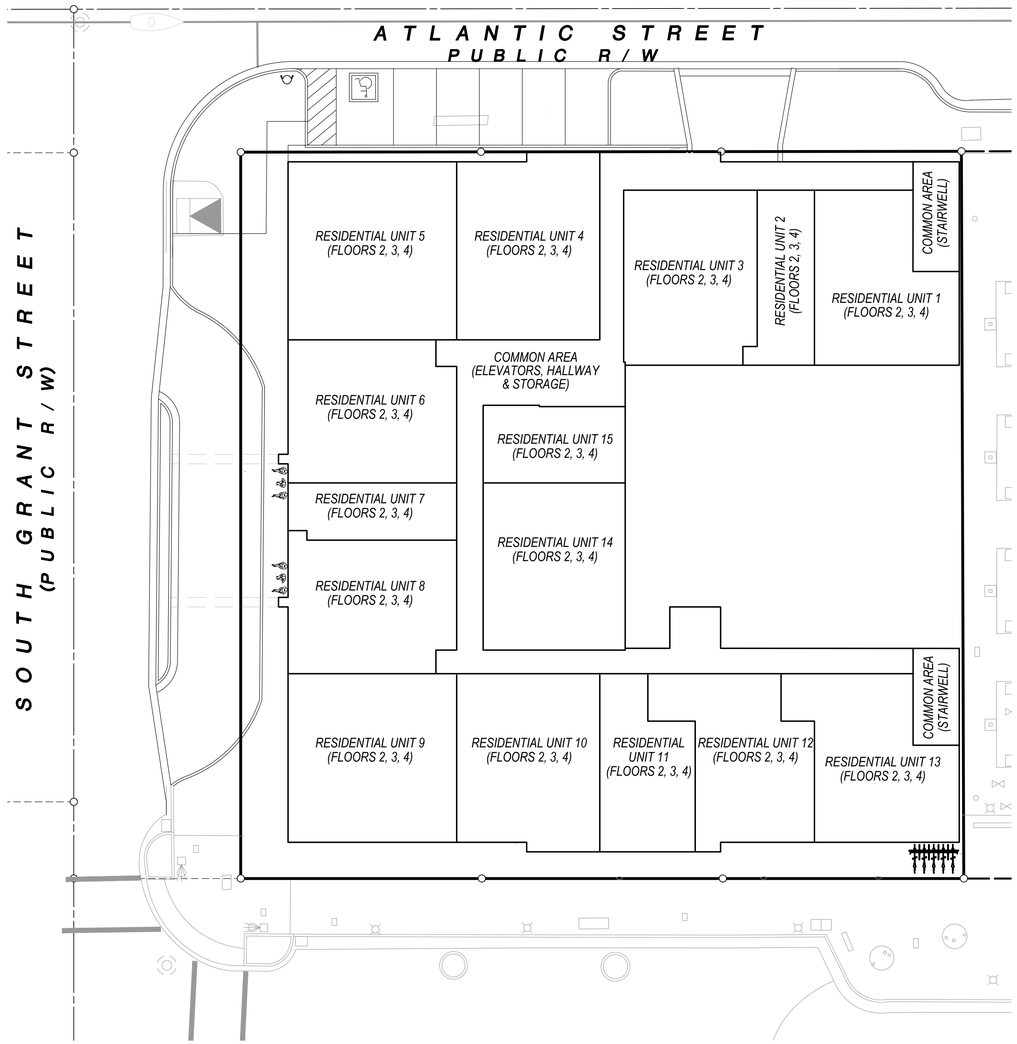


VICINITY MAP
N.T.S.

GRAPHIC SCALE
15' 7.5' 0' 15 30
1"=15'



CONDOMINIUM UNIT LAYOUT
(FLOOR 1)



CONDOMINIUM UNIT LAYOUT
(FLOORS 2, 3, 4)

NOTES:

(1) CONDOMINIUMS SHALL BE LAID OUT, APPROXIMATELY, AS SHOWN HEREON, AS FOLLOWS:
FLOOR 1: 3 RESIDENTIAL UNITS, 4 COMMERCIAL UNITS
FLOOR 2: 15 RESIDENTIAL UNITS
FLOOR 3: 15 RESIDENTIAL UNITS
FLOOR 4: 15 RESIDENTIAL UNITS
TOTAL: 52 UNITS

(2) THE ROOF SHALL BE DESIGNATED FOR EXCLUSIVE USE OF COMMERCIAL UNIT 3, FLOOR 1 (RESTAURANT).

SCALE:	COMPUTED:	MJC
HORIZ. 1" = 15'	DRAWN:	MJC
VERT. 1" = N/A	CHECKED:	CJG

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CONDOMINIUM PLAN LAYOUT
ROSEVILLE CIVIC CENTER PLAZA CONDOMINIUMS
PARCELS 1 & 2 - DOC. NO. 2010-0038471
330 VERNON STREET
CITY OF ROSEVILLE, STATE OF CALIFORNIA

DATE AUGUST 2021
SHEET 6
OF 6

JOB NO. 19-0059-02

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PLANNING COMMISSION COMMUNICATION

Title:	NIPA PCL 56 – Bridgeway Tent and Western Seminary, 8150 Industrial Av, File # PL21-0060
Contact:	Kinarik Shallow, kshallow@roseville.ca.us, (916) 746-1309

Meeting Date: 11/18/2021
Item #: 6.1.

ATTACHMENTS:

Description

Staff Report

Attachment 1 Approved Operational Plan

Attachment 2 PL14-0389 Conditions of Approval

Attachment 3 Mitigation Monitoring Program

Exhibit A Revised Operational Plan

Exhibit B Plans

CITY OF ROSEVILLE CALIFORNIA

PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING November 18, 2021

Prepared by: Kinarik Shallow, Associate Planner

ITEM 6.1: Conditional Use Permit Modification and Design Review Permit Modification – 8150 Industrial Avenue – NIPA PCL 56 – Bridgeway Tent and Western Seminary – File # PL21-0060

REQUEST

The project is a request for a Conditional Use Permit Modification and Design Review Permit Modification to allow Bridgeway Christian Church to utilize an approximate 6,700-square-foot outdoor tent structure for outdoor services, community programs, and events on a permanent basis. The tent will be located in the northwestern corner of the site. The Conditional Use Permit Modification also includes a request to allow Western Seminary (a college use) to locate in the existing Building D.

Applicant – Heidi Coughran, Bridgeway Christian Church
Property Owner – Bridgeway Christian Church

SUMMARY RECOMMENDATION

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

A. Adopt the two (2) findings of fact and approve the Conditional Use Permit Modification subject to seven (7) conditions of approval; and
B. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to nine (9) conditions of approval.

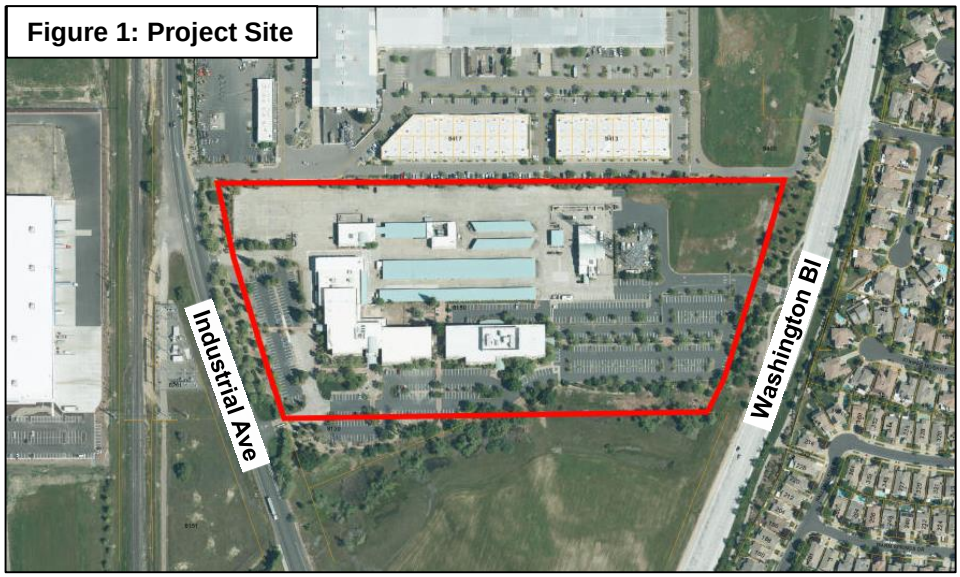
SUMMARY OF OUTSTANDING ISSUES

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 22.1-acre project site is located at 8150 Industrial Avenue, approximately ¼-mile north of the intersection of Washington Boulevard and Industrial Avenue (see Figure 1). The site is located within the City's North Industrial Planning Area (NIPA) and has a zoning designation of General Industrial (M2) and a General Plan land use designation of General Industrial (IND). The site is bounded by a vacant IND parcel to the south, office and industrial warehouse uses to the north, Washington Boulevard to the east, and Industrial Avenue to the west.

Figure 1: Project Site

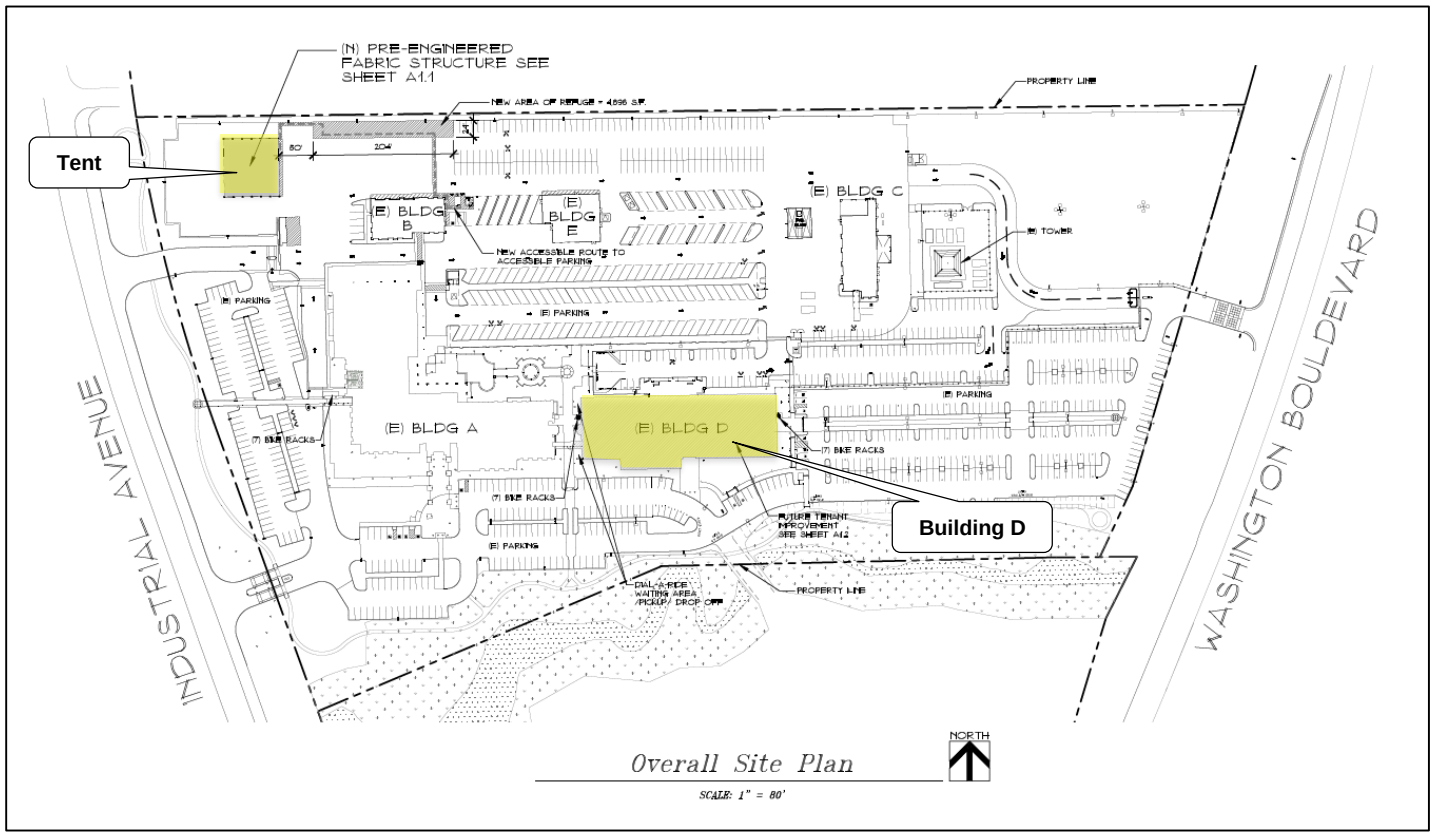


The project site is developed with multiple buildings totaling approximately 207,000 square feet, landscaping, a parking lot, a wireless communication tower and other structures. Development of the site was first approved in 1992 as part of a Use Permit for Site Review (file #SUP 91-65) for the construction of the Roseville Telephone Company campus. In June 1998, a Design Review Permit (file #DRP 97-65) was approved to expand the Roseville campus. However, in 2014, Roseville Telephone Company (currently known as Consolidated Communications) moved their operations to 200 Vernon Street.

In January 2015, Bridgeway Christian Church received approval of a Conditional Use Permit (CUP) and a Design Review Permit (DRP) Modification (file #PL14-0389) to allow a community assembly use (e.g., a church) to operate within the M2 zone and to allow a small expansion of an existing building on the site. Bridgeway Christian Church currently occupies Buildings A, B, and D, shown on Figure 2 below.

In the past year, Bridgeway Christian Church installed an outdoor, pre-fabricated tent structure that is 6,747 square feet within the northwestern corner of the site (see Figure 2). The area where the tent is located was used as a storage yard by the prior property owner, Consolidated Communications. Bridgeway proposes to use the tent structure for outdoor church services, community programs, and events on a permanent basis. The tent was initially installed as a response to the COVD-19 pandemic, which resulted in indoor church services being limited in attendance and/or being required to be held strictly outdoors. The applicant has indicated the tent would not increase attendance for the church services, but would reallocate people from inside to outside, providing churchgoers the option of being outdoors if they prefer. Thus, the applicant is requesting a CUP Modification and a DRP Modification to modify the approved operations and to allow the tent to remain on a permanent basis. The applicant is also modifying the CUP to allow Western Seminary (a college use) to occupy a portion of Building D, as college and university uses also require a CUP to locate within the M2 zone.

Figure 2: Site Plan



EVALUATION: CONDITIONAL USE PERMIT MODIFICATION

Section 19.78.060(J) of the City of Roseville Zoning Ordinance requires two findings of fact be made in order to approve a Modification for the Conditional Use Permit. The required findings are listed below in ***italicized bold*** print and are followed by an evaluation.

1. The proposed modification is substantially consistent with the intent of the original approval.

The original CUP includes an approved operational plan, included as Attachment 1 for reference, with hours of operation and a description of activities. Building A is 110,638 square feet and is used for church services, Sunday-school, general gatherings, and offices, and was approved for a maximum capacity of 1,375 attendees. Building B is 11,940 square feet and is used for offices. The approved hours for church services were as follows: Saturdays from 4:00 p.m. to 8:00 p.m. and Sundays from 9:00 a.m. to 1:00 p.m. The church services are provided twice on Saturdays, at 4:00 p.m. and 6:00 p.m., and twice on Sundays, at 9:00 a.m. and 11:00 a.m. The original CUP also allowed expanded services for Easter and Christmas, which include the addition of two Friday night services and a Sunday sunrise service for Easter, and three Christmas Eve services. In addition to the worship services, Bridgeway provides periodic community programs (such as Vacation Bible School) Monday through Friday at various times and has normal office hours of Tuesday through Thursday 9:00 a.m. to 5:00 p.m. The proposed project will maintain the same hours of operation for church services and the office uses. With the addition of the tent structure, the applicant does not anticipate a change in the average attendance numbers for church services.

The applicant provided a revised operational description for the proposed project, included as Exhibit A, which details Bridgeway's anticipated special events over the course of a year. Many of these special events (e.g., expanded services for Easter and Christmas, week-long Vacation Bible School) were approved with the original CUP, but are being modified to include the use of the tent structure as an outdoor venue in conjunction with the events. The applicant is requesting to modify the approved special events to also include a Harvest Festival to be held at the end of October for a weekend, from noon to 8:00 p.m. Additional events such as family fun nights, weddings, and memorials are included in the request, which are currently being held inside the building. As mentioned, the applicant is modifying the CUP to have the flexibility of utilizing the tent structure as an outdoor venue.

As part of staff's evaluation of the original CUP, an Initial Study/Mitigated Negative Declaration was prepared for Bridgeway, which included a Traffic Impact Study prepared by Fehr & Peers. The study was completed due to the large number of people that would be entering and exiting the site within a small period of time based on the service times. The study recommended mitigation measures to prevent spillover of queuing vehicles onto public roadways, which included on-site traffic control personnel and/or changing the service times so that there is a larger gap between services. The measures also require coordinating with the City's Engineering Division before holding large attendance special events that exceed 1,100 people, unless it is a special event which has occurred before, and for which prior coordination is documented. These measures were included as conditions of approval for the original CUP (see Attachment 2, Conditions 5 through 7 of the CUP) and in the mitigation monitoring program (see Attachment 3). The proposed project is required to comply with these measures, which will continue to ensure that adverse impacts to City facilities are avoided. Therefore, the project is substantially consistent with the intent of the original approval.

Building D is a two-story building that is approximately 75,000 square feet. The first floor has offices but does not currently have a tenant, while the second floor is currently occupied by Bridgeway and used as office space. Western Seminary, which is a degree-granting theological school, will be locating in a portion of the second floor and will utilize the space for classrooms and offices. There will be a total of two classrooms, with one classroom seating up to 44 people and the second classroom seating up to 24 people. Class schedules and attendance vary per term and are held on weeknights and Saturdays, with occasional day classes that are typically on Mondays or Fridays. Weeknight classes would typically be

from 5:30 p.m. to 8:00 p.m. and Saturday classes would be between 8:30 a.m. and 5:00 p.m. Classes vary in length from two to eight hours, with a typical class being three to four hours in length. The applicant has indicated there has been an increase in remote learning, therefore it is anticipated that physical attendance in the classroom will be low. Each course meets approximately three to six times per term.

The second floor of Building D will be split into two suites to accommodate both tenants (see floor plan included with Exhibit B – Plans). Bridgeway's office staff will be 45 to 50 people and Western Seminary will have four staff, three faculty, and employs about 20 adjuncts each academic year. Bridgeway's staff would primarily be performing administrative work, planning and ministering to individuals. Western Seminary's staff would also be performing administrative work, teaching, planning and ministry. The business hours will be Monday through Friday, 9:00 a.m. to 5:00 p.m. Given the nature of the uses are similar and the building will primarily be used as offices, staff does not anticipate any compatibility issues with locating Western Seminary and Bridgeway within the same building.

2. The proposed modification complies with all applicable standards and requirements of the Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and the applicable Specific Plan.

The project site has a land use designation of General Industrial (IND). The site is located within the North Industrial Planning Area (NIPA), which is not subject to a specific plan, but is a recognized planning subarea of the City. The General Industrial land use designation is typically intended to provide for industrial uses that generate noise, vibration, odor, dust, smoke, and light. Such uses may not be compatible with residential and other sensitive receptors, which is why a Use Permit process is required for non-industrial uses locating in an industrial land use designation. This provides staff with an opportunity to review the project and the surroundings to determine compatibility. Primary uses in General Industrial areas include manufacturing, wholesale distribution, large storage areas and various other industrial uses. Secondary uses include retail and service commercial uses that are incidental and associated with large employment areas and industrial parks. While not listed specifically as secondary uses in the General Plan, the City's Zoning Ordinance conditionally permits Community Assembly and College and University uses in the M2 zone district. The General Plan relies on the Zoning Ordinance, through the Conditional Use Permit process, to address and minimize conflicts via operational conditions. The original CUP approval for the site determined Bridgeway was an appropriate use within the IND land use designation on the site, based on the operations plan (Attachment 1) and with the conditions of approval (Attachment 2).

The Zoning Ordinance does not establish any specific development standards for community assembly or college uses, with the exception of parking requirements. The parking requirement for community assembly uses is one (1) space for every 50 square feet of non-fixed seats within the assembly area or one (1) parking space for every three (3) fixed seats within the assembly area. Additionally, one space per classroom is required. The original CUP for Bridgeway determined a total of 466 parking spaces were required based on the Zoning Ordinance standards. However, the Traffic Impact Study that was prepared for the original CUP included a parking analysis based on the highest anticipated use of the site (peak demand). The study concluded there would be a peak parking demand of 540 spaces. The existing site has a total of 971 parking spaces that is shared among the uses. With the addition of the tent and Western Seminary occupying a portion of Building D, the total parking requirement for all of the uses combined is 949 spaces, resulting in a surplus of 22 spaces. Therefore, the project is consistent with the Zoning Ordinance parking requirements as detailed in Table 1 below.

Table 1: Parking Requirements

	Square Footage (sf)	Use	Ratio	Parking Required
Building A	110,638 sf	Bridgeway (church and offices)	Based on peak demand in Traffic Impact Study	540 spaces
Building B	11,940 sf	Bridgeway (offices)	1:250 sf	48 spaces
Building C	7,401 sf	Airgas, Inc. (Heavy Wholesale & Distribution)	1:1000 sf	7 spaces
Building D	75,000	Western Seminary and Bridgeway (classrooms and offices)	1:50 sf for instructional area; 1:250 sf for office	219 spaces
Tent	6,747 sf	Bridgeway (church)	1:50 sf non-fixed seats	135 spaces
			Total Parking Required	949 spaces
			Total Parking Provided	971 spaces
			Surplus	22 spaces

As conditioned, the proposed uses are substantially consistent with the intent of the original approval, and comply with all applicable standards and requirements of the Zoning Ordinance, General Plan, and the Community Design Guidelines.

EVALUATION: DESIGN REVIEW PERMIT MODIFICATION

The evaluation of the Design Review Permit Modification has been based on the applicable development and design standards within the City's Zoning Ordinance, the General Plan, and the City's Community Design Guidelines (CDG). Section 19.78.060(J) of the Zoning Ordinance requires two findings of fact be made in order to approve a Design Review Permit Modification. The required findings are listed below in ***italicized, bold print*** and are followed by an evaluation.

1. ***The proposed modification is substantially consistent with the intent of the original approval.***

2. ***The proposed modification is in compliance with all standards and requirements of the City's Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan, the applicable Community Design Guidelines and the applicable Specific Plan.***

Figure 3: Pre-fabricated Tent Structure



The pre-fabricated tent structure is 6,747 square feet in size and approximately 40 feet tall to the peak. Figure 3 is an image of the existing tent. The east and west sides of the tent will be open and rows of non-fixed seats will be placed under the tent for church services. The tent is located within an existing area in the northwestern corner of the site that is paved with concrete; it will not require the removal of any landscaping or parking spaces. The tent is setback approximately 100 feet from the front property line along Industrial Avenue, which is consistent with the minimum setback requirements in the NIPA design guidelines, and is located behind the landscape frontage, which consists of multiple layers of mature trees that minimizes views of the tent. Modifications to Building D will be limited to interior changes to the floor plan to accommodate Western Seminary.

The project will require separate permits from the Building Division and Fire Department to ensure compliance with building and fire codes. Overall, the proposed modifications are in substantial compliance with the intent of the original approval, and the modifications comply with the applicable goals, policies, and objectives of the Zoning Ordinance, General Plan, NIPA, and the Community Design Guidelines. As such, staff supports the project as outlined above.

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. A notice of the public hearing was published in the Press Tribune on November 5, 2021 and a notice of the hearing was also distributed to all property owners within 300 feet of the site, and published on the Roseville Coalition of Neighborhood Associations (RCONA) website. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared for the original Conditional Use Permit and prior Design Review Permit Modification for Bridgeway Christian Church (under file #PL14-0389), which was adopted by the Planning Commission on January 22, 2015. The Planning Manager has determined that the proposed project is within the scope of the previously approved project and will not result in any new environmental impacts. All applicable mitigation measures (included as Attachment 3) from the IS/MND will be implemented during the design and construction of the project. Therefore, no further environmental review is required.

RECOMMENDATION

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

A. Adopt the two (2) findings of fact and approve the **CONDITIONAL USE PERMIT MODIFICATION – 8150 INDUSTRIAL AVENUE – BRIDGEWAY TENT AND WESTERN SEMINARY – FILE #PL21-0060** subject to seven (7) conditions of approval; and

B. Adopt the two (2) findings of fact and approve the **DESIGN REVIEW PERMIT MODIFICATION – 8150 INDUSTRIAL AVENUE – BRIDGEWAY TENT AND WESTERN SEMINARY – FILE #PL21-0060** subject to nine (9) conditions of approval.

CONDITIONS OF APPROVAL FOR THE CONDITIONAL USE PERMIT MODIFICATION

1. This Conditional Use Permit modification approval shall be effectuated within a period of two (2) years from **November 18, 2021** and if not effectuated shall expire on **November 18, 2023**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **November 18, 2024**. (Planning)

2. The project is approved as shown in Exhibits A—B, and as conditioned or modified below. (Planning)

3. The project is subject to the previously approved conditions of approval for the Bridgeway Christian Church Conditional Use Permit (file #PL14-0389, included as Attachment 2), except as conditioned or modified below. (Planning)

4. Project operations shall conform to the Operational Plan included as Exhibit A. Any modifications to the operations shall require approval of a Conditional Use Permit Modification. The capacity limitation of 1,375 attendees shall still apply. The specific special event uses listed in the Operational Plan are permitted as part of this Conditional Use Permit. (Planning)

5. The project shall comply with all required environmental mitigation identified in the Initial Study/Mitigated Negative Declaration for the Bridgeway Christian Church, adopted on January 22, 2015. The mitigation measures are included as Attachment 3. (Planning)

6. The project shall comply with the noise standards established in the City's Noise Ordinance. (Planning, Police)

7. The applicant shall obtain a building permit and fire permit for the tent structure prior to occupancy and effectuation of the entitlements. A separate fire permit shall be obtained for the installation of the fire sprinkler and fire alarm systems for the tent structure. (Building, Fire)

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT MODIFICATION

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **November 18, 2021** and if not effectuated shall expire on **November 18, 2023**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **November 18, 2024**. (Planning)

2. The project is approved as shown in Exhibits A—B and as conditioned or modified below. (Planning)

3. The project is subject to the previously approved conditions of approval for the Bridgeway Christian Church Design Review Permit Modification (file #PL14-0389, included as Attachment 2), except as conditioned or modified below. (Planning)

4. The project shall comply with all required environmental mitigation identified in the Initial Study/Mitigated Negative Declaration for the Bridgeway Christian Church, adopted on January 22, 2015. The mitigation measures are included as Attachment 3. (Planning)

5. The applicant shall obtain a building permit and fire permit for the tent structure prior to occupancy and effectuation of the entitlements. A separate fire permit shall be obtained for the installation of the fire sprinkler and fire alarm systems for the tent structure. (Building, Fire)

6. 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)

7. Bike parking and carpool spaces shall be provided per the Transportation System Management (TSM) Ordinance. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building)

8. The property owner shall update the Transportation Systems Management (TSM) plan and agreement to be reviewed and approved by the Transportation Commission. (Alternative Transportation)

9. The site shall include a designated Dial-a-Ride drop off and pick up area with an accessible path of travel to the main entrance of the building. Applicant shall install a pole for Dial-A-Ride sign (sign provided by Alternative Transportation). A covered seating area for our Dial-a-Ride passengers shall be located at the main entrance and it will be visible from the drive aisle of the drop-off and pick-up area. (Alternative Transportation, Planning, and Engineering)

ATTACHMENTS

1. Approved Operational Plan
2. File #PL14-0389 Conditions of Approval
3. Mitigation Monitoring Program

EXHIBITS

A. Revised Operational Plan
B. Plans

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.

Bridgeway Christian Church
3785 Placer Corporate Drive
Rocklin, CA 95765
916-408-6560

Operational Statement for Conditional Use Permit

Bridgeway Christian Church

8150 Industrial Avenue, Roseville, CA 95678

Bridgeway Christian Church is submitting a Conditional Use Permit application for General Assembly Use of an existing 23.1 acre, 207,782sf industrial & office building campus. The General Assembly Use will be for religious services and associated offices.

The site is the old SureWest facility at 8150 Industrial Avenue Roseville, CA. Public access to the campus will be offered on both Washington Blvd. and Industrial Ave.

Bridgeway Christian Church plans to operate typical church services Saturday from 4pm to 8pm and Sunday 9am to 1pm. In addition to weekend services, Bridgeway plans to offer periodic community programs Monday through Friday at various times. Bridgeway Christian Church currently has 35 employees with normal office hours of Tuesday through Thursday 9am to 5pm.

The church will be primarily using buildings A and B initially. Building A is 110,638sf and will be used for church services, Sunday-school, general gatherings and office use. There is an 11,500sf space that will be expanded to 14,750sf to accommodate 1,375 seats. A typical weekend consists of four church services with the following attendance:

Saturday 4pm: 468 in attendance

Saturday 6pm: 311 in attendance

Sunday 9am: 660 in attendance

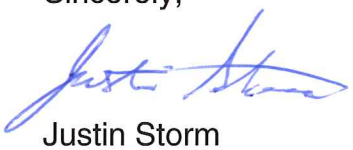
Sunday 11am: 1003 in attendance

In order to expand the main sanctuary space to 14,750sf, the north wall of Building A will be expanded out by 33'. In addition to this work some interior (nonstructural) walls will be relocated from an office to classroom layout. An existing kitchen will also be enlarged to support associated church related gatherings.

Building B is an 11,940sf office building with three roll-up doors for storage. If this building is utilized for ministry purposes it will stay in its current configuration and use (Office).

We believe that Bridgeway Christian Church will be a welcomed use for this campus and will be an added benefit to the entire community. Should the City have any questions or concerns regarding this application, please do not hesitate to contact us.

Sincerely,



Justin Storm

Bridgeway Christian Church

jstorm@bridgewaychristian.org

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES – PLANNING DIVISION
311 Vernon Street
Roseville, CA 95678
(916) 774-5276

January 23, 2015

Bridgeway Christian Church
Attn: Justin Storm
3735 Placer Corporate Dr.
Rocklin, CA 95765

Consolidated Communications
Attn: John Apostolos
P.O. Box 969
Roseville, CA 95661

SUBJECT: Project Name – Bridgeway Christian Church
FILE #: **PL14-0389**
City Wide Job #: 140087

On **JANUARY 22, 2015,** the *Planning Commission* **APPROVED** the request for a **CONDITIONAL USE PERMIT** to allow a community assembly use (Bridgeway Christian Church) to operate within a General Industrial (M2) zone, and a **DESIGN REVIEW PERMIT MODIFICATION** to allow a small expansion of an existing building, located at **8150 INDUSTRIAL BL.**

EXPIRATION DATE

You have two (2) years from the date of the Planning Commission approval in which to effectuate the permit, or else the **CONDITIONAL USE PERMIT AND DESIGN REVIEW PERMIT MODIFICATION** approval becomes null and void.

The expiration date of this request is **JANUARY 22, 2017.**

EXTENSION OF PERMIT

You may request that a permit be extended for a period up to a maximum of one (1) year. An application for an extension shall be submitted to the Planning Department prior to the expiration date indicated above. No notice will be sent to you prior to the date of permit expiration.

YOU WILL BE RESPONSIBLE FOR REQUESTING ANY EXTENSION.

FEE NOTIFICATION

Per Government Code Section 66000, et seq, this notice shall serve as notification that the 90 day appeal period has begun in which the applicant may protest the imposition of fees, dedications, reservations, or other exactions imposed under the provisions of Government Code Section 66020 to the City Council. The appeal shall be filed in writing or on a form provided by the City stating the reasons for the appeal as provided for in Government Code Section 66020. **The appeal shall be filed with the City Clerk**.

APPEAL PROCEDURE

The decision of the Planning Commission is final unless appealed. This decision must be appealed to the ***City Council*** by filing a written appeal and paying the required fee **within *ten (10)* calendar days of January 22, 2015. The appeal shall be filed with the *City Clerk*.**

You may be precluded from filing a lawsuit to challenge this decision unless you use this opportunity for administrative appeal and raise any issues you believe to be wrongly decided.
Persons wishing to commence a court case challenging this decision must do so within ninety (90) days of the final decision (after all administrative appeals are exhausted) pursuant to Code of Civil Procedures Section l094.6. (See Roseville City Council Resolution No. 82-8l).

CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL FOR A CONDITIONAL USE PERMIT

1. The Conditional Use Permit shall be effectuated upon issuance of an occupancy permit by the Building Department. This permit shall expire on **January 22, 2017** if not effectuated by that time**.** Prior to said expiration date, the applicant may apply for an extension of time, provided that this approval shall not be extended beyond **January 22, 2018**. (Planning, Building)

2. The church operations and functions shall be operated in a manner consistent with the Operations Plan as provided in Exhibit A, which includes a capacity limitation of 1,375 attendees. The specific special event uses listed in the Operations Plan (Christmas Eve services, extra services during Easter, and Vacation Bible School) are permitted as part of this Conditional Use Permit. (Planning)

3. The project shall comply with all required environmental mitigation identified in the Initial Study for the Bridgeway Christian Church (Exhibit C and D). (Planning)

4. Applicant is hereby advised that surrounding properties are zoned for a broad range of heavy industrial uses, and currently contain existing industrial uses, and can accommodate substantial additional future industrial development. Such development can operate on a 24-hour daily basis.

5. Prior to occupancy, a Traffic Management Plan (TMP) shall be submitted to and approved by the Engineering Division. The TMP shall clearly detail the types of traffic control measures being implemented prior to and after services. Per the Bridgeway Christian Church Traffic Impact Study, prepared by Fehr & Peers, traffic control personnel shall be placed at the first internal intersections at the East Driveway and Southwest Driveway to manage the flow of traffic and ensure that inbound traffic does not spill back onto Washington Boulevard or Industrial Avenue. (Engineering)

6. Should on-site traffic management prove to be ineffective (i.e. inbound traffic has difficulty entering the site), then the City shall have sole discretion to require services to be moved from 30 minutes to 45 minutes apart. (Engineering)

7. Coordinate with the Engineering Division prior to holding any special events with an expected attendance exceeding 1,100 people, unless it is a special event which has occurred before, and for which prior coordination is documented. If requested by City staff, submit a traffic management plan to the Engineering Division for review and approval prior to holding the special event. (Engineering)

8. Permits required for any change in use, occupancy type, remodel of any structure, mechanical, plumbing, electrical, restrooms, accessibility, etc. must meet code in use at time of submittal. Current code is 2013 CBC. (Building)

9. The proposed change in use to a place of assembly may require the upgrade of the automatic fire alarm system depending on the final occupancy load calculated by the building official. The upgraded fire alarm system will have an impact on the entire building. All amendments, standards, policies and our fee scheduled 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 & Life Safety Division for information. (Fire)

10. The required fire department access with a turning radii of 30 and 50 feet respectively shall be continued without interruption similar to our typical driving patterns. This is especially critical at all entry points and interior parking aisles to this complex in which our drivers are expected to maneuver our apparatuses without obstructions. 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)

11. Adequate radio coverage (800MHz) shall be provided within all buildings for public safety agencies, as required by Roseville Municipal Code and the California Fire Code. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials.

    Adequate radio coverage shall include all of the following:

    a. A minimum signal strength of 95 dBM available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.

    b. A minimum signal strength of 95 dBM received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.

    c. The frequency range that must be supported shall be 821–824 MHz and 866–869 MHz.

    d. A 100% reliability factor. (Fire, Police)

12. The design and installation of all fire protection equipment and/or hazardous materials 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. All amendments, standards, policies and our fee scheduled 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 Prevention Division for information. (Fire)

CONDITIONS OF APPROVAL FOR A DESIGN REVIEW MODIFICATION

1. This design review permit modification approval shall be effectuated within a period of two (2) years from **January 22, 2015** and if not effectuated shall expire on **January 22, 2017**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval shall not be extended beyond **January 22, 2018**. (Planning)

2. The project is approved as shown in Exhibit B and as conditioned or modified below. (Planning)

3. The project shall comply with the originally-approved Conditions of Approval for the project (DRP 97-65, see Attachment 1), as applicable, and except as modified by these Conditions. (Planning)

4. The design, materials, and color of the building addition shall be consistent with the existing building. (Planning)

5. 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)

6. A Sign Permit is required for all project signs. (Planning)

7. 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)

8. Once this common work location generates 50 or more employees, the property owner shall prepare a new Transportation Systems Management (TSM) plan and agreement to be reviewed and approved by the Transportation Commission. (Alternative Transportation)

9. Install a bench under the canopy at the main entrance to be used as a waiting area for Dial-A-Ride service. (Alternative Transportation)

10. 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. (Public Works, Environmental Utilities, Electric, Finance)

11. 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. (Public Works)

12. 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 are approved and grading and/or encroachment permits are issued by the Department of Public Works (Public Works)

13. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

14. 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)

NOTICE TO PROJECT APPLICANT

All materials introduced at a public hearing or included with the project's staff report, including but not limited to exhibits, photographs, video or audio tapes, plan sets, architectural drawings, models, color and materials palettes, and maps must be retained by the Planning Division as a part of the public record for one year following the City's final action on the project. Official project file materials will be kept in conformance with the Division's adopted retention schedule. Color renderings and material boards will be disposed of after the project is built and the project receives a certificate of occupancy or at the end of one year, whichever is later.

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION
311 Vernon Street, Roseville, CA 95678 (916) 774-5276

MITIGATION MONITORING PROGRAM

Project Title/File Number	Bridgeway Christian Church, PL14-0389
Project Location	8150 Industrial Avenue
Project Description	The applicant requests approval of a Conditional Use Permit to allow a community assembly use (Bridgeway Christian Church) to operate within a General Industrial (M2) zone, and a Design Review Permit Modification to allow a small expansion of an existing building.
Project Applicant	Justin Storm, Bridgeway Christian Church
Property Owner	John Apostolos, Consolidated Communications
Lead Agency Contact Person	Lauren Hocker, Associate Planner; Phone: (916) 774-5272

Section 21081.6 of the California Public Resources Code requires public agencies to "adopt a reporting and monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment." This monitoring program is required for the project as potentially adverse impacts have been identified, and mitigation measures have been identified to mitigate those impacts.

MONITORING PROCESS: Existing monitoring mechanisms are in place that assist the City of Roseville in meeting the intent of CEQA. These existing monitoring mechanisms eliminate the need to develop new monitoring processes for each mitigation measure. These mechanisms include grading plan review and approval, improvement/building plan review and approval and on-site inspections by City Departments. Given that these monitoring processes are requirements of the project, they are not included in the mitigation monitoring program. Therefore, only those mitigation measures that are unique to this project are listed in the following monitoring table. The table indicates the required mitigation along with who is the responsible party for monitoring along with when the monitoring is to occur and when the monitoring has been completed.

MITIGATION MONITORING TABLE – BRIDGEWAY CHRISTIAN CHURCH – 8150 INDUSTRIAL AVENUE – PL14-0389							
MITIGATION NUMBER	**DESCRIPTION**	**GRADING PERMIT**	**IMPROVE /BUILDING PLANS**	**DURING CONSTRUCTION**	**PLAN CHECK CITY DEPARTMENT**	**MONITORING CITY DEPARTMENT**	**DATE COMPLETE**
TC-1	Bridgeway Church shall manage operations in a manner that prevents queuing on public streets, to the satisfaction of the Engineering Division. The following measures shall apply to achieve this requirement: a. Prior to occupancy, a Traffic Management Plan (TMP) shall be submitted to and approved by the Engineering Division. The TMP shall clearly detail the types of traffic control measures being implemented prior to and after services. Per the Bridgeway Christian Church Traffic Impact Study, prepared by Fehr & Peers, traffic control personnel shall be placed at the first internal intersections at the East Driveway and Southwest Driveway to manage the flow of traffic and ensure that inbound traffic does not spill back onto Washington Boulevard or Industrial Avenue. b. Should on-site traffic management prove to be ineffective (i.e. inbound traffic has difficulty entering the site), then the City shall have sole discretion to require services to be moved from 30 minutes to 45 minutes apart. c. Coordinate with the Engineering Division prior to holding any special events with an expected attendance exceeding 1,100 people. If requested by City staff, submit a traffic management plan for the special event to the Engineering Division for review and approval prior to holding the special event.	N/A	N/A	N/A	Engineering	Engineering	

PC EXHIBIT A

Bridgeway
CHRISTIAN CHURCH

January 20, 2021

City of Roseville
311 Vernon Street
Roseville, CA 95678

RE: Operational Statement for Revised Conditional Use Permit

In 12/2014 Bridgeway applied for a Conditional Use Permit (CUP) as part of our process to purchase the property located at 8150 Industrial Avenue in Roseville. As we have gotten settled in, we have realized that our CUP should have also included the use of our property outside of the buildings themselves. Our use has not changed from religious services and associated offices. We have found that the outdoor use of our campus is a necessary part of our ministry to the community.

Our operational use for typical church services on Saturdays from 4:00pm to 8:00pm and Sundays from 9:00am to 1:00pm remains the same. We also still offer the same periodic community programs Monday through Friday as originally submitted. Our request to revise our existing CUP would allow us to use our campus to better serve our community in various ways. For example, our annual Vacation Bible School (VBS) program for children. This is a one-week program during summer break where we provide a fun and interactive experience for the kids. It's mostly held indoors, but we would like to have some of the time be spent outside for water games, slime wars, and other activities that are better suited to be played outside. Other activities may include bounce houses, outdoor live music, games, etc. Additionally, current ministry programs would have more flexibility if they could move some of their indoor time to be spent outdoors.

Another reason for our request is that we would like to erect a structure to accommodate a space where people can enjoy outdoor church services. We are significantly limited on how many people we can allow into our building during this season. Additionally, we have a growing number of people who are afraid to be inside the building in close proximity to others. This structure would allow us to invite people to join us outside as well as inside. This would not be an increase to our attendance, but rather a reallocation of people from inside to outside. We also plan to use this venue for events such as weddings, live music events, VBS and other community programs.

We believe the amended use to include the outdoor portion of our campus will be a blessing to our church and community as more and more people are preferring outdoor activities over indoor. Thank you in advance for your consideration. If you have any questions, please do not hesitate to contact me or Dave Bresnyan (dbresnyan@bridgeway.church).

Sincerely,

Heidi Coughran
Director of Operations
hcoughran@bridgeway.church

Special Events

In the course of a year, Bridgeway proposes to use our outdoor venue to host the following special events:

Special Event	Dates/Times	Occupancy	Parking
Easter Saturday/Sunday (date varies per year)	Saturday 4:00PM & 6:00 PM Sunday 9:00 AM & 11:00 am	500 Adults and Children	Shared with worship center

The outdoor venue will be used as an overflow location to our worship center for Easter services. Currently we add more services to our regular schedule on Easter, or maximize existing seating. However, in this COVID era we feel that people will want to allow more personal space and utilize the outdoor seating that would be simulcast with the live service in the worship center. We do not anticipate additional impact over existing, but rather just spreading out the existing guests to increase their comfort.

Parking and greeting guests would be handled by our campus guide team. All parking would be handled on site.

Special Event	Dates/Times	Occupancy	Parking
Summer Camp/VBS Five weekdays in June	8:00 AM – 1:00 PM Monday - Friday	250-300 Children 50-75 Staff/Volunteers	The kids will be dropped off and no impact to parking. Staff and volunteers will park on site.

This is a one-week summer day camp for kids held for five consecutive weekdays (Monday through Friday) in June. The event is held on Bridgeway's campus and utilizes our worship center, lobby, covered parking area and [now] the outdoor venue. The camp is designed to be fun for kids and has a lot of games (in addition to Bible study and teachings) that include camp activities such as water play and slime wars, crafts, games and music.

Approximately 250-300 children will be accommodated during this event Children will be dropped off for the day at a drop-off location at the South entrance. Approximately 50-75 people (staff and volunteers) will run the event and will park in the South parking area.

Bridgeway has approximately 800 parking spaces, so we have plenty of room to accommodate the outdoor activities in addition to staff/volunteer parking.

Special Event	Dates/Times	Occupancy	Parking
Harvest Festival End of October	Weekend in October closest to Halloween, noon to 8:00 PM	300-400 Children 75 Staff/Volunteers	Parking will be on site

This event is focused on families to bring their children to a safe and fun place to trick-or-treat. Staff and volunteers decorate their cars/booths with fun experiences for the kids to stop by and play and collect candy. The event includes various activities. Parking will be handled consistent with parking plan for regular services.

In case of weather conditions, the booths and activities would be set up under our covered parking and inside the outdoor venue to allow the event to continue despite any rain.

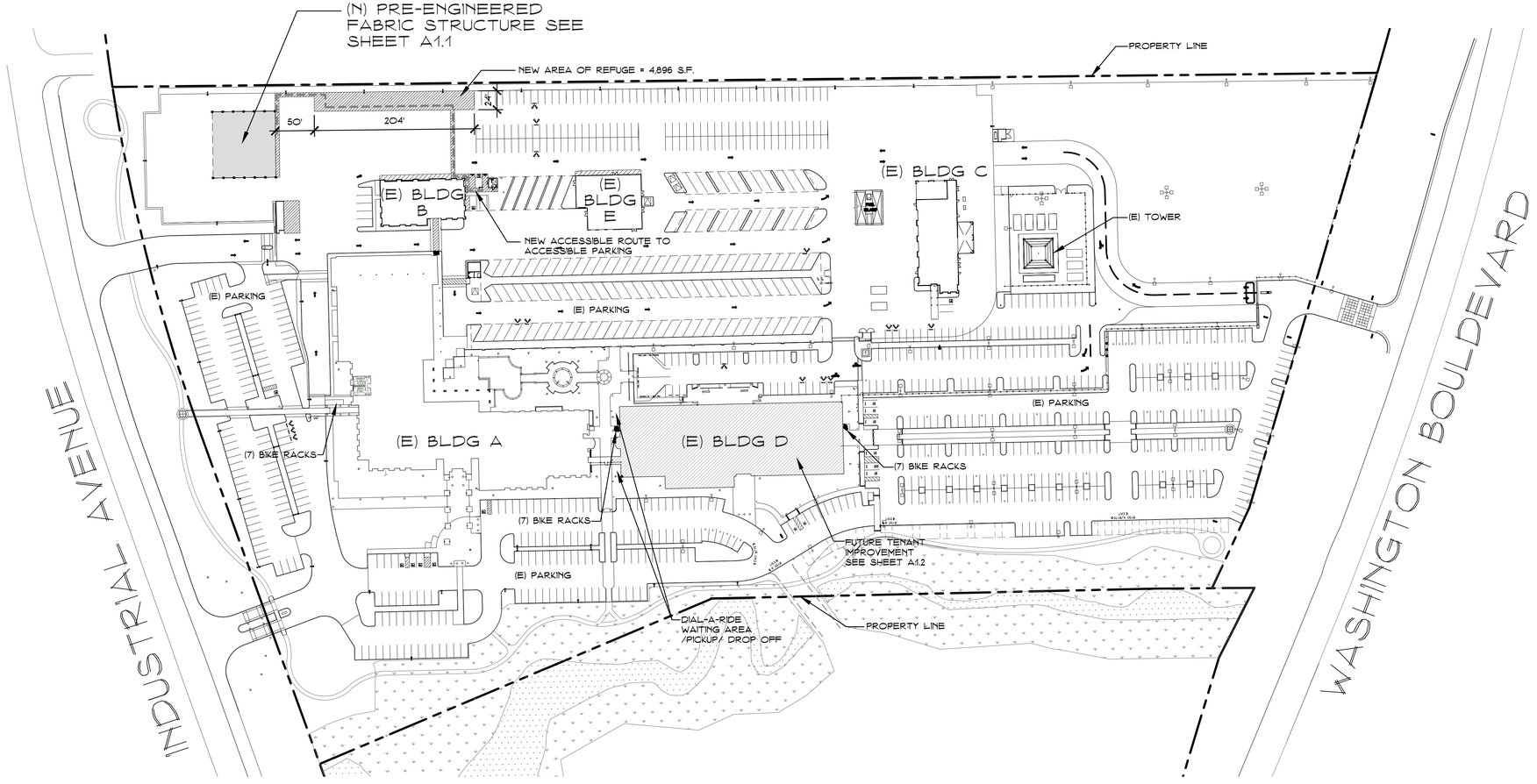
Special Event	Dates/Times	Occupancy	Parking
Outdoor Worship & Family Fun Nights	TBD	50-500	Parking will be on site

We would like to offer an outdoor venue to invite our community to share in time of fellowship. This would include worship music, family movie nights, etc. We are currently holding these events in our worship center. We feel that after COVID that people would feel more comfortable attending in an outdoor venue.

Special Event	Dates/Times	Occupancy	Parking
Weddings, memorials, graduations, misc.	TBD	50-500	Parking will be on site

This venue is a great place for people to gather that has open sides, free flowing air, and is protected from the elements. It's a great opportunity for weddings, memorials, graduations, small gatherings, etc. The average timeframe for each event would be 2-5 hours and parking would be on site. This would offer an option to gather outside instead of inside as we are doing now. We feel that after COVID that people would feel more comfortable attending in an outdoor venue. It would not be an additional burden on our campus, just shifted outdoors.

PC EXHIBIT B



Overall Site Plan

SCALE: 1" = 80'

PROJECT INFORMATION

SCOPE OF WORK:

ALTER TEMPORARY TENT STRUCTURE TO PERMANENT, CHANGE OCCUPANCY OF 2ND FLOOR OF BUILDING D TO ALLOW WESTERN SEMINARY TO USE AS INSTRUCTIONAL SPACE. TENANT IMPROVEMENT TO ALSO MODIFY FLOOR PLAN FOR OFFICES FOR BRIDGEWAY CHURCH.

BUILDING DATA:

APN:	017-113-002
STREET ADDRESS:	8150 INDUSTRIAL AVENUE
TOTAL PARCEL SIZE:	21.82 ACRES
ZONING:	N/A
CODES:	2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA FIRE CODE 2019 CALGREEN CODE
CONSTRUCTION TYPE:	EXISTING
TENT OCCUPANCY:	A-3
BUILDING SF:	±6,800 SF.
BUILDING D	OFFICE & INSTRUCTIONAL
BUILDING SF:	±78,057 SF.

PARKING DATA:

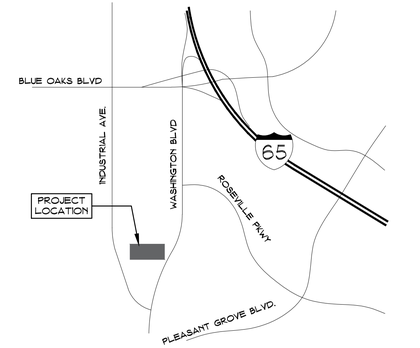
PARKING REQUIRED: 895 PARKING SPACES	
TENT	136 SPACE
BUILDING A	540 SPACES
BUILDING D	
1ST FLOOR	96 SPACES
2ND FLOOR	86 SPACES
INSTRUCTIONAL	37 SPACES
BUILDING D TOTAL PARKING	219 SPACES
TOTAL PROVIDED PARKING:	971 SPACES
> TOTAL VANPOOL PARKING:	16 SPACES
TOTAL BIKE PARKING:	21 SPACES

DRAWING INDEX:

A1.0 SITE PLAN & TENT PLAN
A1.1 ENLARGED SITE PLAN
A1.2 BLDG D TENANT IMPROVEMENT PLAN

ARCHITECT

PERKINS, WILLIAMS & COTTERILL ARCHITECTS
3320 DATA DRIVE, SUITE 200
RANCHO CORDOVA, CALIFORNIA 95670
(916) 851-1400



Vicinity Map

NOT TO SCALE

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3320 Data Drive, Suite 200 • Rancho Cordova, California 95670
T (916) 851-1400 F (916) 851-1408 E pwcarch@pwcarchitects.com

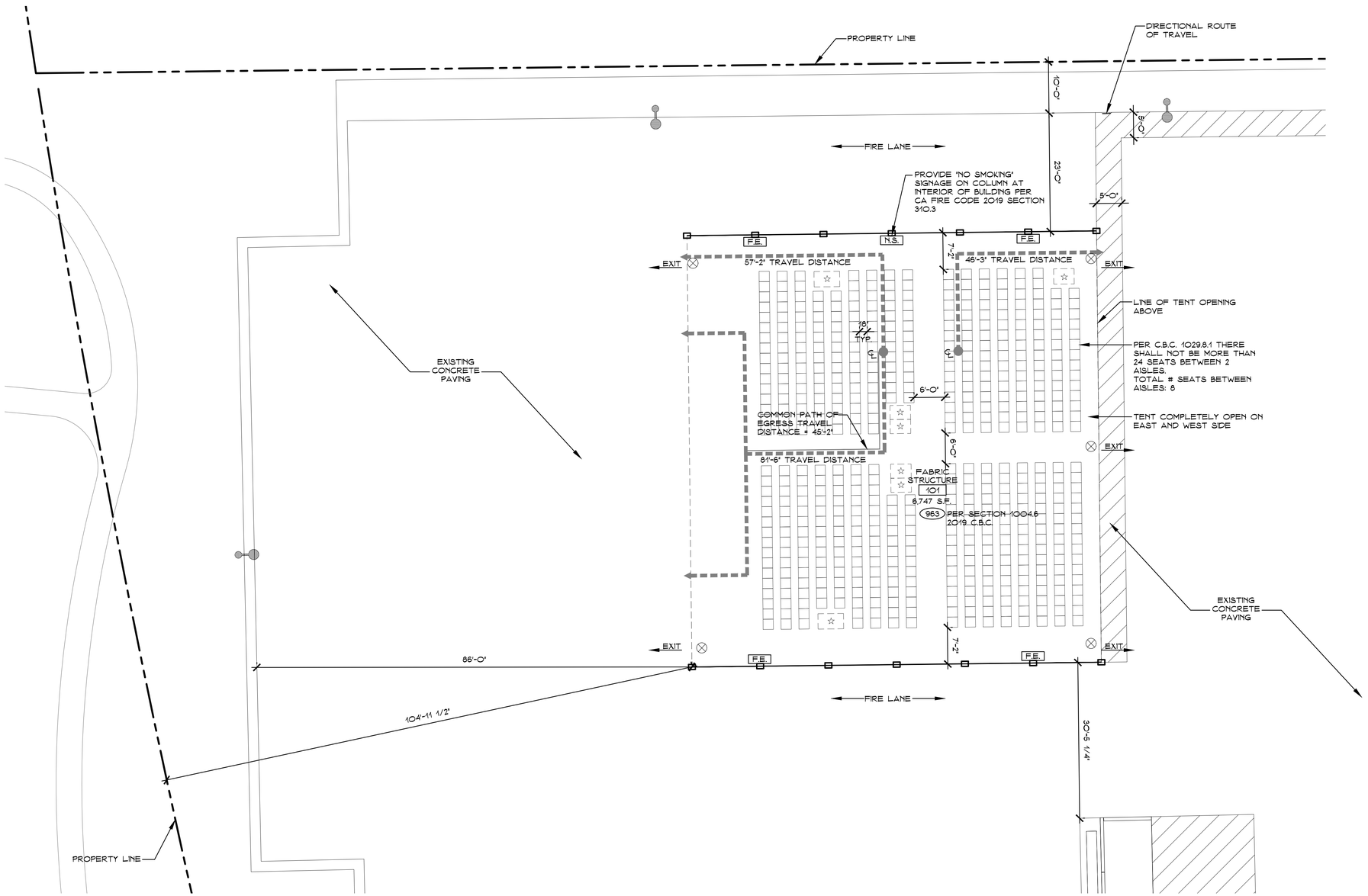
Site Plan

Project:	BRIDGEWAY CHRISTAIN CHURCH		
Job No.	14743-C	*Date:*	10-1-20
Scale:	1"=80'		

A1.0

Bridgeway Christian Church

8150 Industrial Blvd.



Enlarged Site Plan

SCALE: 3/32" = 1'-0"

NORTH

Bridgeway Christian Church

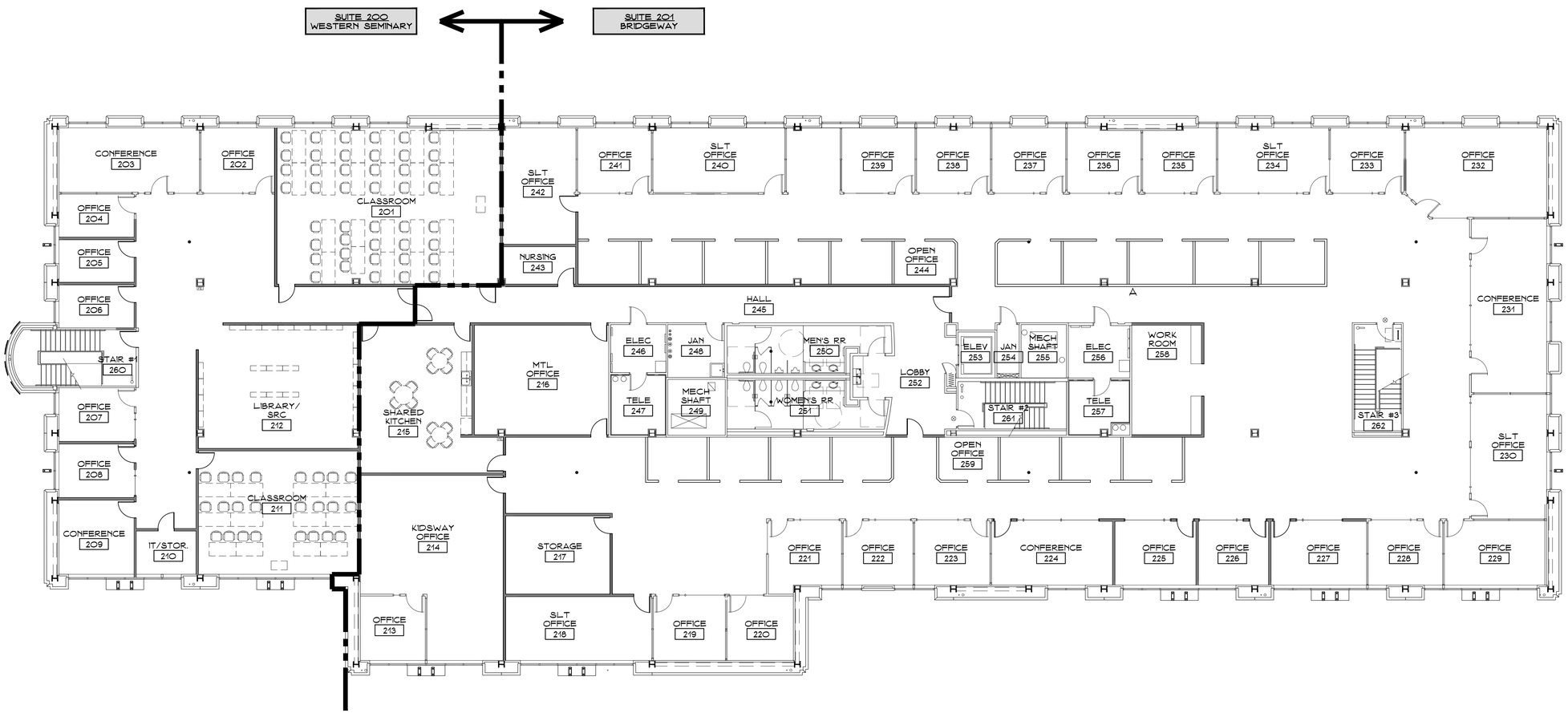
8150 Industrial Blvd.

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Enlarged Site Plan

Project:	BRIDEGWAY CHRISTAIN CHURCH		
Job No.	14743-C	***Date:***	10-1-20
Scale:	1"=80'		

A1.1



Bridgeway Christian Church

8150 Industrial Blvd.

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Building D 2nd Floor Plan

Project:	BRIDGEWAY CHRISTAIN CHURCH		
Job No.	14743-C	*Date:*	10-1-20
Scale:	1"=80'		

A1.2

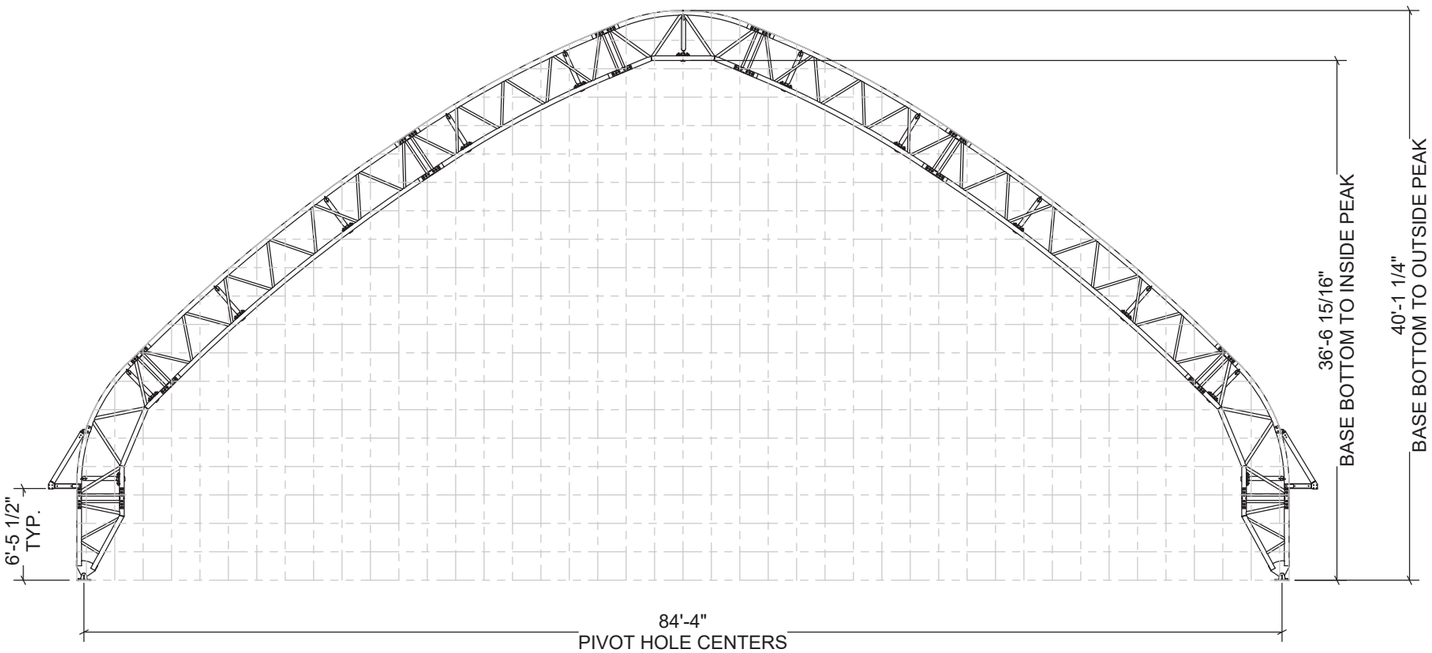
T085GPHF009080

ADDITIONAL INFORMATION

THESE PRINTS IDENTIFY AND SHOW THE MAIN COMPONENTS AND CONNECTIONS FOR THIS BUILDING. LENGTH, WIDTH, AND OTHER IMPORTANT DIMENSIONS ARE ALSO PRESENT.

TO BEST UNDERSTAND HOW TO CONSTRUCT THIS BUILDING, THE INFORMATION CONTAINED WITHIN THESE SHEETS SHALL BE USED WITH THE INSTRUCTION MANUAL SHIPPED WITH THE BUILDING.

THE INSTRUCTIONS INCLUDE DETAILS NEEDED DURING CONSTRUCTION.



GRID SQUARES = 2'

WARNING: Cancer and Reproductive Toxicity - P65Warnings.ca.gov

BUILDING CONTENT GUIDE:

[A1] .....COVER SHEET
[B1] .....GENERAL NOTES
[B2] .....ALLOWABLE EQUIPMENT LOADS
[B3] .....ALLOWABLE GUTTER LOADS
[C1] .....BUILDING PLAN VIEW
[D1] .....MATERIAL SPECIFICATIONS
[E1] .....RAFTER PROFILES
[F1] .....SIDE PROFILES
[G1] .....DETAIL LOCATIONS & BASE DETAILS
[G2] .....GENERAL CONNECTION DETAILS
[G3] .....CABLE LAYOUT & DETAILS
[G4] .....AWNING DETAILS
[G5] .....FABRIC COVER CONNECTION DETAILS
[H1] .....BASE PLATE LAYOUT & DETAILS
[I] .....OMITTED
[J1] .....BUILDING REACTION DATA
[K] .....OMITTED
[L1 - L3] .....EAST ENDWALL: EW085GPF0150D
[M1 - M2] .....WEST ENDWALL: EW085GPF0160D

REGISTERED PROFESSIONAL ENGINEER
GREG RILEY
C-56052
Exp. 12-31-20
CIVIL
STATE OF CALIFORNIA

DEVELOPED BY
A DIVISION OF
ENGINEERING SERVICES & PRODUCTS CO.
1440 18TH AVENUE SW
DYERSVILLE, IA 52040
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F: 563.875.2317
WWW.ESAPCO.COM

ORDER #: **7660861**

CUSTOMER #: **8978798**

CUSTOMER INFORMATION:
BRIDGEWAY CHRISTIAN CHURCH
8150 INDUSTRIAL AVE BUILDING A
ROSEVILLE, CA 95678

CUSTOMER CONTACT:
JEFF EBERHARDT

CONTACT PHONE:
916-677-6286

STRUCTURE SKU #:
T085GPHF009080

STRUCTURE SIZE:
85' X 80'

STRUCTURE DESCRIPTION:
-

SHEET TITLE:
COVER SHEET

DRAWING DETAILS

DRAWN BY:	CREATION DATE:
BHB	11/4/2020

REVISIONS:

NO.	BY:	REVISION DATE:
1	BL	12/16/2020
2	BL	12/21/2020
3		
4		

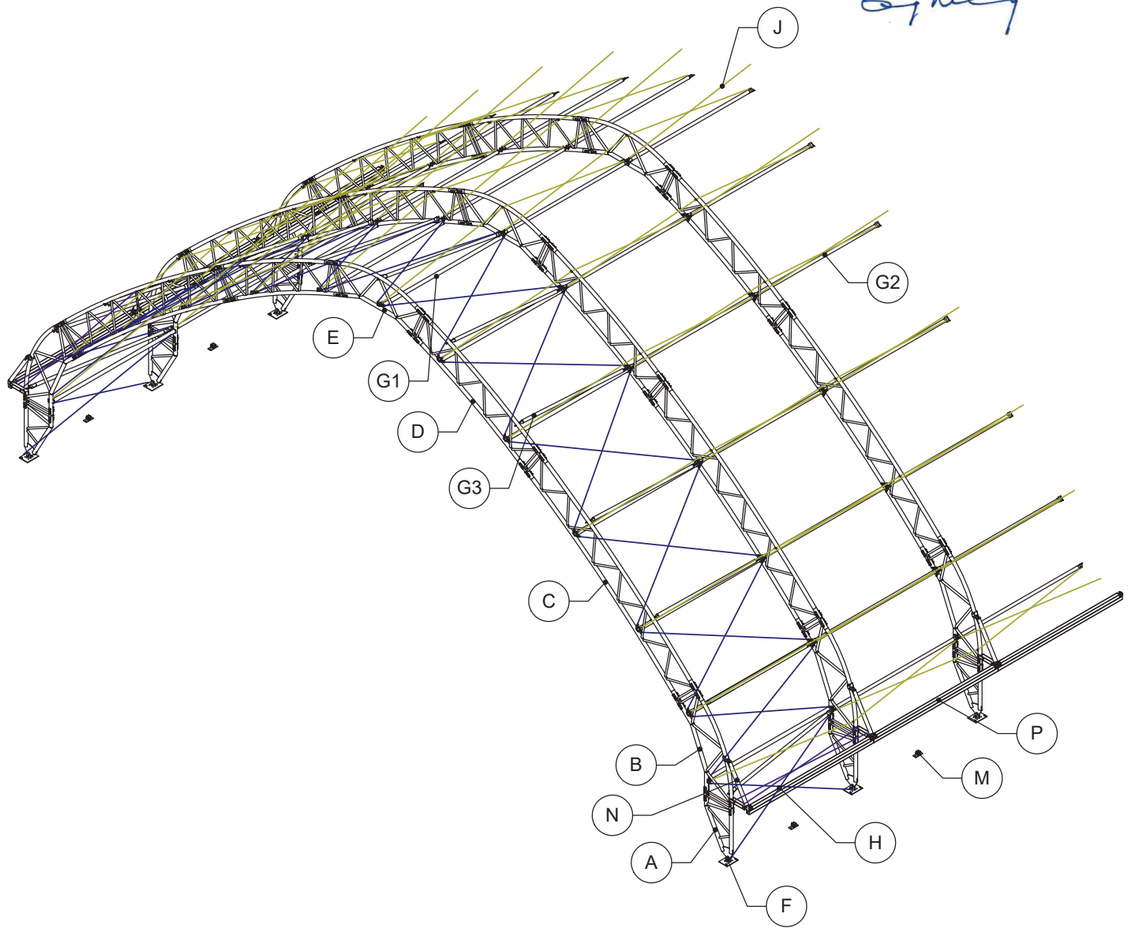
NOT TO SCALE | SHEET SIZE: 11X17

SHEET:
A1

TEMPLATE V1.0

ITEM	DESCRIPTION	MATERIAL
A	SUPPORT BASE	
	OUTER CHORD	GALV. RND. STEEL TUBE - ∅ 4.0" - 7 GA
	INNER CHORD	GALV. RND. STEEL TUBE - ∅ 4.0" - 7 GA
	WEB (STRAIGHT)	GALV. RND. STEEL TUBE - ∅ 1.90" - 14 GA
	WEB (ANGLED)	GALV. RND. STEEL TUBE - ∅ 1.9", 2.375" - 14 GA
	PIVOT PLATE	STEEL PLATE, 1/2" THICK
B&E	SEGMENT	
	OUTER CHORD	GALV. RND. STEEL TUBE - ∅ 4.0" - 7 GA
	INNER CHORD	GALV. RND. STEEL TUBE - ∅ 4.0" - 7 GA
	WEB (STRAIGHT)	GALV. RND. STEEL TUBE - ∅ 1.90" - 14 GA
	WEB (ANGLED)	GALV. RND. STEEL TUBE - ∅ 2.375" - 14 GA
C&D	SEGMENT	
	OUTER CHORD	GALV. RND. STEEL TUBE - ∅ 4.0" - 10 GA
	INNER CHORD	GALV. RND. STEEL TUBE - ∅ 4.0" - 10 GA
	WEB (STRAIGHT)	GALV. RND. STEEL TUBE - ∅ 1.90" - 14 GA
	WEB (ANGLED)	GALV. RND. STEEL TUBE - ∅ 1.90" - 14 GA
F	BASES	
	HORIZONTAL	STEEL PLATE, 1/2" THICK
	VERTICAL (ROUNDED)	STEEL PLATE, 3/8" THICK
	THREADED STUD	CFL FULLY THREADED STUD - 1/2"-13 x 1"
	GUSSETS	STEEL PLATE, 3/8" THICK
G	BRACING	
G1	LATERAL BRACING (END)	GALV. RND. STEEL TUBE - ∅ 3.5" - 14 GA
G2	LATERAL BRACING (MID)	GALV. RND. STEEL TUBE - ∅ 2.875" - 14 GA
G3	ANGLED BRACE	GALV. RND. STEEL TUBE - ∅ 3.5" - 14 GA
	THREADED STUD PLATE	1/4" PLATE W/ 1/2" X 2" STUDS
	AB CONNECTION PLATE	STEEL PLATE, 1/4" THICK
H	CABLE ASSEMBLY	SEE SHEET G3
	CABLE CONNECTION PLATE	STEEL PLATE, 5/16" THICK
J	SWAY CABLE ASSEMBLY	SEE SHEET G3
	CABLE CONNECTION PLATE	STEEL PLATE, 1/8" THICK
K	SPLICE	
	SPLICE OUTSERTS	FORMED STEEL BAR, 5/16" THICK
L	WINCH ASSEMBLY	
	WINCH	2" LASHING WINCH (10,000 LBS. STRENGTH)
	STRAP	2" STRAP (10,000 LBS. STRENGTH)
M	WINCH PLATE	
	HORIZONTAL	STEEL PLATE, 1/2" THICK
	THREADED STUDS	CFL FULLY THREADED STUD - 1/2"-13 x 1"
N	AWNING ASSEMBLY	
	CHORD PLATE	STEEL PLATE, 1/2" THICK
	OUTER CHORD	GALV. RND. STEEL TUBE - ∅ 4.0" - 10 GA
	INNER CHORD	SQ. STEEL TUBE - 4" X 4" X 8 GA 1-PLY
	ELBOW PLATE	STEEL PLATE, 1/2" THICK
P	AWNING LATERAL BRACE	SQ. STEEL TUBE - 4" X 4" X 8 GA 2-PLY

REGISTERED PROFESSIONAL ENGINEER
GREG RILEY
C-56052
Exp. 12-31-20
CIVIL
STATE OF CALIFORNIA



NOTE: THIS VIEW IS GENERIC TO ILLUSTRATE LOCATIONS OF ITEMS IN THE TABLE ONLY. CABLE PATTERN AND/OR OTHER DETAILS MAY NOT FULLY MATCH THE SPECIFICS FOR THIS ORDER. SEE OTHER SHEETS FOR ORDER-SPECIFIC DETAILS.

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ClearSpan
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ENGINEERING SERVICES & PRODUCTS CO.
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P: 563.875.6113
F: 563.875.2317
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ORDER #: **7660861**

CUSTOMER #: **8978798**

STRUCTURE SKU #: **T085GPHF009080**

STRUCTURE SIZE: **85' X 80'**

STRUCTURE DESCRIPTION: **-**

CUSTOMER INFORMATION: **BRIDGEWAY CHRISTIAN CHURCH**
8150 INDUSTRIAL AVE. BUILDING A
ROSEVILLE, CA 95678

CONTACT PHONE: **916-677-6286**

CUSTOMER CONTACT: **JEFF EBERHARDT**

SHEET TITLE: **MATERIAL SPECIFICATIONS**

DRAWING DETAILS	
DRAWN BY: **BHB**	CREATION DATE: **11/4/2020**

REVISIONS:

NO.	BY:	REVISION DATE:
1	**BL**	**12/16/2020**
2	**BL**	**12/21/2020**
3		
4		

NOT TO SCALE | SHEET SIZE: 11X17

SHEET: **D1**

PLANNING COMMISSION COMMUNICATION

Title:	INFILL PCL 210 – Tommy's Carwash, 2990 Foothills Bl, File # PL20-0274
Contact:	Shelby Maples, smaples@roseville.ca.us, (916) 746-1347

Meeting Date: 11/18/2021
Item #: 6.2.

ATTACHMENTS:

Description

Staff Report

Exhibit A Initial Study MND

Exhibit B Site Plan

Exhibit C Preliminary Grading and Utility Plan

Exhibit D Elevations

Exhibit E Colors and Materials

Exhibit F Preliminary Landscape Plan

Exhibit G Photometric Plan

CITY OF ROSEVILLE CALIFORNIA

Planning Division Staff Report
Planning Commission Meeting November 18, 2021

Prepared by: Shelby Maples, Associate Planner

ITEM 6.2: Design Review Permit and Conditional Use Permit – 2990 Foothills Bl. – INFILL PCL 210 – Tommy's Carwash – PL20-0274

REQUEST

The applicant requests approval of a Conditional Use Permit and a Design Review Permit to allow a 5,207 square foot automatic carwash facility with 22 vacuum spaces, a 600 square foot storage building, and associated site improvements.

Applicant— Regina Reusser, Burrell Consulting Group
Owner – Parneet Parmar, Parmar LLC

SUMMARY RECOMMENDATION

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

A. Adopt the Tommy's Carwash Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
B. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to two (2) conditions of approval; and
C. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-five (65) 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 project site is located at 2990 Foothills Bl., at the southwest corner of Foothills Bl. and Vineyard Rd., within the City's Infill planning area. The project site is approximately 3.74 acres in size and has a land use designation of Community Commercial (CC). In October 2005, the Design Committee approved a Design Review Permit (DRP) to construct three commercial buildings (totaling 25,995 square feet) on the site (File # 2011PL-051). The approved buildings included two retail and commercial buildings, as well as a gas station/fast food with drive through restaurant to be located on the northeastern portion of the site. A Tentative Parcel Map accompanied the application to divide the site into three parcels.

The gas station/fast food restaurant building was constructed, as were many of the site improvements, including the parking lots, driveways and frontage landscaping onto both Vineyard Rd. and Foothills Bl.. However, the map was never recorded and expired in December 2007. An application for a new Tentative Parcel Map was approved in December 2017 (PL17-0274). The map has since been recorded.

The proposed project includes the construction of a 5,207 square foot automatic carwash facility, with 22 vacuum spaces, and a 600 square foot storage building, located to the south of the gas station/fast food restaurant at 2990 Foothills Bl. An apartment complex is located on the west and south sides of the project site, separated by an existing masonry wall. Foothills Bl. bounds the eastern side of the property. The site plan will retain 32 existing parking spaces on site, and access to the site will be provided via the existing two driveways on Foothills Bl. and one driveway from Vineyard Rd. The requested entitlements include a Conditional Use Permit to allow an automatic carwash facility in the CC zone, and a Design Review Permit to evaluate the building architecture and site improvements.

SITE INFORMATION

Location: 2990 Foothills Bl.

Total Size: 3.74 acres

Topography and Setting: The site is partially paved with existing drive aisles and a paved parking area. The site is served by three existing driveways, two along Foothills Bl. and one along Vineyard Rd. An existing landscape setback with meandering sidewalk is located along the project site frontage of Foothills Bl. The remainder of the site has been graded, and is populated by dirt and annual grasses. An existing masonry wall borders the project site to the west and south adjacent to the multi-family apartment complex.

Figure 1 – Project Location



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 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 the Infill area of the City, and is not subject to a Specific Plan; therefore, 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 zoning designation for the subject property is Community Commercial (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.

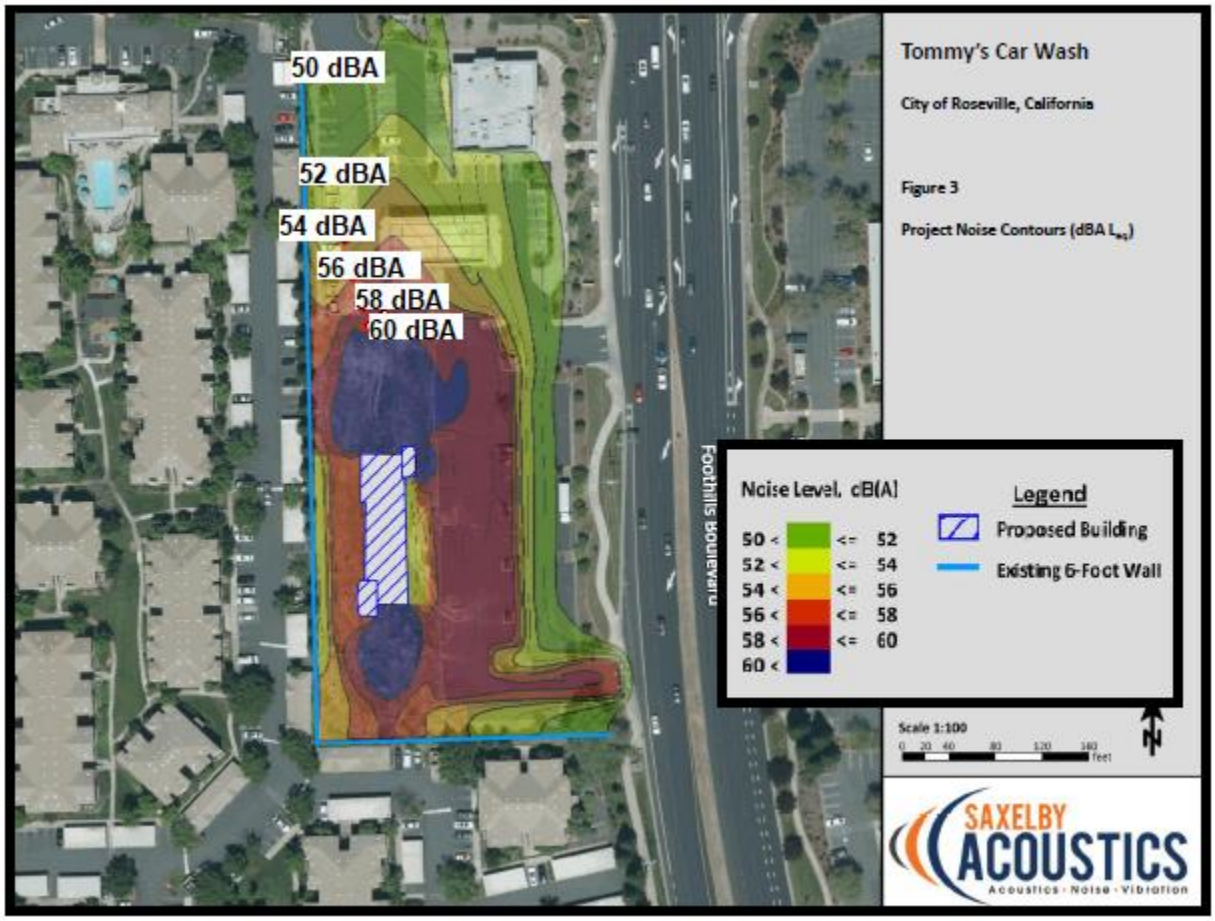
2. The location, size, design, and operating characteristics of the use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property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

The proposed project site is located adjacent to an existing multifamily apartment complex, which borders the property to the west and south. 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 apartment complex next door.

An Environmental Noise Assessment was prepared by Saxelby Acoustics in May of 2021. 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 6 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 Foothills Bl., resulting in an average noise level at the western property line (adjacent to the multifamily residential use) to be 55 Leq at the lowest. These measurements were taken at the property line on the project site side of the existing CMU masonry wall.

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 car wash 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, and found that with the existing CMU wall located at the property line, noise levels would not exceed 50 dBA Leq at the property line of the subject property. The Figure 2 below from the study shows the project noise contours.

Figure 2 – Project Noise Contours



As part of the project design, the carwash tunnel and vacuum stations are oriented to place the loudest equipment as far from the residents as possible within the constraints of the site. The exit for the tunnel, where the air dryers are located, are on the north side of the tunnel, oriented towards the gas station canopy. The vacuum stations are to the east of the tunnel, closer to Foothills Bl. In addition to the existing masonry wall, the nearest apartment building in line with the carwash tunnel opening is set back an additional 80 feet from the property line, with landscaping and parking in between the building and the site boundary. As the proposed project is not anticipated to exceed noise standards at the property line during daytime hours (established by the Municipal Code Section 9.24.100 as 7:00 AM to 10:00 PM), no mitigation measures are recommended; however, the project includes a CUP, which will include a condition of approval to limit the hours of operation to 7:30 AM -8:30 PM Monday through Friday and 8:00 AM to 8:30 PM on weekends and holidays (CUP Condition #2). 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 developed with an existing parking lot, driveways, and landscape area, and any undeveloped portions have been graded. The site does not retain natural features. 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: Access to the project site is available from two existing driveways on Foothills Bl. and one driveway from Vineyard Rd., which all have restricted right-in, right-out turn movements. The carwash facility will also be accessible through the gas station parking lot immediately to the north. The drive through line will begin on the north side of the carwash tunnel and split into three stacking 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 Foothills Bl. frontage. Although the use is auto-oriented, bicycle lockers are also provided.

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 car wash for stacking. The project proposes 22 vacuum stall spaces, and the site plan shows that 32 existing parking spaces will remain. 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.

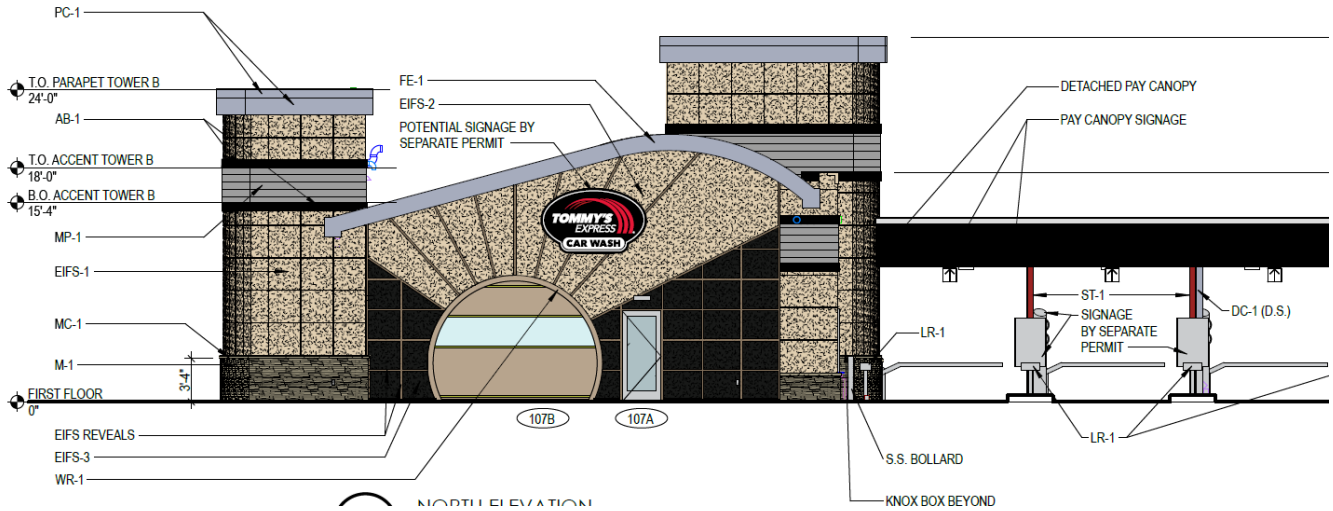
Landscaping: The project includes landscaping around the perimeter of the site, with existing landscaping in the parking area and on the Foothills Bl. frontage. Landscape planter widths around the perimeter of the site are a minimum of ten (10) feet, and include a mix of trees and shrubs that include species such as Chinese Pistache, London Plane, 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 61-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 an acrylic roof system. The colors include earth tones for the stucco and stone, with black as an accent color throughout. The tunnel opening has a unique shape that is consistent across the Tommy's Carwash brand, while using building colors and materials that are consistent with the gas station/fast food building to the north. The same colors and materials are used for the 600-square foot storage building near the southwest corner of the lot. Additionally, the structures are oriented to minimize the amount of noise near residential uses, as well as create adequate space for stacking of waiting vehicles. The colors, variety of materials, building orientation, and overall design are consistent with the Community Design Guidelines.'

Figure 3: Carwash Tunnel North 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 will utilize an existing trash enclosure on the site that serves the gas station/convenience store business. 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 public notice of the Planning Commission hearing was published on November 5, 2021, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the objectives and overall intent of the General Plan, Zoning Ordinance, and the Community Design

Guidelines. The required findings can be made for the requested entitlements; therefore, staff requests that the Planning Commission take the actions listed in the Recommendation section of this report.

ENVIRONMENTAL DETERMINATION

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project pursuant to the provisions of the California Environmental Quality Act (CEQA). The IS/MND was released October 27, 2021 for a period of 20 days, ending on November 16, 2021. No comments pertaining to the adequacy of the environmental document were received by the time of staff report publication. As the project is located on an Infill parcel and is not within a Specific Plan area, mitigation measures to establish procedure in the event of inadvertent discoveries of subsurface cultural and tribal cultural resources are included with the Mitigation Monitoring and Reporting Program. Staff recommends that the Planning Commission adopt the Tommy's Carwash Mitigated Negative Declaration, included as Exhibit A of this report.

RECOMMENDATION

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

A. Adopt the Tommy's Carwash Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

B. Adopt the findings of fact as stated in the staff report and approve the **Conditional Use Permit – 2990 Foothills Bl. – INFILL PCL 210 – Tommy's Carwash – PL20-0274** subject to two (2) conditions of approval.

C. Adopt the findings of fact as stated in the staff report and approve the **Conditional Use Permit – 2990 Foothills Bl. – INFILL PCL 210 – Tommy's Carwash – PL20-0274** subject to sixty-five (65) conditions of approval.

CONDITIONS OF APPROVAL FOR A CONDITIONAL USE PERMIT, FILE #PL20-0274

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) 7:30 AM until 8:30 PM (Monday through Friday)

    b) 8:00 AM until 8:30 PM (Saturday, Sunday, and Holidays)

CONDITIONS OF APPROVAL FOR A DESIGN REVIEW PERMIT, FILE #PL20-0274

1. The project is approved as shown in Exhibits A-G and as conditioned or modified below. (Planning)

2. This Design Review Permit approval shall be effectuated within a period of two (2) years from **November 18, 2021** and if not effectuated shall expire on **November 18, 2023.** Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **November 18, 2024.** (Planning)

3. The project shall comply with all required environmental mitigation identified in the Tommy's Carwash Initial Study/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 2990 Foothills Bl. All projects with multi-tenants or buildings must submit a site plan with building footprints to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)

5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)

6. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)

7. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)

8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS

9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:

    a) All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)

    b) Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)

    c) An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:

        i) Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.

        ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.

        iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)

10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)

11. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)

12. The project Landscape Plans shall comply with the following:

    a) The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, 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 the Development Services 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 vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. Clean Air parking stall markings shall be marked as "CLEAN AIR/CARPOOL/EV". (Alternative Transportation, Building).

23. 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)

24. 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)

25. 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)

26. 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 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)

27. 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)

28. 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)

29. 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)

30. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

31. 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)

32. Automatic carwash facilities are required to recycle 75% of the water used for operations. (Environmental Utilities)

33. 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)

34. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)

35. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)

36. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:

    a) one (1) set of improvement plans

    b) load calculations

    c) electrical panel one-line drawings (Electric)

37. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)

38. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)

39. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS

40. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:

    a) There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.

    b) For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.

    c) The control valves and the water meter shall be physically unobstructed.

    d) The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)

41. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:

    a) Water and sewer easements.

b) Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

c) A 20x20 transit shelter easement located over the bus shelter pad along southbound Foothills Boulevard, south of Vineyard Road. (Alternative Transportation)

42. 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)

43. 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)

44. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)

45. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)

46. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)

47. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)

48. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

49. 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)

50. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)

51. 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)

52. 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)

53. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)

54. 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

55. 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)

56. 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)

57. 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)

58. 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)

59. 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)

60. 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 of not and if site remediation is required. (Fire)

61. 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)

62. 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)

63. 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)

64. 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)

65. 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. Tommy's Carwash Initial Study/Mitigated Negative Declaration
B. Site Plan
C. Preliminary Grading and Utility Plan
D. Elevations
E. Colors and Materials
F. Preliminary Landscape Plan
G. Photometric Plan

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.

PC EXHIBIT A

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that, as Lead Agency, the City of Roseville, Development Services Department, Planning Division has prepared an Initial Study leading to a Mitigated Negative Declaration for the project referenced below. This Mitigated Negative Declaration is available for public review and comment.

Project Title/File#: INFILL PCL 210 – Tommy's Carwash; PL20-0274

Project Location: 2990 Foothills Bl.; APN 473-030-032-000

Project Owner: Parneet Parmar, Parmar LLC

Project Applicant: Regina Reusser, Burrell Consulting Group

Project Planner: Shelby Maples, Associate Planner

Project Description: The applicant requests approval of a Design Review Permit and Conditional Use Permit to allow a new 5,207 square foot automatic carwash facility, with 22 vacuum spaces and a total of 33 parking spaces.

Document Review and Availability: The public review and comment period begins on **October 27, 2021** and ends on **November 16, 2021**. The Mitigated Negative Declaration may be reviewed during normal business hours (8:00 am to 5:00 pm) at the Planning Division offices, located at 311 Vernon Street. It may also be viewed online at:

https://www.roseville.ca.us/government/departments/development_services/planning/environmental_documents_public_notices

Written comments on the adequacy of the Mitigated Negative Declaration may be submitted to Name, Planning Division, 311 Vernon Street, Roseville, CA 95678, and must be received no later than 5:00 pm on END DATE.

This project will be scheduled for a public hearing before the City's Planning Commission. At this hearing, the Planning Commission will consider the Mitigated Negative Declaration and associated project entitlements. The tentative hearing date is November 18, 2021.

Mike Isom
Development Services Director

Dated: October 15, 2021

Publish:

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION
311 Vernon Street, Roseville, CA 95678 (916) 774-5276

MITIGATED NEGATIVE DECLARATION

Project Title/File Number:	INFILL PCL 210 – Tommy's Carwash; File # PL20-0274
Project Location:	2990 Foothills Bl., Roseville, Placer County; APN 473-030-032-000
Project Applicant:	Regina Reusser, Burrell Consulting Group; (916) 783-8898;1001 Enterprise Way, Ste. 100, Roseville, CA 95678
Property Owner:	Parneet Parmar, Parmar LLC; (510) 328-4000; 2265 Crown Rd, Merced, CA 94534
Lead Agency Contact Person:	Shelby Maples, Associate Planner - City of Roseville; (916) 746-1347
Date:	October 27, 2021

Project Description:

The proposed project is a request for a Design Review Permit and Conditional Use Permit to allow a new 5,207 square foot automatic carwash facility, with 22 vacuum spaces and a total of 33 parking spaces.

DECLARATION

The Planning Manager has determined that the above project will not have significant effects on the environment and therefore does not require preparation of an Environmental Impact Report. The determination is based on the attached initial study and the following findings:

A. The project will not have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species, reduce the number or restrict the range of rare or endangered plants or animals or eliminate important examples of the major periods of California history or prehistory.

B. The project will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.

C. The project will not have impacts, which are individually limited, but cumulatively considerable.

D. The project will not have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.

E. No substantial evidence exists that the project may have a significant effect on the environment.

F. The project incorporates all applicable mitigation measures identified in the attached initial study.

G. This Mitigated Negative Declaration reflects the independent judgment of the lead agency.

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT–PLANNING DIVISION

311 Vernon St, Roseville, CA 95678 (916) 774-5276

INITIAL STUDY & ENVIRONMENTAL CHECKLIST

Project Title/File Number:	INFILL PCL 210 – Tommy's Carwash, PL20-0274
Project Location:	2990 Foothills Bl.
Project Description:	The proposed project is a request for a Design Review Permit and Conditional Use Permit to allow a new 5,207 square foot automatic carwash facility, with 22 vacuum spaces and a total of 33 parking spaces.
Project Applicant:	Regina Reusser, Burrell Consulting Group
Property Owner:	Parneet Parmar, Parmar LLC
Lead Agency Contact:	Shelby Maples, Associate Planner, (916)746-1347

This initial study has been prepared to identify and assess the anticipated environmental impacts of the above described project application. The document relies on the 2035 General Plan EIR and the Initial Study/Negative Declaration prepared for the Vineyards at Foothills Retail Center (DRP 05-06 and PM 05-07) and site-specific studies prepared to address in detail the effects or impacts associated with the project. Where documents were submitted by consultants working for the applicant, City staff reviewed such documents in order to determine whether, based on their own professional judgment and expertise, staff found such documents to be credible and persuasive. Staff has only relied on documents that reflect their independent judgment, and has not accepted at face value representations made by consultants for the applicant.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA), (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The initial study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a negative declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures to which the applicant agrees, the impact will be reduced to a less than significant effect, a mitigated negative declaration shall be prepared.

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PROJECT DESCRIPTION

Project Location

The project site is approximately 3.74 acres in size, located at 2990 Foothills Bl. in the Infill area of the City. The parcel is partially developed with a paved parking area, and has an existing, landscaped street frontage with meandering sidewalk. A gas station and convenience store is located on the parcel to the north of the project site, and a multi-family apartment complex is located to the west and south.

Background

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	CC (Community Commercial)	CC (Community Commercial)	Gas station and convenience store, vacant
North	RS/DS (Small Lot Residential/Design Standards)	LDR (Low Density Residential)	Single Family Residences
South	R3 (Multi-family Housing)	HDR (High Density Residential)	Vineyard Gate Apartments
East	M1 (Light Industrial)	LI (Light Industrial)	Professional Offices
West	R3	HDR	Vineyard Gate Apartments

Environmental Setting

The site is partially paved with existing drive aisles and a paved parking area. The site is served by two existing driveways onto Foothills Bl. An existing landscape setback with meandering sidewalk is located along the project site frontage of Foothills Bl. The remainder of the site has been graded, and is populated by dirt and annual grasses. An existing masonry wall borders the project site to the west and south adjacent to the multi-family apartment complex.

Figure 1 – Project Location



Proposed Project

The proposed project is a 5,207 square foot automated car wash facility with 22 vacuum stalls, proposed at 2990 Foothills Bl. in the Infill area of the City. The site also includes an approximately 600 square foot storage building as an ancillary use to the carwash. In addition, the site will include associated parking, landscaping, and lighting. According to the project design statement, the site can process approximately 200 vehicles at a peak hour. Hours of operation will be primarily during the day, with hours from 7:00 am to no later than 10:00 pm to be consistent with City noise regulation.

CITY OF ROSEVILLE MITIGATION ORDINANCES, GUIDELINES, AND STANDARDS

For projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified, CEQA Guidelines section 15183(f) allows a lead agency to rely on previously adopted development policies or standards as mitigation for the environmental effects, when the standards have been adopted by the City, with findings based on substantial evidence, that the policies or standards will substantially mitigate environmental effects, unless substantial new information shows otherwise (CEQA Guidelines §15183(f)). The City of Roseville adopted CEQA Implementing Procedures (Implementing Procedures) which are consistent with this CEQA Guidelines section. The current version of the Implementing Procedures were adopted in April 2008 (Resolution 08-172), along with Findings of Fact, and were updated in January 2021 (Resolution 21-018). The below regulations and ordinances were found to provide uniform mitigating policies and standards, and are applicable to development projects. The City's Mitigating Policies and Standards are referenced, where applicable, in the Initial Study Checklist.

- Noise Regulation (RMC Ch.9.24)

- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])
- City of Roseville Improvement Standards (Resolution 02-37 and as further amended)
- City of Roseville Design and Construction Standards (Resolution 01-208 and as further amended)
- Tree Preservation Ordinance (RMC Ch.19.66)
- Internal Guidance for Management of Tribal Cultural Resources and Consultation (Tribal Consultation Policy) (Resolution 20-294)
- Subdivision Ordinance (RMC Title 18)
- Community Design Guidelines
- Specific Plan Design Guidelines:
    - Development Guidelines Del Webb Specific Plan
    - Landscape Design Guidelines for North Central Roseville Specific Plan
    - North Roseville Specific Plan and Design Guidelines
    - Northeast Roseville Specific Plan (Olympus Pointe) Signage Guidelines
    - North Roseville Area Design Guidelines
    - Northeast Roseville Specific Plan Landscape Design Guidelines
    - Southeast Roseville Specific Plan Landscape Design Guidelines
    - Stoneridge Specific Plan and Design Guidelines
    - Highland Reserve North Specific Plan and Design Guidelines
    - West Roseville Specific Plan and Design Guidelines
    - Sierra Vista Specific Plan and Design Guidelines
    - Creekview Specific Plan and Design Guidelines
    - Amoruso Ranch Specific Plan and Design Guidelines
- City of Roseville 2035 General Plan

OTHER ENVIRONMENTAL DOCUMENTS RELIED UPON

- 2035 General Plan Update Final Environmental Impact Report, certified August 5, 2020
- Vineyards at Foothills Retail Center Initial Study/Negative Declaration

Pursuant to CEQA Guidelines Section 15183, any project which is consistent with the development densities established by zoning, a Community Plan, or a General Plan for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. The 2035 General Plan Update EIR (General Plan EIR) updated all Citywide analyses, including for vehicle miles traveled, greenhouse gas emissions, water supply, water treatment, wastewater treatment, and waste disposal. The proposed project is consistent with the adopted land use designations examined within the environmental documents listed above, and thus this Initial Study focuses on effects particular to the specific project site, impacts which were not analyzed within the EIR, and impacts which may require revisiting due to substantial new information. When applicable, the topical sections within the Initial Study summarize the findings within the environmental documents listed above. The analysis, supporting technical materials, and findings of the environmental document are incorporated by reference, and are available for review at the Civic Center, 311 Vernon Street, Roseville, CA.

EXPLANATION OF INITIAL STUDY CHECKLIST

The California Environmental Quality Act (CEQA) Guidelines recommend that lead agencies use an Initial Study Checklist to determine potential impacts of the proposed project on the physical environment. The Initial Study Checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by this project. This section of the Initial Study incorporates a portion of Appendix G Environmental Checklist Form, contained in the CEQA Guidelines. Within each topical section (e.g. Air Quality) a description of the setting is provided, followed by the checklist responses, thresholds used, and finally a discussion of each checklist answer.

There are four (4) possible answers to the Environmental Impacts Checklist on the following pages. Each possible answer is explained below:

1) A "Potentially Significant Impact" is appropriate if there is enough relevant information and reasonable inferences from the information that a fair argument based on substantial evidence can be made to support a conclusion that a substantial, or potentially substantial, adverse change may occur to any of the physical conditions within the area affected by the project. When one or more "Potentially significant Impact" entries are made, an EIR is required.

2) A "Less Than Significant With Mitigation" answer is appropriate when the lead agency incorporates mitigation measures to reduce an impact from "Potentially Significant" to "Less than Significant." For example, floodwater impacts could be reduced from a potentially-significant level to a less-than-significant level by relocating a building to an area outside of the floodway. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level. Mitigation measures are identified as MM followed by a number.

3) A "Less Than significant Impact" answer is appropriate if there is evidence that one or more environmental impacts may occur, but the impacts are determined to be less than significant, or the application of development policies and standards to the project will reduce the impact(s) to a less-than-significant level. For instance, the application of the City's Improvement Standards reduces potential erosion impacts to a less-than-significant level.

4) A "No Impact" answer is appropriate where it can be demonstrated that the impact does not have the potential to adversely affect the environment. For instance, a project in the center of an urbanized area with no agricultural lands on or adjacent to the project area clearly would not have an adverse effect on agricultural resources or operations. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources cited in the Initial Study. Where a "No Impact" answer is adequately supported by the information sources cited in the Initial Study, further narrative explanation is not required. A "No Impact" answer is explained when it is based on project-specific factors as well as generous standards.

All answers must take account of the whole action involved, including off- and on-site, indirect, direct, construction, and operation impacts, except as provided for under State CEQA Guidelines.

INITIAL STUDY CHECKLIST

I. Aesthetics

The project site is located at the southwest corner of the intersection of Vineyard Rd. and Foothills Bl. in the City of Roseville. The northern half of the site is already developed with a gas station and convenience store, which includes a parking area and landscaping. The site is surrounded by existing development, including an apartment

complex to the west and south of the site, a single family residential neighborhood to the north of Vineyard Rd., and a professional office building on the east side of Foothills Bl. The project area is partially developed with a paved parking area, and an existing landscape and sidewalk area along Foothills Bl.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

Thresholds of Significance and Regulatory Setting:

The significance of an environmental impact cannot always be determined through the use of a specific, quantifiable threshold. CEQA Guidelines Section 15064(b) affirms this by the statement "an ironclad definition of significant effect is not always possible because the significance of an activity may vary with the setting." This is particularly true of aesthetic impacts. As an example, a proposed parking lot in a dense urban center would have markedly different visual effects than a parking lot in an open space area. For the purpose of this study, the significance thresholds are as stated in CEQA Guidelines Appendix G, as shown in a–d of the checklist below. The Findings of the Implementing Procedures indicate that compliance with the Zoning Ordinance (e.g. building height, setbacks, etc), Subdivision Ordinance (RMC Ch. 18), Community Design Guidelines (Resolution 95-347), and applicable Specific Plan Policies and/or Specific Plan Design Guidelines will prevent significant impacts in urban settings as it relates to items a, b, and c, below.

Discussion of Checklist Answers:

a–b) There are no designated or eligible scenic vistas or scenic highways within or adjacent to the City of Roseville.

c) The project site is in an urban setting, and as a result lacks any prominent or high-quality natural features which could be negatively impacted by development. The City of Roseville has adopted Community Design Guidelines (CDG) for the purpose of creating building and community designs which are a visual asset to the community. The CDG includes guidelines for building design, site design and landscape design, which will result in a project that enhances the existing urban visual environment. Consistent with the CDG development standards, the buildings will be setback approximately 45 feet from the western property line and 100 feet from the southern property line, and landscape planters a minimum of ten feet wide, with a mix of trees for screening, will be provided along the perimeter of the project site. The building incorporates a mix of high quality materials to coordinate with the adjacent Vineyards at Foothills gas station and convenience store. Accordingly, the aesthetic impacts of the project are less than significant.

d) The project involves nighttime lighting to provide for the security and safety of project users. However, the project is already located within an urbanized setting with many existing lighting sources. Lighting is conditioned to comply with City standards (i.e. CDG) to limit the height of light standards and to require cut-off lenses and glare shields to minimize light and glare impacts. The project will not create a new source of substantial light. None of the project elements are highly reflective, and thus the project will not contribute to an increased source of glare.

II. Agricultural & Forestry Resources

The State Department of Conservation oversees the Farmland Mapping and Monitoring Program, which was established to document the location, quality, and quantity of agricultural lands, and the conversion of those lands over time. The primary land use classifications on the maps generated through this program are: Urban and Built Up Land, Grazing Land, Farmland of Local Importance, Unique Farmland, Farmland of Statewide Importance, and Prime Farmland. According to the current California Department of Conservation Placer County Important Farmland Map (2012), the majority of the City of Roseville is designated as Urban and Built Up Land and most of the open space areas of the City are designated as Grazing Land. There are a few areas designated as Farmland of Local Importance and two small areas designated as Unique Farmland located on the western side of the City along Baseline Road. The current Williamson Act Contract map (2013/2014) produced by the Department of Conservation shows that there are no Williamson Act contracts within the City, and only one (on PFE Road) that is adjacent to the City. None of the land within the City is considered forest land by the Board of Forestry and Fire Protection.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Thresholds of Significance and Regulatory Setting:

Unique Farmland, Farmland of Statewide Importance, and Prime Farmland are called out as protected farmland categories within CEQA Guidelines Appendix G. Neither the City nor the State has adopted quantified significance thresholds related to impacts to protected farmland categories or to agricultural and forestry resources. For the purpose of this study, the significance thresholds are as stated in CEQA Guidelines Appendix G, as shown in a–e of the checklist above.

Discussion of Checklist Answers:

a–e) The project site is not used for agricultural purposes, does not include agricultural zoning, is not within or adjacent to one of the areas of the City designated as a protected farmland category on the Placer County Important Farmland map, is not within or adjacent to land within a Williamson Act Contract, and is not considered forest land. Given the foregoing, the proposed project will have no impact on agricultural resources.

III. Air Quality

The City of Roseville, along with the south Placer County area, is located in the Sacramento Valley Air Basin (SVAB). The SVAB is within the Sacramento Federal Ozone Non-Attainment Area. Under the Clean Air Act, Placer County has been designated a "serious non-attainment" area for the federal 8-hour ozone standard, "non-attainment" for the state ozone standard, and a "non-attainment" area for the federal and state PM_{10} standard

(particulate matter less than 10 microns in diameter). Within Placer County, the Placer County Air Pollution Control District (PCAPCD) is responsible for ensuring that emission standards are not violated. Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

Thresholds of Significance and Regulatory Setting:

In responding to checklist items a–c, project-related air emissions would have a significant effect if they would result in concentrations that either violate an ambient air quality standard or contribute to an existing air quality violation. To assist in making this determination, the PCAPCD adopted thresholds of significance, which were developed by considering both the health-based ambient air quality standards and the attainment strategies outlined in the State Implementation Plan. The PCAPCD-recommended significance threshold for reactive organic gases (ROG) and nitrogen oxides (NO_x) is 82 pounds daily during construction and 55 pounds daily during operation, and for particulate matter (PM) is 82 pounds per day during both construction and operation. For all other constituents, significance is determined based on the concentration-based limits in the Federal and State Ambient Air Quality Standards. Toxic Air Contaminants (TAC) are also of public health concern, but no thresholds or standards are provided because they are considered to have no safe level of exposure. Analysis of TAC is based on the *Air Quality and Land Use Handbook – A Community Health Perspective (*April 2005, California Air Resources Board), which lists TAC sources and recommended buffer distances from sensitive uses. For checklist item c, the PCAPCD's *CEQA Air Quality Handbook* (*Handbook*) recommends that the same thresholds used for the project analysis be used for the cumulative impact analysis.

With regard to checklist item d, there are no quantified significance thresholds for exposure to objectionable odors or other emissions. Significance is determined after taking into account multiple factors, including screening distances from odor sources (as found in the PCAPCD CEQA Handbook), the direction and frequency of prevailing winds, the time of day when emissions are detectable/present, and the nature and intensity of the emission source.

Discussion of Checklist Answers:

a–c) Analyses are not included for sulfur dioxide, lead, and other constituents because there are no mass emission thresholds; these are concentration-based limits in the Federal and State Ambient Air Quality Standards which require substantial, point-source emissions (e.g. refineries, concrete plants, etc) before exceedance will occur, and the SVAB is in attainment for these constituents. Likewise, carbon monoxide is not analyzed because the SVAB is in attainment for this constituent, and it requires high localized concentrations (called carbon monoxide "hot spots") before the ambient air quality standard would be exceeded. "Hot spots" are typically associated with heavy traffic congestion occurring at high-volume roadway intersections. The General Plan EIR analysis of Citywide traffic indicated that more than 70% of signalized intersections would operate at level of service C or better—that is, they will not experience heavy traffic congestion. It further indicated that analyses of existing CO concentrations at the most congested intersections in Roseville show that CO levels are well below federal and state ambient air quality standards. The discussions below focus on emissions of ROG**,** NO_x, or PM**.** A project-level analysis has been prepared to determine whether the project will, on a singular level, exceed the established thresholds.

The PCACPD recommends that lead agencies use the California Emissions Estimator Model (CalEEMod) to quantify a project's construction and operational emissions for criteria air pollutants (NOX, ROG, and MP). The results are the compared to the significance thresholds established by the district, as detailed above. According to PCAPCD's published screening table, general commercial projects smaller than 249,099 square feet will not result in NOX emissions that exceed 55 lbs/day. Typically, NOX emissions are substantially higher than ROG and PM10; therefore, it can be assumed that projects that do not exceed the NOX threshold will not exceed the ROG and PM10 thresholds, and will not result in a significant impact related to operational emissions. The project proposes the construction of a 5,207 square foot building, which is well below PCAPCD's modeled example. Given its small size, the project is not expected to result in construction or operational emissions that would exceed the district's thresholds for significance.

The proposed project would not exceed the applicable thresholds of significance for air pollutant emissions during construction or operation. As such, the project would not conflict with or obstruct implementation of the *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan* (which is the SIP) or contribute substantially to the PCAPCD's nonattainment status for ozone. In addition, because the proposed project would not produce substantial emissions of criteria air pollutants, CO, or TACs, adjacent residents would not be exposed to significant levels of pollutant concentrations during construction or operation. Therefore, implementation of the proposed project would result in less than significant impacts, and consistent with the analysis methodology outlined in the Significance Thresholds and Regulatory Setting section, cumulative impacts are less than significant.

With regard to TAC, there are hundreds of constituents which are considered toxic, but they are typically generated by stationary sources like gas stations, facilities using solvents, and heavy industrial operations. The proposed project is not a TAC-generating use, nor is it within the specified buffer area of a TAC-generating use, as established in the *Air Quality and Land Use Handbook – A Community Health Perspective*. Impacts due to substantial pollutant concentrations are less than significant.

e) Diesel fumes from construction equipment and delivery trucks are often found to be objectionable; however, construction is temporary and diesel emissions are minimal and regulated. Typical urban projects such as residences and retail businesses generally do not result in substantial objectionable odors when operated in compliance with City Ordinances (e.g. proper trash disposal and storage). The Project is a typical urban development that lacks any characteristics that would cause the generation of substantial unpleasant odors. Thus, construction and operation of the proposed project would not result in the creation of objectionable odors affecting a substantial number of people. A review of the project surroundings indicates that there are no substantial odor-generating uses near the project site; the project location meets the recommended screening distances from odor-generators provided by the PCAPCD. Impacts related to odors are less than significant.

IV. Biological Resources

The project is an infill development within an urban area of the City of Roseville. The site has been graded and partially paved, with existing maintained landscape areas.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Thresholds of Significance and Regulatory Setting:

There is no ironclad definition of significance as it relates to biological resources. Thus, the significance of impacts to biological resources is defined by the use of expert judgment supported by facts, and relies on the policies, codes, and regulations adopted by the City and by regulatory agencies which relate to biological resources (as cited and described in the Discussion of Checklist Answers section). Thresholds for assessing the significance of environmental impacts are based on the CEQA Guidelines checklist items a–f, above. Consistent with CEQA Guidelines Section 15065, a project may have a significant effect on the environment if:

> The project has the potential to substantially degrade the quality of the environment*;* substantially reduce the habitat of a fish or wildlife species*;* cause a fish or wildlife population to drop below self-sustaining levels*;* threaten to eliminate a plant or animal community; [or] substantially reduce the number or restrict the range of an endangered, rare or threatened species . . .

Various agencies regulate impacts to the habitats and animals addressed by the CEQA Guidelines checklist. These include the United States Fish and Wildlife Service, National Oceanic and Atmospheric Administration–Fisheries, United States Army Corps of Engineers, Central Valley Regional Water Quality Control Board, and California Department of Fish and Wildlife. The primary regulations affecting biological resources are described in the sections below.

Checklist item a addresses impacts to special status species. A "special status" species is one which has been identified as having relative scarcity and/or declining populations. Special status species include those formally listed as threatened or endangered, those proposed for formal listing, candidates for federal listing, and those classified as species of special concern. Also included are those species considered to be "fully protected" by the California Department of Fish and Wildlife (California Fish and Wildlife), those granted "special animal" status for tracking and monitoring purposes, and those plant species considered to be rare, threatened, or endangered in California by the California Native Plant Society (CNPS). The primary regulatory protections for special status species are within the Federal Endangered Species Act, California Endangered Species Act, California Fish and Game Code, and the Federal Migratory Bird Treaty Act.

Checklist item b addresses all "sensitive natural communities" and riparian (creekside) habitat that may be affected by local, state, or federal regulations/policies while checklist item c focuses specifically on one type of such a community: protected wetlands. Focusing first on wetlands, the 1987 Army Corps Wetlands Delineation Manual is used to determine whether an area meets the technical criteria for a wetland. A delineation verification by the Army Corps verifies the size and condition of the wetlands and other waters in question, and determines

the extent of government jurisdiction as it relates to Section 404 of the Federal Clean Water Act and Section 401 of the State Clean Water Act.

The Clean Water Act protects all "navigable waters", which are defined as traditional navigable waters that are or were used for commerce, or may be used for interstate commerce; tributaries of covered waters; and wetlands adjacent to covered waters, including tributaries. Non-navigable waters are called isolated wetlands, and are not subject to either the Federal or State Clean Water Act. Thus, isolated wetlands are not subject to federal wetland protection regulations. However, in addition to the Clean Water Act, the State also has jurisdiction over impacts to surface waters through the Porter-Cologne Water Quality Control Act (Porter-Cologne), which does not require that waters be "navigable". For this reason, isolated wetlands are regulated by the State of California pursuant to Porter-Cologne. The City of Roseville General Plan also provides protection for wetlands, including isolated wetlands, pursuant to the General Plan Open Space and Conservation Element. Federal, State and City regulations/policies all seek to achieve no net loss of wetland acreage, values, or function.

Aside from wetlands, checklist item b also addresses other "sensitive natural communities" and riparian habitat, which includes any habitats protected by local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The City of Roseville General Plan Open Space and Conservation Element includes policies for the protection of riparian areas and floodplain areas; these are Vegetation and Wildlife section Policies 2 and 3. Policy 4 also directs preservation of additional area around stream corridors and floodplain if there is sensitive woodland, grassland, or other habitat which could be made part of a contiguous open space area. Other than wetlands, which were already discussed, US Fish and Wildlife and California Department of Fish and Wildlife habitat protections generally result from species protections, and are thus addressed via checklist item a.

For checklist item d, there are no regulations specific to the protection of migratory corridors. This item is addressed by an analysis of the habitats present in the vicinity and analyzing the probable effects on access to those habitats which will result from a project.

The City of Roseville Tree Preservation ordinance (RMC Ch.19.66) requires protection of native oak trees, and compensation for oak tree removal. The Findings of the Implementing Procedures indicate that compliance with the City of Roseville Tree Preservation ordinance (RMC Ch.19.66) will prevent significant impacts related to loss of native oak trees, referenced by item e, above.

Regarding checklist item f, there are no adopted Habitat Conservation Plans within the City of Roseville.

Discussion of Checklist Answers:

a-c) The project site is within an urban area of the City and has been partially developed. A gas station and convenience store is located on the northern half of the site, and the project area has been graded, partially paved, with landscape areas and sidewalk installed. No wetland or riparian habitat exists on the project site. No vegetation, other than annual grasses, will be disturbed by the proposed development. No special status species are known to exist within the project area.

d) The City includes an interconnected network of open space corridors and preserves located throughout the City, to ensure that the movement of wildlife is not substantially impeded as the City develops. The development of the project site will not negatively impact these existing and planned open space corridors, nor is the project site located in an area that has been designated by the City, United States Fish and Wildlife, or California Department of Fish and Wildlife as vital or important for the movement of wildlife or the use of native wildlife nursery sites.

e) No oak trees will be removed as a part of the proposed project, and no other conflicts with City policy adopted for the purpose of mitigating environmental effects have been identified. There is no impact.

f) There are no Habitat Conservation Plans; Natural Community Conservation Plans; or other approved local, regional, or state habitat conservation plans that apply to the project site.

V. Cultural Resources

As described within the Open Space and Conservation Element of the City of Roseville General Plan, the Roseville region was within the territory of the Nisenan (also Southern Maidu or Valley Maidu). Two large permanent Nisenan habitation sites have been identified and protected within the City's open space (in Maidu Park). Numerous smaller cultural resources, such as midden deposits and bedrock mortars, have also been recorded in the City. The gold rush which began in 1848 marked another settlement period, and evidence of Roseville's ranching and mining past are still found today. Historic features include rock walls, ditches, low terraces, and other remnants of settlement and activity. A majority of documented sites within the City are located in areas designated for open space uses.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of an historic resource pursuant to in Section 15064.5?		X		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		X		
c) Disturb any human remains, including those interred outside of dedicated cemeteries?		X		

Thresholds of Significance and Regulatory Setting:

The significance of impacts to cultural resources is based directly on the CEQA Guidelines checklist items a–e listed above. The Archaeological, Historic, and Cultural Resources section of the City of Roseville General Plan also directs the proper evaluation of and, when feasible, protection of significant resources (Policies 1 and 2). There are also various federal and State regulations regarding the treatment and protection of cultural resources, including the National Historic Preservation Act and the Antiquities Act (which regulate items of significance in history), Section 7050.5 of the California Health and Safety Code, Section 5097.9 of the California Public Resources Code (which regulates the treatment of human remains) and Section 21073 et seq. of the California Public Resources Code (regarding Tribal Cultural Resources). The CEQA Guidelines also contains specific sections, other than the checklist items, related to the treatment of effects on historic resources.

Pursuant to the CEQA Guidelines, if it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts to be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (Section 21083.2 (a), (b), and (c)). A *historical resource* is a resource listed, or determined to be eligible for listing, in the California Register of Historical Resources (CRHR)

(Section 21084.1); a resource included in a local register of historical resources (Section 15064.5(a)(2)); or any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant (Section 15064.5 (a)(3)). Public Resources Code Section 5024.1 requires evaluation of historical resources to determine their eligibility for listing on the CRHR.

Discussion of Checklist Answers:

a–b and d) No cultural resources are known to exist on the project site; however, standard mitigation measures (Mitigation Measure CUL-01) apply which are designed to reduce impacts to cultural resources, should any be found on-site. The project is a small infill site that has already experienced ground disturbance. Additionally, no requests to consult were received from tribal entities in response to AB-52 notification. The United Auburn Indian Community (UAIC) declined consultation in response to the City's notification. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. With mitigation, project-specific impacts are less than significant.

c) No paleontological resources are known to exist on the project site; however, standard mitigation measures apply which are designed to reduce impacts to such resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. With mitigation; project-specific impacts are less than significant.

VI. Energy

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy inefficiency?			X	

Thresholds of Significance and Regulatory Setting:

Established in 2002, California's Renewable Portfolio Standard (RPS) currently requires that 33 percent of electricity retail sales by served by renewable energy resources by 2020, and 50 percent by 2030. The City published a Renewables Portfolio Standard Procurement Plan in June 2018, and continues to comply with the RPS reporting and requirements and standards. There are no numeric significance thresholds to define "wasteful, inefficient, or unnecessary" energy consumption, and therefore significance is based on CEQA Guidelines checklist items a and b, above, and by the use of expert judgment supported by facts, relying on the policies, codes, and regulations adopted by the City and by regulatory agencies which relate to energy. The analysis considers compliance with regulations and standards, project design as it relates to energy use (including transportation energy), whether the project will result in a substantial unplanned demand on the City's energy resources, and whether the project will impede the ability of the City to meet the RPS standards.

Discussion of Checklist Answers:

a & b) Roseville Electric provided an estimated energy usage for the proposed carwash, based on data from a similar use. The total annual kilowatt hour (kWh) use for the site is approximately 524,560 kWh, with an average monthly usage of 40,350kWh. As stated in the thresholds of significance section, there is no stated numeric significance threshold to define "wasteful, inefficient, or unnecessary"; however, Roseville Electric has reviewed the proposed project and found that the Department has adequate capacity to serve the site. The project would consume energy both during project construction and during project operation.

During construction, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. However, the energy consumed during construction would be temporary, and would not represent a significant demand on available resources. There are no unusual project characteristics that would necessitate the use of construction equipment or methods that would be less energy-efficient or which would be wasteful.

The completed project would consume energy related to building operation, exterior lighting, landscape irrigation and maintenance, and vehicle trips to and from the use. In accordance with California Energy Code Title 24, the project would be required to meet the Building Energy Efficiency Standards. This includes standards for water and space heating and cooling equipment; insulation for doors, pipes, walls, and ceilings; and appliances, to name a few. The project would also be eligible for rebates and other financial incentives from both the electric and gas providers for the purchase of energy-efficient appliances and systems, which would further reduce the operational energy demand of the project. The project was distributed to both PG&E and Roseville Electric for comments, and was found to conform to the standards of both providers; energy supplies are available to serve the project.

The project is consistent with the existing Community Commercial (CC) land use designation in the General Plan, as the project is not located within a Specific Plan area. The Environmental Impact Report (EIR) for the General Plan included an assessment of energy impacts for the entire City. The analysis included consideration of transportation energy, and evaluated walkability, alternative transportation modes, and the degree to which the mix and location of uses would reduce vehicle miles traveled in the plan area. The EIR also included a citywide assessment of energy demand based on the existing and proposed land uses within the City and Specific Plan. Impacts related to energy consumption were found to be less than significant. The project is consistent with the existing land use designation, and therefore is consistent with the current citywide assessment of energy demand, and will not result in substantial unplanned, inefficient, wasteful, or unnecessary consumption of energy; impacts are less than significant.

VII. Geology and Soils

As described in the Safety Element of the City of Roseville General Plan, there are three inactive faults (Volcano Hill, Linda Creek, and an unnamed fault) in the vicinity, but there are no known active seismic faults within Placer County. The last seismic event recorded in the South Placer area occurred in 1908, and is estimated to have been at least a 4.0 on the Richter Scale. Due to the geographic location and soil characteristics within the City, the General Plan indicates that soil liquefaction, landslides, and subsidence are not a significant risk in the area.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?			X	

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to geology and soils is based directly on the CEQA Guidelines checklist items a–f listed above. Regulations applicable to this topic include the Alquist-Priolo Act, which addresses earthquake safety in building permits, and the Seismic Hazards Mapping Act, which requires the state to gather and publish data on the location and risk of seismic faults. The Archaeological, Historic, and Cultural Resources section of the City of Roseville General Plan also directs the proper evaluation of and, when feasible, protection of significant archeological resources, which for this evaluation will include paleontological resources (Policies 1 and 2). Section 50987.5 of the California Public Code Section is only applicable to public land; this section prohibits the excavation, removal, destruction, or defacement/injury to any vertebrate paleontological site, including fossilized footprints or other paleontological feature.

The Findings of the Implementing Procedures indicate that compliance with the Flood Damage Prevention Ordinance (RMC Ch.9.80) and Design/Construction Standards (Resolution 07-107) will prevent significant impacts related to checklist item b. The Ordinance and standards include permit requirements for construction and development in erosion-prone areas and ensure that grading activities will not result in significant soil erosion or loss of topsoil. The use of septic tanks or alternative waste systems is not permitted in the City of Roseville, and therefore no analysis of criterion e is necessary.

Discussion of Checklist Answers:

a) The project will not expose people or structures to potential substantial adverse effects involving seismic shaking, ground failure or landslides.

i–iii) According to United States Geological Service mapping and literature, active faults are largely considered to be those which have had movement within the last 10,000 years (within the Holocene or Historic time periods)[1] and there are no major active faults in Placer County. The California Geological Survey has prepared a map of the state which shows the earthquake shaking potential of areas throughout California based primarily on an area's distance from known active faults. The map shows that the City lies in a relatively low-intensity ground-shaking zone. Commercial, institutional, and residential buildings as well as all related infrastructure are required, in conformance with Chapter 16, *Structural Design Requirements*, Division IV, *Earthquake Design* of the California Building Code, to lessen the exposure to potentially damaging vibrations through seismic-resistant design. In compliance with the Code, all structures in the Project area would be well-built to withstand ground shaking from possible earthquakes in the region; impacts are less than significant.

iv) Landslides typically occur where soils on steep slopes become saturated or where natural or manmade conditions have taken away supporting structures and vegetation. The existing and proposed slopes of the project site are not steep enough to present a hazard during development or upon completion of the project. In addition, measures would be incorporated during construction to shore minor slopes and prevent potential earth movement. Therefore, impacts associated with landslides are less than significant.

b) Grading activities will result in the disruption, displacement, compaction and over-covering of soils associated with site preparation (grading and trenching for utilities). Grading activities for the project will be limited to the project site. Grading activities require a grading permit from the Engineering Division. The grading permit is reviewed for compliance with the City's Improvement Standards, including the provision of proper drainage, appropriate dust control, and erosion control measures. Grading and erosion control measures will be incorporated into the required grading plans and improvement plans. Therefore, the impacts associated with disruption, displacement, and compaction of soils associated with the project are less than significant.

[1] United States Geological Survey, http://earthquake.usgs.gov/learn/glossary/?term=active%20fault, Accessed January 2016

c, d) A review of the Natural Resources Conservation Service Soil Survey for Placer County, accessed via the Web Soil Survey (http://websoilsurvey.nrcs.usda.gov/app/), indicates that the soils on the site are Ramona sandy loam, 2 to 9 percent slopes, which are not listed as geologically unstable or sensitive.

f) No paleontological resources are known to exist on the project site per the General Plan EIR; however, standard mitigation measures apply which are designed to reduce impacts to such resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. The project will not result in any new impacts beyond those already discussed and disclosed in the General Plan EIR; project-specific impacts are less than significant.

VIII. Greenhouse Gases

Greenhouse gases trap heat in the earth's atmosphere. The principal greenhouse gases (GHGs) that enter the atmosphere because of human activities are carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and fluorinated gases. As explained by the United States Environmental Protection Agency[2], global average temperature has increased by more than 1.5 degrees Fahrenheit since the late 1800s, and most of the warming of the past half century has been caused by human emissions. The City has taken proactive steps to reduce greenhouse gas emissions, which include the introduction of General Plan policies to reduce emissions, changes to City operations, and climate action initiatives.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				

Thresholds of Significance and Regulatory Setting:

In Assembly Bill 32 (the California Global Warming Solutions Act), signed by Governor Schwarzenegger of California in September 2006, the legislature found that climate change resulting from global warming was a threat to California, and directed that "the State Air Resources Board design emissions reduction measures to meet the statewide emissions limits for greenhouse gases . . .". The target established in AB 32 was to reduce emissions to 1990 levels by the year 2020. CARB subsequently prepared the *Climate Change Scoping Plan* (Scoping Plan) for California, which was approved in 2008. The Scoping Plan provides the outline for actions to reduce California's GHG emissions, and has been updated twice.

The current 2017 Scoping Plan updated the target year from 2020 to 2030, based on the targets established in Senate Bill 32 (SB 32). SB 32 was signed by the Governor on September 8, 2016, to establish a reduction target of 40 percent below 1990 levels by 2030. Critically, the 2017 Scoping Plan also sets the path toward compliance with the 2050 target embodied within Executive Order S-3-05 as well. According to the 2017 Scoping Plan the

[2] http://www3.epa.gov/climatechange/science/overview.html, Accessed January 2016

statewide 2030 target is 260 million metric tons. The Scoping Plan recommends an efficiency target approach for local governments for 2030 and 2050 target years.

The Placer County Air Pollution Control District (PCAPCD) recommends that thresholds of significance for GHG be related to statewide reduction goals and has adopted thresholds of significance which take into account the 2030 reduction target. The thresholds include a de minimis and a bright-line maximum threshold, as well as residential and non-residential efficiency thresholds. However, the City developed its own thresholds as part of the 2035 General Plan Update project approved in July 2020. The justification for the City's thresholds is contained within the General Plan EIR. The thresholds were developed based on statewide emissions data adjusted for relevant local conditions and land uses. The significance thresholds are shown in Table 1 below.

Table 1: GHG Significance Thresholds

	2020	2030	2035	2050
Per Capita Emissions Efficiency Targets (MT CO_2e/capita/yr)	**7.21**	**4.00**	**3.22**	**1.19**
Per Service Population Emissions Efficiency Targets (MT CO_2e/SP/yr)	**5.07**	**2.79**	**2.25**	**0.83**
Projects which use these thresholds for environmental analysis should include a brief justification of the type of efficiency target and the target year selected. Per capita is most applicable to projects which only include residential uses, or in cases where reliable data to generate a service population estimate is unavailable. Projects should generally use the 2035 target year. Note that future projects consistent with the General Plan will not require further analysis, per the tiering provisions of CEQA. Note: MMT CO_2e = million metric tons of carbon dioxide equivalent; Service Population (SP) = population + employment				

Discussion of Checklist Answers:

a–b) Greenhouse gases are primarily emitted as a result of vehicle operation associated with trips to and from a project, and energy consumption from operation of the buildings. Greenhouse gases from vehicles is assessed based on the vehicle miles traveled (VMT) resulting from the project, on a Citywide basis. Residential projects, destination centers (such as a regional mall), and major employers tend to increase VMT in a study area, either by adding new residents traveling in an area, or by encouraging longer trip lengths and drawing in trips from a broader regional area. However, non-residential projects and neighborhood-serving uses (e.g. neighborhood parks) tend to lower VMT in a study area because they do not generate new trips within the study area, they divert existing trips. These trips are diverted because the new use location is closer to home, on their way to another destination (e.g. work), or is otherwise more convenient.

The proposed project is a 5,207 square foot carwash facility. As further discussed and evaluated in Section XVII (Transportation) of this Initial Study, the project is considered a locally-serving use that does not include any unique characteristics that would draw regional traffic, or would prompt longer trips. The project is presumed to have a less than significant impact to the transportation system on the basis of project-generated VMT. Additionally, the project is consistent with the City's General Plan and will not create additional trips that have not already been evaluated in the General Plan EIR.

The City's General Plan EIR included an analysis of GHG emissions, which would result from buildout of the City's General Plan. The EIR concluded that the General Plan build out would exceed the City's threshold of 2.25 MT CO2e per service population and that the effect was cumulatively considerable. Although mitigation measures were adopted as part of the General Plan, those measures would not reduce impacts to less than

significant levels, and impacts were considered significant and unavoidable. The proposed project is consistent with the land use assumptions in the General Plan IER and does not require further analysis per the tiering provisions of CEQ. The project includes reasonable and feasible design measures to reduce emissions, including implementation of the latest Cal-Green and energy efficiency code requirements. The project complies with General Plan policy related to GHG and the project does not result in any new GHG impacts not previously analyzed in the General Plan EIR; therefore, impacts are less than significant.

IX. Hazards and Hazardous Materials

No hazardous sites or potential for hazardous materials have been identified within 1000 feet of the project site, as indicated by a search of the State of California's Envirostor database (http://www.envirostor.dtsc.ca.gov/public/) and California State Water Resources Control Board Geotracker website (http://geotracker.waterboards.ca.gov/) on September 8, 2021.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment though reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?			X	

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to hazardous materials is based directly on the CEQA Guidelines checklist items a–g listed above. A material is defined as hazardous if it appears on a list of hazardous materials prepared by a federal, state or local regulatory agency, or if it has characteristics defined as hazardous by such an agency. The determination of significance based on the above criteria depends on the probable frequency and severity of consequences to people who might be exposed to the health hazard, and the degree to which Project design or existing regulations would reduce the frequency of or severity of exposure. As an example, products commonly used for household cleaning are classified as hazardous when transported in large quantities, but one would not conclude that the presence of small quantities of household cleaners at a home would pose a risk to a school located within ¼-mile.

Many federal and State agencies regulate hazards and hazardous substances, including the United States Environmental Protection Agency (US EPA), California Department of Toxic Substances Control (DTSC), Central Valley Regional Water Quality Control Board (Regional Water Board), and the California Occupational Safety and Health Administration (CalOSHA). The state has been granted primacy (primary responsibility for oversight) by the US EPA to administer and enforce hazardous waste management programs. State regulations also have detailed planning and management requirements to ensure that hazardous materials are handled, stored, and disposed of properly to reduce human health risks. California regulations pertaining to hazardous waste management are published in the California Code of Regulations (see 8 CCR, 22 CCR, and 23 CCR).

The project is not within an airport land use plan or within two miles of a public or private use airport. Therefore, no further discussion is provided for item e.

Discussion of Checklist Answers:

a, b) Standard construction activities would require the use of hazardous materials such as fuels, oils, lubricants, glues, paints and paint thinners, soaps, bleach, and solvents. These are common household and commercial materials routinely used by both businesses and average members of the public. The materials only pose a hazard if they are improperly used, stored, or transported either through upset conditions (e.g. a vehicle accident) or mishandling. In addition to construction use, the operational project would result in the use of common hazardous materials as well, including bleach, solvents, and herbicides. Regulations pertaining to the transport of materials are codified in 49 Code of Federal Regulations 171–180, and transport regulations are enforced and monitored by the California Department of Transportation and by the California Highway Patrol. Specifications for storage on a construction site are contained in various regulations and codes, including the California Code of Regulations, the Uniform Fire Code, and the California Health and Safety Code. These same codes require that all hazardous materials be used and stored in the manner specified on the material packaging. Existing regulations and programs are sufficient to ensure that potential impacts as a result of the use or storage of hazardous materials are reduced to less than significant levels.

c) See response to Items (a) and (b) above. While development of the site will result in the use, handling, and transport of materials deemed to be hazardous, the materials in question are commonly used in both residential and commercial applications, and include materials such as bleach and herbicides. The project will not result in the use of any acutely hazardous materials, substances, or waste. Additionally, no schools are located within a quarter mile of the site.

d) The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5[3]; therefore, no impact will occur.

e) This project is located within an area currently receiving City emergency services and development of the site has been anticipated and incorporated into emergency response plans. As such, the project will cause a less than significant impact to the City's Emergency Response or Management Plans. Furthermore, the project will be required to comply with all local, State and federal requirements for the handling of hazardous materials, which will ensure less-than-significant impacts. These will require the following programs:

- A Risk Management and Prevention Program (RMPP) is required of uses that handle toxic and/or hazardous materials in quantities regulated by the California Health and Safety Code and/or the City.

- Businesses that handle toxic or hazardous materials are required to complete a Hazardous Materials Management Program (HMMP) pursuant to local, State, or federal requirements.

g) The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not in a CAL FIRE responsibility area; fire suppression is entirely within local responsibility. The project site is in an urban area, and therefore would not expose people to any risk from wildland fire. There would be no impact with regard to this criterion.

X. Hydrology and Water Quality

As described in the Open Space and Conservation Element of the City of Roseville General Plan, the City is located within the Pleasant Grove Creek Basin and the Dry Creek Basin. Pleasant Grove Creek and its tributaries drain most of the western and central areas of the City and Dry Creek and its tributaries drain the remainder of the City. Most major stream areas in the City are located within designated open space. The project

[3] http://www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm

site in an infill parcel and has been partially developed. The use, a carwash facility, is consistent with the site's Community Commercial land use designation.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
i) result in substantial erosion or siltation on or off-site;			X	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater systems or provide substantial additional sources of polluted runoff; or			X	
iv) impede or redirect flood flows?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
d) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	
e) In flood hazard, tsunami, or seiches zones, risk release of pollutants due to project innundation?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to hydrology and water quality is based directly on the CEQA Guidelines checklist items a–e listed above. For checklist item a, c (i), d, and e, the Findings of the Implementing Procedures indicate that compliance with the City of Roseville Design/Construction Standards (Resolution 07-107), Urban Stormwater Quality Management and Discharge Control Ordinance (RMC Ch. 14.20), and Stormwater Quality Design Manual (Resolution 16-152) will prevent significant impacts related to water quality or erosion. The standards require preparation of an erosion and sediment control plan for construction activities and includes designs to control pollutants within post-construction urban water runoff. Likewise, it is indicated that the Drainage Fees for the Dry Creek and Pleasant Grove Watersheds (RMC Ch.4.48) and City of Roseville Design/Construction Standards (Resolution 07-107) will prevent significant impacts related to checklist items c (ii) and c (iii). The ordinance and standards require the collection of drainage fees to fund improvements that mitigate potential flooding impacts, and require the design of a water drainage system that will adequately convey anticipated stormwater flows without increasing the rate or amount of surface runoff. These same ordinances and standards prevent impacts related to groundwater (items a and d), because developers are required to treat and detain all stormwater onsite using stormwater swales and other methods which slow flows and preserve infiltration. Finally, it is indicated that compliance with the Flood Damage Prevention Ordinance (RMC Ch. 9.80) will prevent significant impacts related to items c (iv) and e. The Ordinance includes standard requirements for all new construction, including regulation of development with the potential to impede or redirect flood flows, and prohibits development within flood hazard areas. Impacts from tsunamis and seiches were screened out of the analysis (item e) because the project is not located near a water body or other feature that would pose a risk of such an event.

Discussion of Checklist Answers:

a,c (i),d, e) The project will involve the disturbance of on-site soils and the construction of impervious surfaces, such as asphalt paving and buildings. Disturbing the soil can allow sediment to be mobilized by rain or wind, and cause displacement into waterways. To address this and other issues, the developer is required to receive approval of a grading permit and/or improvement plants prior to the start of construction. The permit or plans are required to incorporate mitigation measures for dust and erosion control. In addition, the City has a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit issued by the Central Valley Regional Water Quality Control Board which requires the City to reduce pollutants in stormwater to the maximum extent practicable. The City does this, in part, by means of the City's 2016 Design/Construction Standards, which require preparation and implementation of a Stormwater Pollution Prevention Plan. All permanent stormwater quality control measures must be designed to comply with the City's Manual for Stormwater Quality Control Standards for New Development, the City's 2016 Design/Construction Standards, Urban Stormwater Quality Management and Discharge Control Ordinance, and Stormwater Quality Design Manual. For these reasons, impacts related to water quality are less than significant.

b, d) The project does not involve the installation of groundwater wells. The City maintains wells to supplement surface water supplies during multiple dry years, but the effect of groundwater extraction on the aquifer was addressed in the City's Urban Water Master Plan and evaluated in the General Plan EIR. The proposed project is consistent with the General Plan land use designation, and is thus consistent with the citywide evaluation of water supply. Project impacts related to groundwater extraction are less than significant. Furthermore, all permanent stormwater quality control measures must be designed to comply with the Stormwater Quality Design Manual, which requires the use of bioswales and other onsite detention and infiltration methods. These standards ensure that stormwater will continue to infiltrate into the groundwater aquifer.

c (ii and iii)) The project has been reviewed by City Engineering staff for conformance with City ordinances and standards. The project includes adequate and appropriate facilities to ensure no net increase in the amount or rate of stormwater runoff from the site, and which will adequately convey stormwater flows.

c (iv) and e) The project has been reviewed by City Engineering staff for conformance with City ordinances and standards. The project is not located within either the Federal Emergency Management Agency floodplain or the City's Regulatory Floodplain (defined as the floodplain which will result from full buildout of the City). Therefore, the project will not impede or redirect flood flows, nor will it be inundated. The proposed project is located within an area of flat topography and is not near a waterbody or other feature which could cause a seiche or tsunami. There would be no impact with regard to these criterion.

XI. Land Use and Planning

The project site is located in an infill area of the City, with a Community Commercial land use and zoning designation. The proposed use is consistent with the land use and zoning designation.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation of an agency adopted for the purpose of avoiding or mitigating an environmental effect?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to land use is based directly on the CEQA Guidelines checklist items a and b listed above. Consistency with applicable City General Plan policies, Improvement Standards, and design standards is already required and part of the City's processing of permits and plans, so these requirements do not appear as mitigation measures.

Discussion of Checklist Answers:

a) The project area has been master planned for development, including adequate roads, pedestrian paths, and bicycle paths to provide connections within the community. The project will not physically divide an established community.

b) The project is a car wash facility, which is conditionally compatible with the Community Commercial land use and zoning designation. The project includes a Conditional Use Permit, which will place restrictions on the site operations, including hours of operation. No conflicts with any policies adopted to mitigate an environmental effect have been identified.

XII. Mineral Resources

The Surface Mining and Reclamation Act (SMARA) of 1975 requires the State Geologist to classify land into Mineral Resource Zones (MRZ's) based on the known or inferred mineral resource potential of that land. The California Division of Mines and Geology (CDMG) was historically responsible for the classification and designation of areas containing—or potentially containing—significant mineral resources, though that responsibility now lies with the California Geological Survey (CGS). CDMG published Open File Report 95-10, which provides the mineral classification map for Placer County. A detailed evaluation of mineral resources has not been conducted within the City limits, but MRZ's have been identified. There are four broad MRZ categories (MRZ-1 through MRZ-4), and only MRZ-2 represents an area of known significant mineral resources. The City of Roseville General Plan EIR included Exhibit 4.1-3, depicting the location of MRZ's in the City limits. There is only one small MRZ-2 designation area, located at the far eastern edge of the City.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to mineral resources is based directly on the CEQA Guidelines checklist items a and b listed above.

Discussion of Checklist Answers:

a–b) The project site is not in the area of the City known to include any mineral resources that would be of local, regional, or statewide importance; therefore, the project has no impacts on mineral resources.

XIII. Noise

The project site is located along Foothills Bl., a six lane arterial roadway. An existing gas station is located to the north of the project site. An existing CMU masonry wall is located on the western and southern boundaries of the project site, adjacent to the multifamily apartment complex.

Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive ground borne vibration of ground borne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

Thresholds of Significance and Regulatory Setting:

Standards for transportation noise and non-transportation noise affecting existing or proposed land uses are established within the City of Roseville General Plan Noise Element, and these standards are used as the thresholds to determine the significance of impacts related to items a and c. The significance of other noise impacts is based directly on the CEQA Guidelines checklist items b and c listed above. The Findings of the Implementing Procedures indicate that compliance with the City Noise Regulation (RMC Ch. 9.24) will prevent significant non-transportation noise as it relates to items a and b. The Ordinance establishes noise exposure standards that protect noise-sensitive receptors from a variety of noise sources, including non-transportation/fixed noise, amplified sound, industrial noise, and events on public property. The project is not within an airport land use plan, within two miles of a public or public use airport and there are also no private airstrips in the vicinity of the project area. Therefore, item c has been ruled out from further analysis.

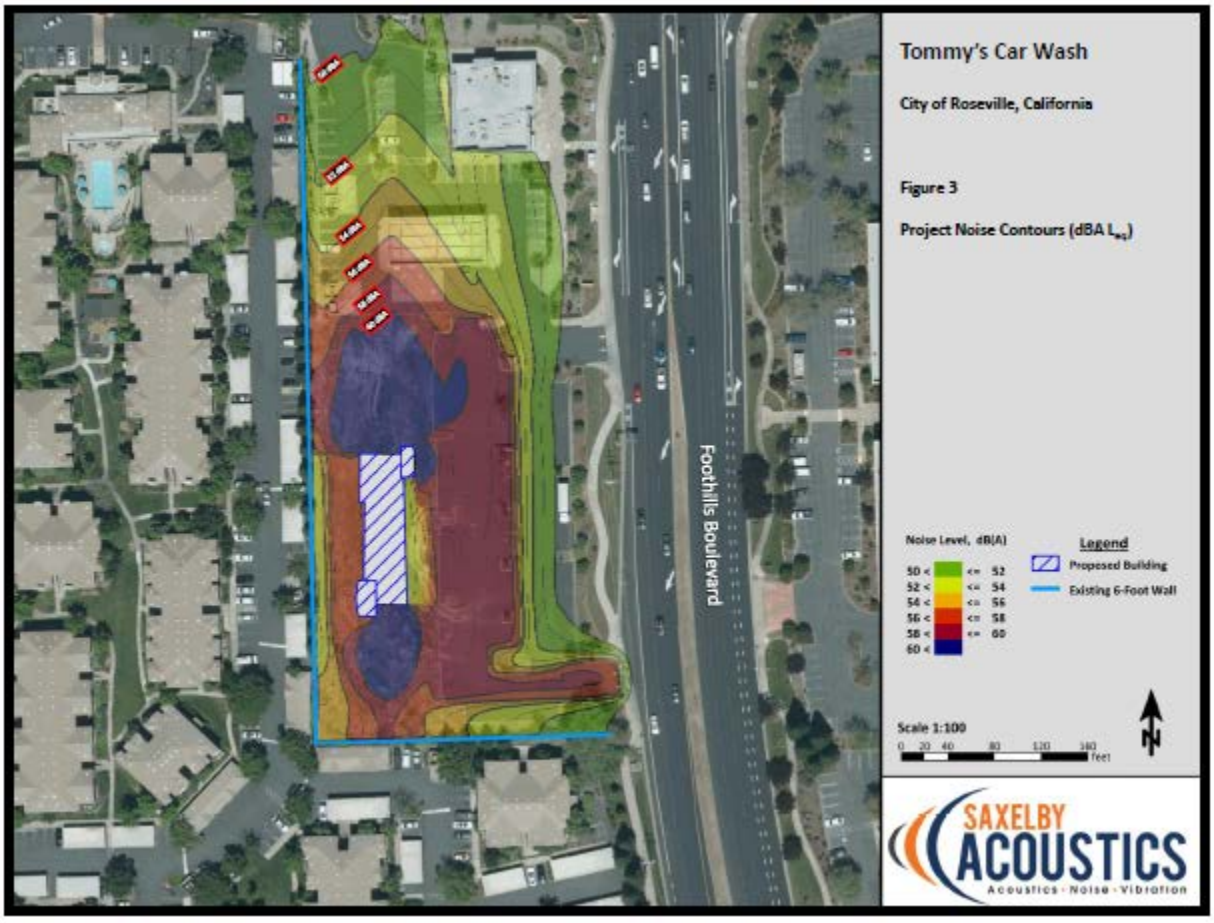
Discussion of Checklist Answers:

a) Due to the nature of the carwash machinery, including the air dryers within the carwash tunnel and the vacuum stations, a site-specific noise study was prepared to evaluate the potential impact of noise from the project on adjacent receptors. An Environmental Noise Assessment was prepared by Saxelby Acoustics, LLC on May 25, 2021 (Attachment 1) to determine whether the proposed project would result in a substantial temporary or permanent increase in ambient noise in excess of standards established within the General Plan and Noise Ordinance.

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 6 of the noise study, included in Attachment 1 of this Initial Study, 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 Foothills Bl., resulting in an average noise level at the western property line (adjacent to the multifamily residential use) to be 55 Leq at the lowest. These measurements were taken at the property line on the project site side of the existing CMU masonry wall.

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 car wash 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, and found that with the existing CMU wall located at the property line, noise levels would not exceed 50 dBA Leq at the property line of the subject property. The Figure 2 below from the study shows the project noise contours.

Figure 2 – Project Noise Contours



As the proposed project is not anticipated to exceed noise standards at the property line during daytime hours, no mitigation measures are recommended. The project includes a Conditional Use Permit, which will include a condition of approval to limit operations to daylight hours. Therefore, project impacts related to noise will be less than significant.

b) Surrounding uses may experience short-term increases in groundborne vibration, groundborne noise, and airborne noise levels during construction. However, these increases would only occur for a short period of time. When conducted during daytime hours, construction activities are exempt from Noise Ordinance standards, but the standards do apply to construction occurring during nighttime hours. While the noise generated may be a minor nuisance, the City Noise Regulation standards are designed to ensure that impacts are not unduly intrusive. Based on this, the impact is less than significant.

XIV. Population and Housing

The project site is located within the Infill area of the City and has a land use designation of Community Commercial. The City of Roseville General Plan Table II-4 identifies the total number of residential units and population anticipated as a result of buildout of the City, and the Specific Plan likewise includes unit allocations and population projections for the Plan Area. Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, though extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to population and housing is based directly on the CEQA Guidelines checklist items a and b listed above.

Discussion of Checklist Answers:

a) The CEQA Guidelines identify several ways in which a project could have growth-inducing impacts (Public Resources Code Section 15126.2), either directly or indirectly. Growth-inducement may be the result of fostering economic growth, fostering population growth, providing new housing, or removing barriers to growth. Growth inducement may be detrimental, beneficial, or of no impact or significance under CEQA. An impact is only deemed to occur when it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be shown that the growth will significantly affect the environment in some other way. The project is consistent with the land use designation of the site. Therefore, while the project in question will induce some level of growth, this growth was already identified and its effects disclosed and mitigated within the General Plan EIR. Therefore, the impact of the project is less than significant.

b) The project site is designated for commercial uses, and is partially developed with a gas station, convenience store, and parking area. No housing exists on the project site, and there would be no impact with respect to these criteria.

XV. Public Services

Fire protection, police protection, park services, and library services are provided by the City. The project is located within the Dry Creek Joint Elementary and Roseville Joint Union High School Districts. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?				X
d) Parks?				X
e) Other public facilities?			X	

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to public services is based directly on the CEQA Guidelines checklist items a–e listed above. The EIR for the Specific Plan addressed the level of public services which would need to be provided in order to serve planned growth in the community. Development Agreements and other conditions have been adopted in all proposed growth areas of the City which identify the physical facilities needed to serve growth, and the funding needed to provide for the construction and operation of those facilities and services; the project is consistent with the Specific Plan. In addition, the project has been routed to the various public service agencies, both internal and external, to ensure that the project meets the agencies' design standards (where applicable) and to provide an opportunity to recommend appropriate conditions of approval.

Discussion of Checklist Answers:

a) Existing City codes and regulations require adequate water pressure in the water lines, and construction must comply with the Uniform Fire and Building Codes used by the City of Roseville. Additionally, the applicant is required to pay a fire service construction tax, which is used for purchasing capital facilities for the Fire Department. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

b) The project is consistent with the site's General Plan designation of Community Commercial; therefore, police services for a commercial use were anticipated for this site. Existing codes, regulations, funding agreements, and facilities plans are sufficient to ensure less than significant impacts.

c) The project is not a residential use and will not have an impact on school services.

d) The project is not a residential use and will not have an impact on parks facilities.

e) The project is consistent with the site's Community Commercial land use designation. The project is not expected to result in an increase in the types and amounts of services beyond what was originally anticipated for the site. Impacts to public services are less than significant.

XVI. Recreation

The proposed project is a new carwash facility, located on a parcel designated for Community Commercial uses. The nearest park facility, Kaseberg Park, is approximately 4,000 feet from the project site.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to recreation services is based directly on the CEQA Guidelines checklist items a–b listed above.

Discussion of Checklist Answers:

a) The EIR for the Specific Plan addressed the level of park services—including new construction, maintenance, and operations—which would need to be provided in order to serve planned growth in the community. Given that the project is a commercial project and is consistent with the General Plan, the project would not cause any unforeseen or new impacts related to the use of existing or proposed parks and recreational facilities. There is no impact to use of park facilities as a result of this project.

b) The proposed project is a carwash, and is not located within the vicinity of any existing parks. The project will not cause any unforeseen or new impacts related to the construction or expansion of recreational facilities.

XVII. Transportation

The proposed project is located on Foothills Bl., to the south of the intersection of Foothills Bl. and Vineyard Rd. An existing meandering sidewalk is located in the landscape area on the Foothills Bl. frontage. Two driveways, one on the north end and one on the south end of the project site, provide access to Foothills Bl. These existing driveways will be used by the proposed development. A bus stop is located on Foothills adjacent to the gas station facility immediately to the north of the project site, approximately 130 feet north of the northernmost project-serving driveway.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			X	
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

Thresholds of Significance and Regulatory Setting:

The City has adopted the following plans, ordinances, or policies applicable to checklist item a: Pedestrian Master Plan, Bicycle Master Plan, and Short-Range Transit Plan, and General Plan Circulation Element. The project is evaluated for consistency with these plans and the policies contained within them. For checklist item b, the CEQA Guidelines Section 15064.3 establishes a detailed process for evaluating the significance of transportation impacts. In accordance with this section, the analysis must focus on the generation of vehicle miles traveled (VMT); effects on automobile delay cannot be considered a significant impact. The City developed analysis guidance and thresholds as part of the 2035 General Plan Update project approved in July 2020. The detailed evaluation and justification is contained within the General Plan EIR.

Future projects consistent with the General Plan will not require further VMT analysis, pursuant to the tiering provisions of CEQA. For projects which are inconsistent, CEQA Guidelines Section 15064.3(b) allows lead agencies discretion to determine, in the context of a particular project, whether to rely on a qualitative analysis or performance-based standards. CEQA Guidelines Section 15064.7(b) allows lead agencies the discretion to select their own thresholds and allow for differences in thresholds based on context.

Quantitative analysis would not be required if it can be demonstrated that the project would generate VMT which is equivalent to or less than what was assumed in the General Plan EIR. Examples of such projects include:

- Local-serving retail and other local-serving development, which generally reduces existing trip distances by providing services in closer proximity to residential areas, and therefore reduce VMT.

- Multi-family residences, which generally have fewer trips per household than single-family residences, and therefore also produce less VMT per unit.

- Infill projects in developed areas generally have shorter trips, reduced vehicle trips, and therefore less VMT.

- Pedestrian, bicycle, transit, and electric vehicle transportation projects.

- Residential projects in low per-capita household VMT areas and office projects in low per-worker VMT areas (85 percent or less than the regional average) as shown on maps maintained by SACOG or within low VMT areas as shown within Table 4.3-8 of the General Plan EIR.

When quantitative analysis is required, the threshold of 12.8 VMT/capita may be used for projects not within the scope of the General Plan EIR, provided the cumulative context of the 2035 General Plan has not changed substantially. Since approval of the 2035 General Plan, the City has not annexed new land, substantially changed roadway network assumptions, or made any other changes to the 2035 assumptions which would require an update to the City's VMT thresholds contained within the General Plan EIR. Therefore, the threshold of 12.8 VMT/capita remains appropriate.

No qualitative VMT analysis was conducted for the proposed project, as the development is both consistent with the General Plan land use designation and will be an infill project in a development area.

Impacts with regard to items c and d are assessed based on the expert judgment of the City Engineer and City Fire Department, as based upon facts and consistency with the City's Design and Construction Standards.

Discussion of Checklist Answers:

a) The City of Roseville has adopted a Pedestrian Master Plan, Bicycle Master Plan, and Short-Range Transit Plan. The project was reviewed for consistency with these documents, and no conflicts were identified.

b) No qualitative VMT analysis was completed for the proposed project because it is consistent with the existing land use designation, is a local-serving commercial development, and will be constructed on an infill parcel. It is assumed (based on the thresholds of significance) that the proposed project will reduce VMT. Therefore, impacts are less than significant.

c, d) The project has been reviewed by the City Engineering and City Fire Department staff, and has been found to be consistent with the City's Design Standards. Furthermore, standard conditions of approval added to all City project require compliance with Fire Codes and other design standards. Compliance with existing regulations ensure that impacts are less than significant.

XVIII. Tribal Cultural Resources

As described within the Open Space and Conservation Element of the City of Roseville General Plan, the Roseville region was within the territory of the Nisenan (also Southern Maidu or Valley Maidu). Two large permanent Nisenan habitation sites have been identified and protected within the City's open space (in Maidu Park). Numerous smaller cultural resources, such as midden deposits and bedrock mortars, have also been recorded in the City. A majority of documented sites within the City are located in areas designated for open space uses.

Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically

defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?		X		
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.		X		

Thresholds of Significance and Regulatory Setting:

In addition to archeological resources, tribal cultural resources are also given particular treatment. Tribal cultural resources are defined in Public Resources Code Section 21074, as either 1) a site, feature, place, geographically-defined cultural landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing on the California Register or Historical Resources, or on a local register of historical resources or as 2) a resource determined by the lead agency, supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code section 5024.1(c), and considering the significance of the resource to a California Native American Tribe.

Discussion of Checklist Answers:

a) The project site is located within the Infill area of the City, and no tribal cultural resources are known to exist on the site. However, standard mitigation measures apply which are designed to reduce impacts to any previously undiscovered resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the appropriate agencies to address the resource before work can resume. With mitigation; project-specific impacts are less than significant.

b) Notice of the proposed project was mailed to tribes which had requested such notice pursuant to AB 52. A request for consultation was not received. As discussed in item a, above, no resources are known to occur in the area. However, standard mitigation measures apply which are designed to reduce impacts to resources, should any be found on-site. The measure requires an immediate cessation of work, and contact with the

appropriate agencies to address the resource before work can resume. With mitigation; project-specific impacts are less than significant.

XIX. Utilities and Service Systems

The project site is located within a developed area of the City of Roseville, and will be served by the Dry Creek Wastewater Treatment Plant.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to utilities and service systems is based directly on the CEQA Guidelines checklist items a–e listed above.

Discussion of Checklist Answers:

a) The project is consistent with the zoning and land use designation of Community Commercial, and will be required to construct any utilities infrastructure necessary to serve the project, as well as pay fees which fund the operation of the facilities and the construction of major infrastructure. Minor additional infrastructure will be constructed within the project site to tie the project into the major systems, but these facilities will be constructed in locations where site development is already occurring as part of the overall project; there are no additional substantial impacts specific or particular to the minor infrastructure improvements.

b) The City of Roseville 2015 Urban Water Management Plan (UWMP), adopted May 2016, estimates water demand and supply for the City through the year 2040, based on existing land use designations and population projections. In addition, the General Plan EIR estimates water demand and supply for ultimate General Plan buildout. The project is consistent with existing land use designations, and is therefore consistent with the assumptions of the UWMP and General Plan EIR. The UWMP indicates that existing water supply sources are sufficient to meet all near term needs, estimating an annual water demand of 48,762 acre-feet per year (AFY) by the year 2035 and existing surface and recycled water supplies in the amount of 60,400 AFY in normal years. The UWMP establishes some water supply deficit during dry year scenarios, but establishes that mandatory water conservation measures and the use of groundwater to offset reductions in surface water supplies are sufficient to offset the deficit. The project, which is consistent with existing land use designations, would not require new or expanded water supply entitlements.

c) The proposed project would be served by the Dry Creek Wastewater Treatment Plant (DCWWTP). The Central Valley Regional Water Quality Control Board (RWQCB) regulates water quality and quantity of effluent discharged from the City's wastewater treatment facilities. The DCWWTP has the capacity to treat 18 million gallons per day (mgd) and is currently treating 8.9 mgd. The project is consistent with existing land use designations, which is how infrastructure capacity is planned. Therefore, the volume of wastewater generated by the proposed project could be accommodated by the facility; the proposed project will not contribute to an exceedance of applicable wastewater treatment requirements. The impact would be less than significant.

d, e) The Western Placer Waste Management Authority is the regional agency handling recycling and waste disposal for Roseville and surrounding areas. The regional waste facilities include a Material Recovery Facility (MRF) and the Western Regional Sanitary Landfill (WRSL). Currently, the WRSL is permitted to accept up to 1,900 tons of municipal solid waste per day. According to the solid waste analysis of the General Plan EIR, under current projected development conditions the WRSL has a projected lifespan extending through 2058. There is sufficient existing capacity to serve the proposed project. Though the project will contribute incrementally to an eventual need to find other means of waste disposal, this impact of City buildout has already been disclosed and mitigation applied as part of each Specific Plan the City has approved. All residences and business in the City pay fees for solid waste collection, a portion of which is collected to fund eventual solid waste disposal expansion. The project will not result in any new impacts associated with major infrastructure. Environmental Utilities staff has reviewed the project for consistency with policies, codes, and regulations related to waste disposal and waste reduction regulations and policies and has found that the project design is in compliance.

XX. Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

Thresholds of Significance and Regulatory Setting:

The significance of impacts related to wildfire is based directly on the CEQA Guidelines checklist items a–d listed above. The California Department of Forestry and Fire Protection (CAL FIRE) is the state agency responsible for wildland fire protection and management. As part of that task, CAL FIRE maintains maps designating Wildland Fire Hazard Severity zones. The City is not located within a Very High Fire Hazard Severity Zone, and is not in a CAL FIRE responsibility area; fire suppression is entirely within local responsibility.

Discussion of Checklist Answers:

a–d) Checklist questions a–d above do not apply, because the project site is not within a Very High Fire Hazard Severity Zone and is not in a CAL FIRE responsibility area.

XXI. Mandatory Findings of Significance

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Significance Criteria and Regulatory Setting:

The significance of impacts related to mandatory findings of significance is based directly on the CEQA Guidelines checklist items a–c listed above.

Discussion of Checklist Answers:

a–c) Long term environmental goals are not impacted by the proposed project. The cumulative impacts do not deviate beyond what was contemplated in the General Plan EIR, and mitigation measures have already been incorporated via the General Plan EIR. With implementation of the City's Mitigating Ordinances, Guidelines, and Standards and best management practices, mitigation measures described in this chapter, and permit conditions, the proposed project will not have a significant impact on the habitat of any plant or animal species. Based on the foregoing, the proposed project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of any wildlife species, or create adverse effects on human beings.

ENVIRONMENTAL DETERMINATION:

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that with mitigation the impacts are less than significant. As demonstrated in the initial study checklist, there are no "project specific significant effects which are peculiar to the project or site" that cannot be reduced to less than significant effects through mitigation (CEQA Section 15183) and therefore an EIR ***is not*** *required. Therefore,* ***on the basis of the foregoing initial study:***

[**X**] I find that the proposed project COULD, but with mitigation agreed to by the applicant, clearly will not have a significant effect on the environment and a *MITIGATED NEGATIVE DECLARATION* has been prepared.

Initial Study Prepared by:

_____

Shelby Maples, Associate Planner
City of Roseville, Development Services – Planning Division

Attachments:

1. Environmental Noise Assessment, Saxelby Acoustics, LLC

Environmental Noise Assessment

Tommy's Car Wash

City of Roseville, California

May 25, 2021

Project #210405

Prepared for:

Burrell Consulting Group Inc.
1001 Enterprise Way, Suite 100
Roseville, CA 95678

Prepared by:

Saxelby Acoustics LLC





Luke Saxelby, INCE Bd. Cert.
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INTRODUCTION

The Tommy's Car Wash project is located at the southeast corner of the intersection of Foothills Boulevard and Vineyard Road in the City of Roseville, California.

The City of Roseville has requested that an acoustical analysis be prepared to analyze potential noise impacts associated with the gas station and car wash operations. Therefore, this analysis will predict the noise generation associated with these uses and will seek to achieve compliance with the applicable City of Roseville General Plan Noise Element goals and policies.

Figure 1 shows the project site plan. **Figure 2** shows an aerial photo of the project site.

ENVIRONMENTAL SETTING

BACKGROUND INFORMATION ON NOISE

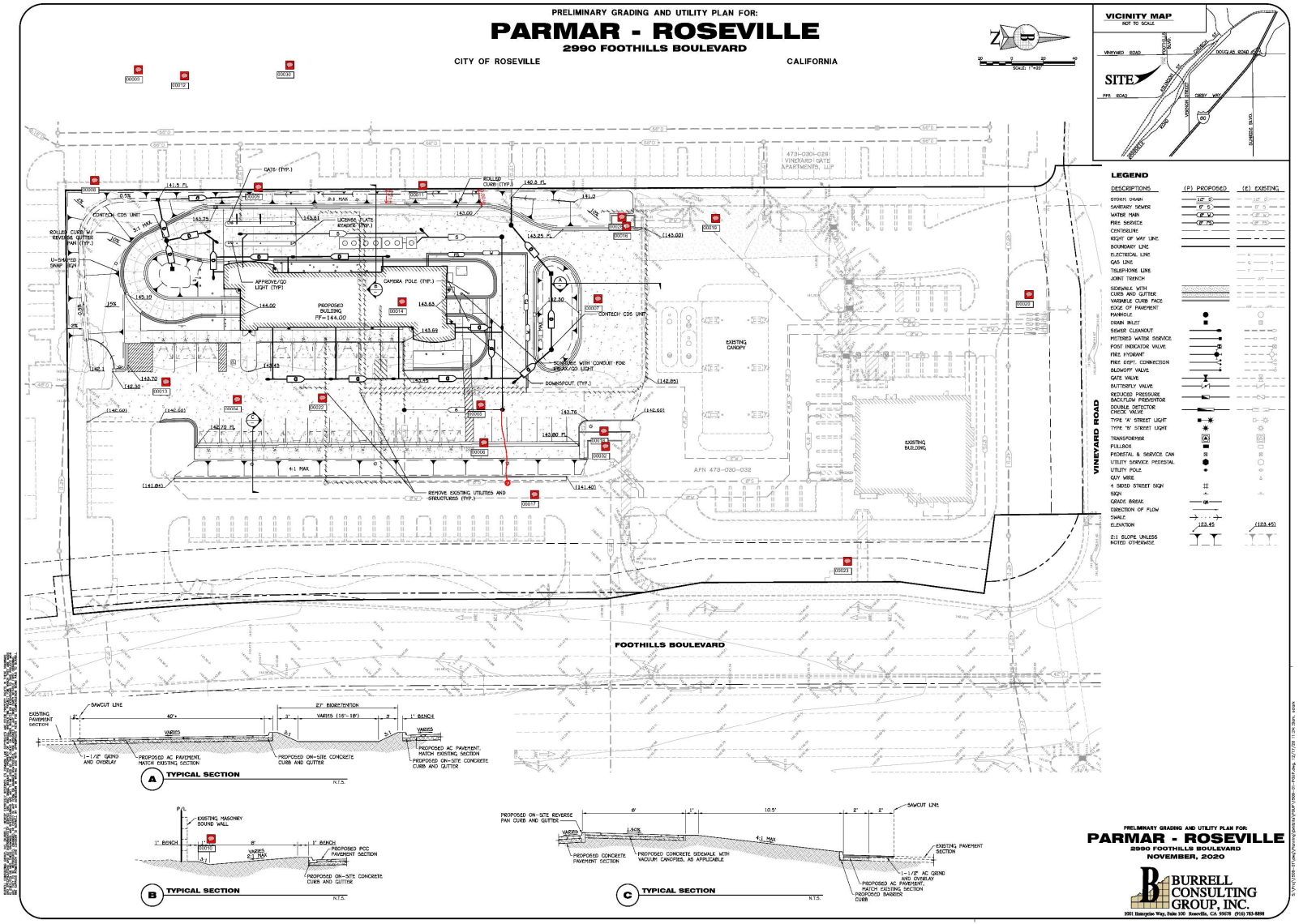
Fundamentals of Acoustics

Acoustics is the science of sound. Sound may be thought of as mechanical energy of a vibrating object transmitted by pressure waves through a medium to human (or animal) ears. If the pressure variations occur frequently enough (at least 20 times per second), then they can be heard and are called sound. The number of pressure variations per second is called the frequency of sound, and is expressed as cycles per second or Hertz (Hz).

Noise is a subjective reaction to different types of sounds. Noise is typically defined as (airborne) sound that is loud, unpleasant, unexpected or undesired, and may therefore be classified as a more specific group of sounds. Perceptions of sound and noise are highly subjective from person to person.

Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale uses the hearing threshold (20 micropascals), as a point of reference, defined as 0 dB. Other sound pressures are then compared to this reference pressure, and the logarithm is taken to keep the numbers in a practical range. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB, and changes in levels (dB) correspond closely to human perception of relative loudness.

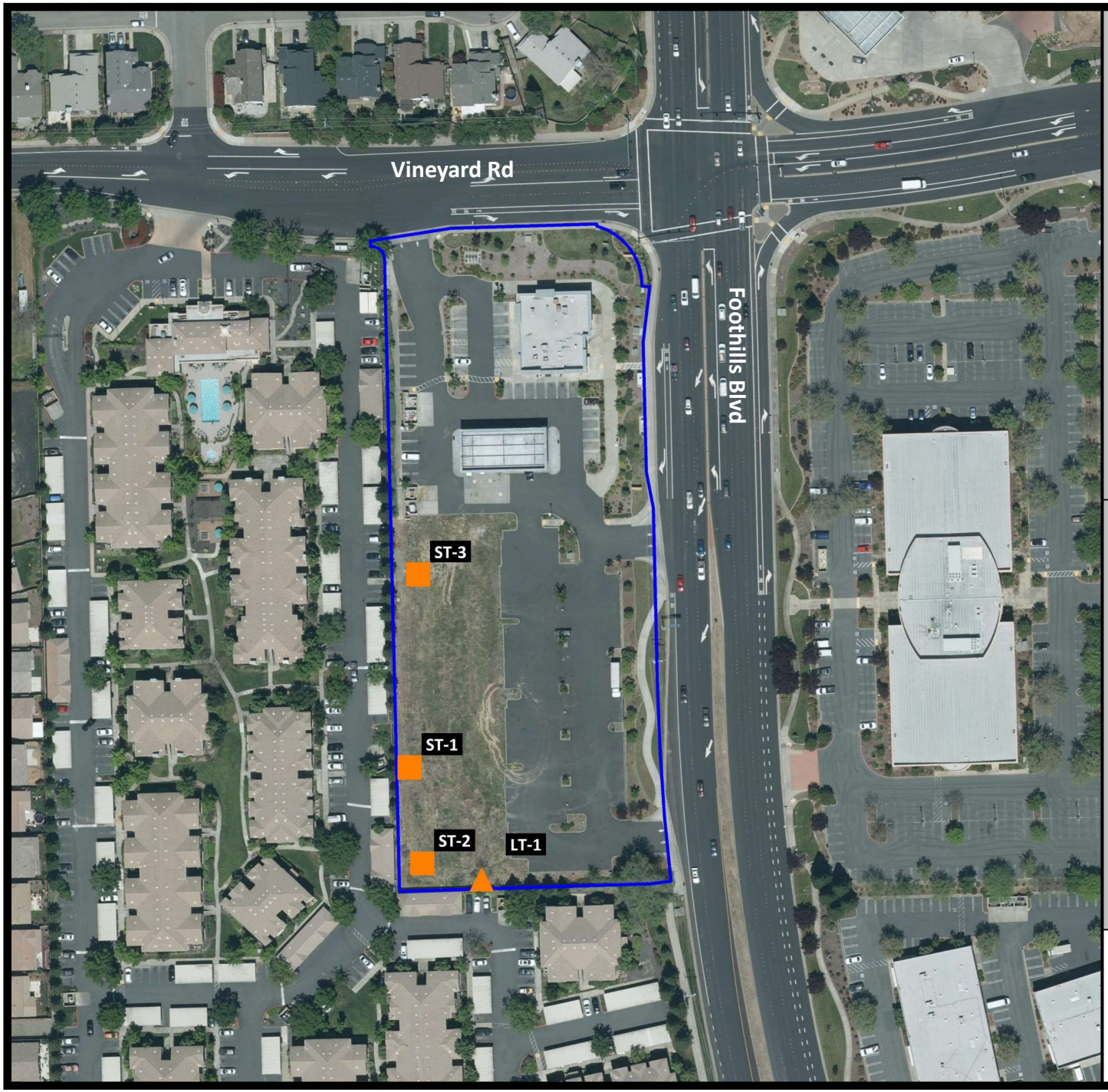
The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by A-weighted sound levels. There is a strong correlation between A-weighted sound levels (expressed as dBA) and the way the human ear perceives sound. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels, but are expressed as dB, unless otherwise noted.



Tommy's Car Wash
City of Roseville, California

Figure 1
Project Site Plan

SAXELBY ACOUSTICS
Acoustics · Noise · Vibration



Tommy's Car Wash

City of Roseville, California

Figure 2

Noise Measurement Sites

Legend

- Project Site
- Noise Measurement Site - Long Term
- Noise Measurement Site - Short Term

10 m 30 m 50 m 70 m

Projection: UTM Zone 10 / WGS84 / meters
Rev. Date: 05/06/2021

SAXELBY ACOUSTICS
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The decibel scale is logarithmic, not linear. In other words, two sound levels 10-dB apart differ in acoustic energy by a factor of 10. When the standard logarithmic decibel is A-weighted, an increase of 10-dBA is generally perceived as a doubling in loudness. For example, a 70-dBA sound is half as loud as an 80-dBA sound, and twice as loud as a 60 dBA sound.

Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given environment. A common statistical tool is the average, or equivalent, sound level (L_{eq}), which corresponds to a steady-state A weighted sound level containing the same total energy as a time varying signal over a given time period (usually one hour). The L_{eq} is the foundation of the composite noise descriptor, L_{dn}, and shows very good correlation with community response to noise.

The day/night average level (L_{dn}) is based upon the average noise level over a 24-hour day, with a +10-decibel weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because L_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment.

Table 1 lists several examples of the noise levels associated with common situations. **Appendix A** provides a summary of acoustical terms used in this report.

TABLE 1: TYPICAL NOISE LEVELS

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	--110--	Rock Band
Jet Fly-over at 300 m (1,000 ft.)	--100--	
Gas Lawn Mower at 1 m (3 ft.)	--90--	
Diesel Truck at 15 m (50 ft.), at 80 km/hr. (50 mph)	--80--	Food Blender at 1 m (3 ft.) Garbage Disposal at 1 m (3 ft.)
Noisy Urban Area, Daytime Gas Lawn Mower, 30 m (100 ft.)	--70--	Vacuum Cleaner at 3 m (10 ft.)
Commercial Area Heavy Traffic at 90 m (300 ft.)	--60--	Normal Speech at 1 m (3 ft.)
Quiet Urban Daytime	--50--	Large Business Office Dishwasher in Next Room
Quiet Urban Nighttime	--40--	Theater, Large Conference Room (Background)
Quiet Suburban Nighttime	--30--	Library
Quiet Rural Nighttime	--20--	Bedroom at Night, Concert Hall (Background)
	--10--	Broadcast/Recording Studio
Lowest Threshold of Human Hearing	--0--	Lowest Threshold of Human Hearing
Source: Caltrans, Technical Noise Supplement, Traffic Noise Analysis Protocol. September, 2013.		

Effects of Noise on People

The effects of noise on people can be placed in three categories:

- Subjective effects of annoyance, nuisance, and dissatisfaction
- Interference with activities such as speech, sleep, and learning
- Physiological effects such as hearing loss or sudden startling

Environmental noise typically produces effects in the first two categories. Workers in industrial plants can experience noise in the last category. There is no completely satisfactory way to measure the subjective effects of noise or the corresponding reactions of annoyance and dissatisfaction. A wide variation in individual thresholds of annoyance exists and different tolerances to noise tend to develop based on an individual's past experiences with noise.

Thus, an important way of predicting a human reaction to a new noise environment is the way it compares to the existing environment to which one has adapted: the so-called ambient noise level. In general, the more a new noise exceeds the previously existing ambient noise level, the less acceptable the new noise will be judged by those hearing it.

With regard to increases in A-weighted noise level, the following relationships occur:

- Except in carefully controlled laboratory experiments, a change of 1-dBA cannot be perceived;
- Outside of the laboratory, a 3-dBA change is considered a just-perceivable difference;
- A change in level of at least 5-dBA is required before any noticeable change in human response would be expected; and
- A 10-dBA change is subjectively heard as approximately a doubling in loudness, and can cause an adverse response.

Stationary point sources of noise – including stationary mobile sources such as idling vehicles – attenuate (lessen) at a rate of approximately 6-dB per doubling of distance from the source, depending on environmental conditions (i.e. atmospheric conditions and either vegetative or manufactured noise barriers, etc.). Widely distributed noises, such as a large industrial facility spread over many acres, or a street with moving vehicles, would typically attenuate at a lower rate.

EXISTING AMBIENT NOISE LEVELS

The existing ambient noise environment in the project vicinity is primarily defined by traffic on the local roadways adjacent to the project site. Multi-family residential uses are located along the western and southern sides of the project site.

To quantify the existing ambient noise environment on the project site, Saxelby Acoustics conducted a short-term noise measurement survey as well as a continuous noise measurement. The noise measurement locations are shown on **Figure 2**. A summary of the noise level measurement survey results is provided in **Table 2**. **Appendix B** contains the complete results of the noise monitoring.

TABLE 2: SUMMARY OF EXISTING BACKGROUND NOISE MEASUREMENT DATA

Site	Time	Daytime Average Measured Noise Levels, dBA			
		L_{eq}	L_{50}	L_{max}	Notes
ST 1	5/4/21 – 1:57 p.m.	58	52	84	Primary noise source is traffic on Foothills Blvd.
ST-2	5/4/21 – 2:08 p.m.	55	52	68	Primary noise source is traffic on Foothills Blvd.
ST 3	5/4/21 – 2:20 p.m.	56	53	70	Primary noise source is traffic on Foothills Blvd. Secondary noise source is gas station activity.
LT-1	5/3/21 – 5/4/21	59	56	76	Primary noise source is traffic on Foothills Blvd.

SOURCE – SAXELBY ACOUSTIC, 2021.

The sound level meters were programmed to record the maximum, median, and average noise levels at each site during the survey. The maximum value, denoted L_{max}, represents the highest noise level measured. The average value, denoted L_{eq}, represents the energy average of all of the noise received by the sound level meter microphone during the monitoring period. The median value, denoted L_{50}, represents the sound level exceeded 50 percent of the time during the monitoring period.

Larson Davis Laboratories (LDL) Model 831 and 820 precision integrating sound level meters were used for the ambient noise level measurement survey. The meter was calibrated before and after use with a CAL200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all pertinent specifications of the American National Standards Institute for Type 1 sound level meters (ANSI S1.4).

REGULATORY CONTEXT

FEDERAL

There are no federal regulations related to noise that apply to the Proposed Project.

STATE

There are no state regulations related to noise that apply to the Proposed Project.

LOCAL

City of Roseville General Plan

The City of Roseville General Plan Noise Element Table 1X-3 (**Table 3**) establishes an acceptable exterior noise level of 50 dBA L_{eq} for daytime (7:00 a.m. to 10:00 p.m.) for stationary noise sources.

TABLE 3: CITY OF ROSEVILLE NOISE ELEMENT TABLE 1X-3

TABLE IX-3

PERFORMANCE STANDARDS FOR NON-TRANSPORTATION NOISE SOURCES OR PROJECTS AFFECTED BY NON-TRANSPORTATION NOISE SOURCES (As Measured at the Property Line of Noise-Sensitive Uses)

Noise Level Descriptor	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly L_{eq}, dB	50	45
Maximum level, dB	70	65

[1] For municipal power plants consisting primarily of broadband, steady state noise sources, the hourly (Leq) noise standard may be increased up to 10 dB(A), but not exceed 55 dB(A) Hourly Leq dB.

Each of the noise levels specified above should be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. Such noises are generally considered by residents to be particularly annoying and are a primary source of noise complaints. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

No standards have been included for interior noise levels. Standard construction practices should, with exterior noise levels identified, result in acceptable interior noise levels.

SOURCE: CITY OF ROSEVILLE GENERAL PLAN NOISE ELEMENT 2035.

Based upon review of the City of Roseville General Plan Noise Element standards, hourly noise level limits of 50 dBA L_{eq} during the daytime (7:00 a.m. to 10:00 p.m.) and 45 dBA L_{eq} during the nighttime (10:00 p.m. to 7 a.m.) will be applied to the proposed project.

EVALUATION OF CAR WASH NOISE AT RESIDENTIAL RECEPTORS

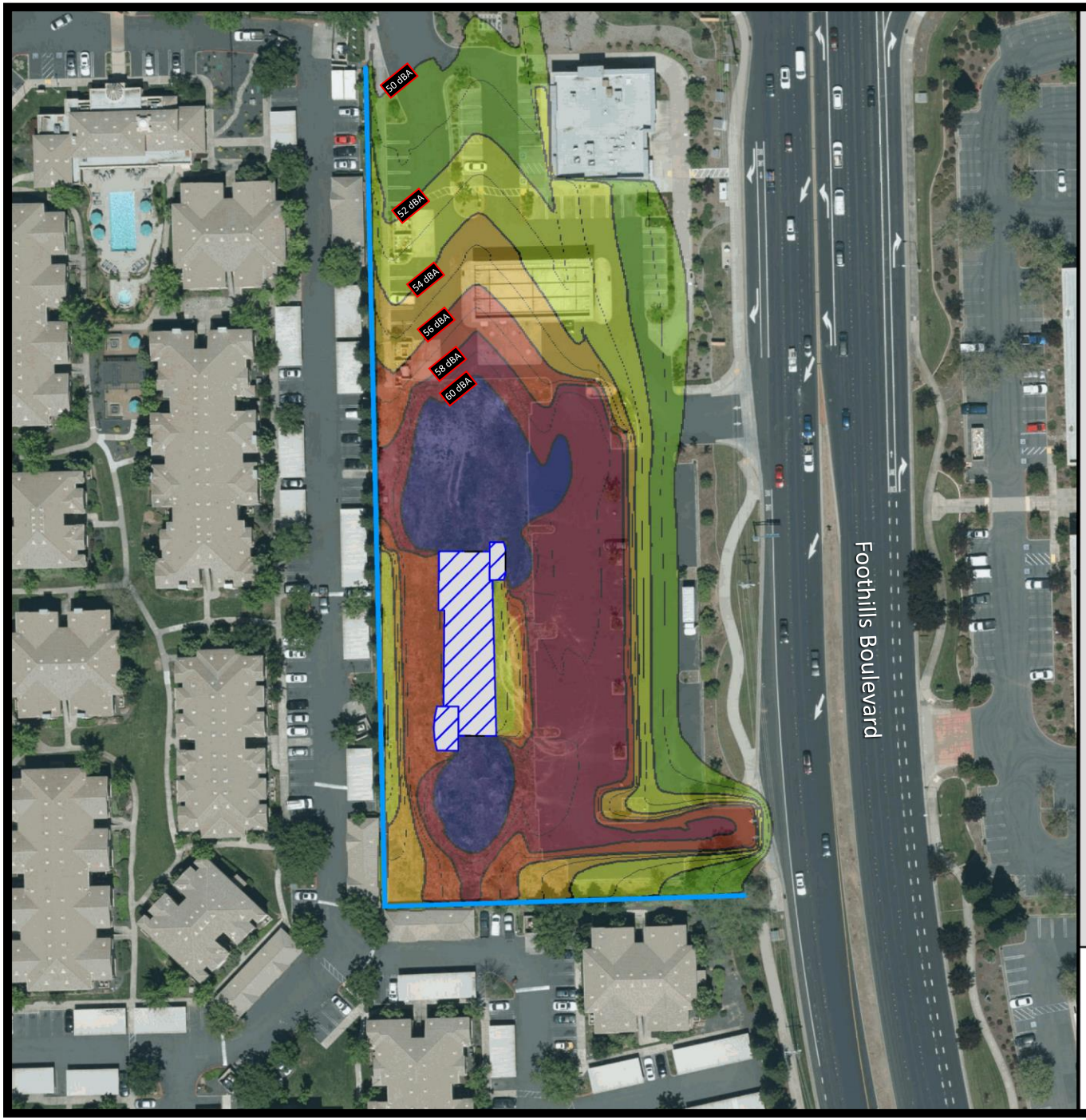
The air blower dryers are considered to be the dominate noise source for this type of a car wash. Additionally, the vacuum station area and associated central vacuum turbine are substantial noise-generating components. This analysis considers each of these primary noise sources along with operation of HVAC systems, parking lot traffic, and heavy trucks associated with deliveries and garbage collection.

The following is a list of assumptions used for the noise modeling. The data used is based upon a combination of manufacturer's provided data and Saxelby Acoustics data from similar car wash operations.

Car Wash Blowers:	70 dBA L_{eq} at 40 feet outside car wash tunnel exit. 65 dBA L_{eq} at 40 feet outside car wash tunnel entrance.
Semi-Central Vacuum Producer:	74 dBA L_{eq} at 100 feet outside enclosure. Manufacturer's data.
Rooftop HVAC:	One ten-ton packaged unit operating continuously during the daytime. Manufacturer's data.
Parking Lot:	Estimated 200 peak hour trips in the daytime (7:00 a.m. to 10:00 p.m.), @ 71 dBA SEL at 50 feet. No trips during nighttime hours (10:00 p.m. to 7:00 a.m.). Includes two heavy truck trips in the peak hour @ 85 dBA SEL at 50 feet. Saxelby Acoustics data.

Saxelby Acoustics used the SoundPLAN noise prediction model. Inputs to the model included sound power levels for the proposed car wash tunnel, existing and proposed buildings, terrain type, and locations of sensitive receptors. These predictions are made in accordance with International Organization for Standardization (ISO) standard 9613-2:1996 (Acoustics – Attenuation of sound during propagation outdoors). ISO 9613 is the most commonly used method for calculating exterior noise propagation.

The noise analysis indicates that daytime (7 a.m. to 10 p.m.) property line noise levels at the existing multi-family residential uses to the west and south would be less than 50 dBA L_{eq} at the property line due to the existing CMU wall. This meets the City of Roseville 50 dBA L_{eq} daytime noise level standard. It is not expected that the project will operate during nighttime (10:00 p.m. to 7:00 a.m.) hours. **Figure 3** shows the predicted daytime car wash noise level contours in terms of the average (L_{eq}) noise descriptor.



Tommy's Car Wash

City of Roseville, California

Figure 3

Project Noise Contours (dBA L_{eq})

Noise Level, dB(A)

50 <	<=	52	
52 <	<=	54	
54 <	<=	56	
56 <	<=	58	
58 <	<=	60	
60 <			

Legend

- Proposed Building
- Existing 6-Foot Wall

Scale 1:100

0 20 40 80 120 160 feet

N

SAXELBY ACOUSTICS
Acoustics · Noise · Vibration

CONCLUSIONS

The noise analysis indicates that property line noise levels at the nearest sensitive receptors would be less than 50 dBA L_{eq} during daytime hours (7:00 a.m. to 10:00 p.m.) This would comply with the City's exterior noise level standards. Therefore, no additional noise control measures are recommended. These conclusions are based on the following assumptions:

- The car wash dryer used for the project shall not exceed 70 dBA L_{eq} at 40 feet outside the car wash tunnel exit. The car wash dryer shall not exceed 65 dBA L_{eq} at 40 feet outside the car wash tunnel entrance.
- The vacuum producer(s) shall be enclosed and shall not exceed a noise level of 69 dBA L_{eq} at 10 feet outside of the enclosure(s).
- The car wash should operate only during daytime (7:00 am to 10:00 pm) hours.

Appendix A: Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
ASTC	Apparent Sound Transmission Class. Similar to STC but includes sound from flanking paths and correct for room reverberation. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by +5 dBA and nighttime hours weighted by +10 dBA.
DNL	See definition of Ldn.
IIC	Impact Insulation Class. An integer-number rating of how well a building floor attenuates impact sounds, such as footsteps. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz (Hz).
Ldn	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
Lmax	The highest root-mean-square (RMS) sound level measured over a given period of time.
L(n)	The sound level exceeded a described percentile over a measurement period. For instance, an hourly L50 is the sound level exceeded 50% of the time during the one-hour period.
Loudness	A subjective term for the sensation of the magnitude of sound.
NIC	Noise Isolation Class. A rating of the noise reduction between two spaces. Similar to STC but includes sound from flanking paths and no correction for room reverberation.
NNIC	Normalized Noise Isolation Class. Similar to NIC but includes a correction for room reverberation.
Noise	Unwanted sound.
NRC	Noise Reduction Coefficient. NRC is a single-number rating of the sound-absorption of a material equal to the arithmetic mean of the sound-absorption coefficients in the 250, 500, 1000, and 2,000 Hz octave frequency bands rounded to the nearest multiple of 0.05. It is a representation of the amount of sound energy absorbed upon striking a particular surface. An NRC of 0 indicates perfect reflection; an NRC of 1 indicates perfect absorption.
RT60	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 Sabin.
SEL	Sound Exposure Level. SEL is a rating, in decibels, of a discrete event, such as an aircraft flyover or train pass by, that compresses the total sound energy into a one-second event.
SPC	Speech Privacy Class. SPC is a method of rating speech privacy in buildings. It is designed to measure the degree of speech privacy provided by a closed room, indicating the degree to which conversations occurring within are kept private from listeners outside the room.
STC	Sound Transmission Class. STC is an integer rating of how well a building partition attenuates airborne sound. It is widely used to rate interior partitions, ceilings/floors, doors, windows and exterior wall configurations. The STC rating is typically used to rate the sound transmission of a specific building element when tested in laboratory conditions where flanking paths around the assembly don't exist. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.
Impulsive	Sound of short duration, usually less than one second, with an abrupt onset and rapid decay.
Simple Tone	Any sound which can be judged as audible as a single pitch or set of single pitches.

Appendix B: Continuous and Short-Term Ambient Noise Measurement Results

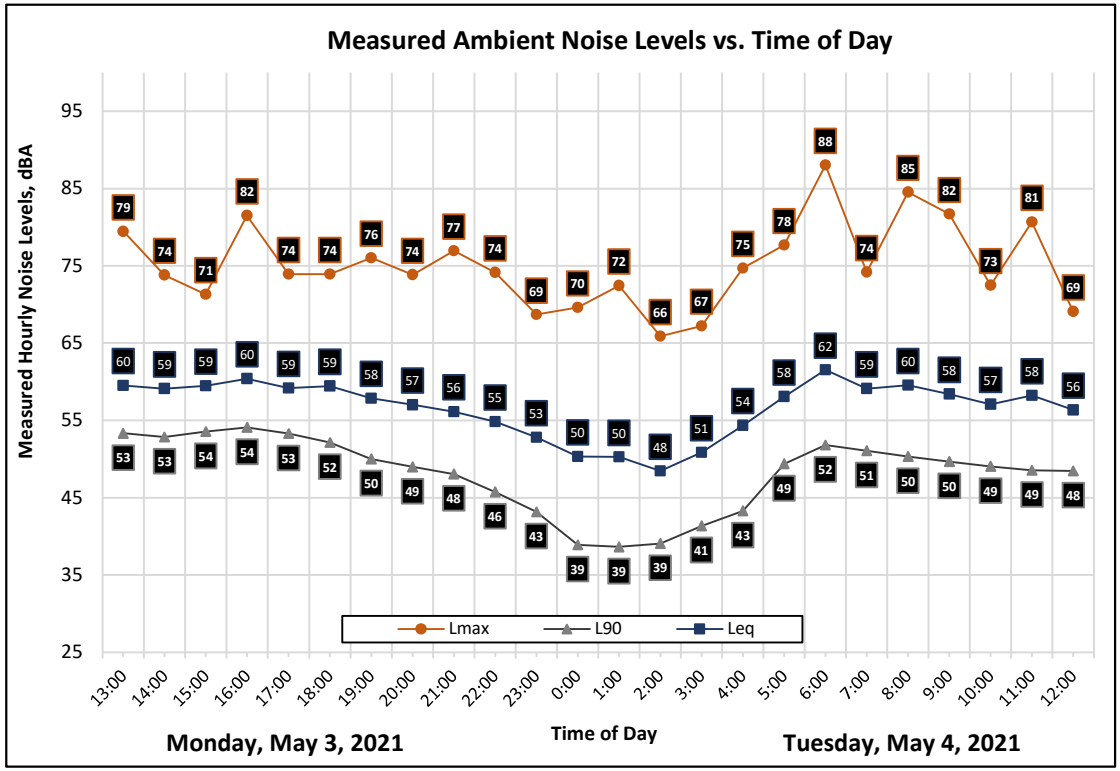


Appendix B1: Continuous Noise Monitoring Results

Site: LT-1
Project: Tommy's Car Wash
Location: South of Project Site
Coordinates: 38.7419434°, -121.3099321°
Meter: LDL 820-2
Calibrator: CAL200

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Monday, May 3, 2021	13:00	60	79	58	53
Monday, May 3, 2021	14:00	59	74	58	53
Monday, May 3, 2021	15:00	59	71	58	54
Monday, May 3, 2021	16:00	60	82	58	54
Monday, May 3, 2021	17:00	59	74	58	53
Monday, May 3, 2021	18:00	59	74	58	52
Monday, May 3, 2021	19:00	58	76	56	50
Monday, May 3, 2021	20:00	57	74	54	49
Monday, May 3, 2021	21:00	56	77	53	48
Monday, May 3, 2021	22:00	55	74	51	46
Monday, May 3, 2021	23:00	53	69	49	43
Tuesday, May 4, 2021	0:00	50	70	46	39
Tuesday, May 4, 2021	1:00	50	72	45	39
Tuesday, May 4, 2021	2:00	48	66	43	39
Tuesday, May 4, 2021	3:00	51	67	47	41
Tuesday, May 4, 2021	4:00	54	75	50	43
Tuesday, May 4, 2021	5:00	58	78	55	49
Tuesday, May 4, 2021	6:00	62	88	58	52
Tuesday, May 4, 2021	7:00	59	74	58	51
Tuesday, May 4, 2021	8:00	60	85	57	50
Tuesday, May 4, 2021	9:00	58	82	56	50
Tuesday, May 4, 2021	10:00	57	73	55	49
Tuesday, May 4, 2021	11:00	58	81	55	49
Tuesday, May 4, 2021	12:00	56	69	54	48

Statistics	Leq	Lmax	L50	L90
Day Average	59	76	56	51
Night Average	56	73	49	43
Day Low	56	69	53	48
Day High	60	85	58	54
Night Low	48	66	43	39
Night High	62	88	58	52
Ldn	63	Day %		77
CNEL	63	Night %		23





Appendix B2 : Short Term Noise Monitoring Results

Site: ST-1
Project: Tommy's Car Wash
Location: South of Project Site
Coordinates: 38.7422462°, -121.3101715°

Meter: LDL 831-4
Calibrator: CAL200

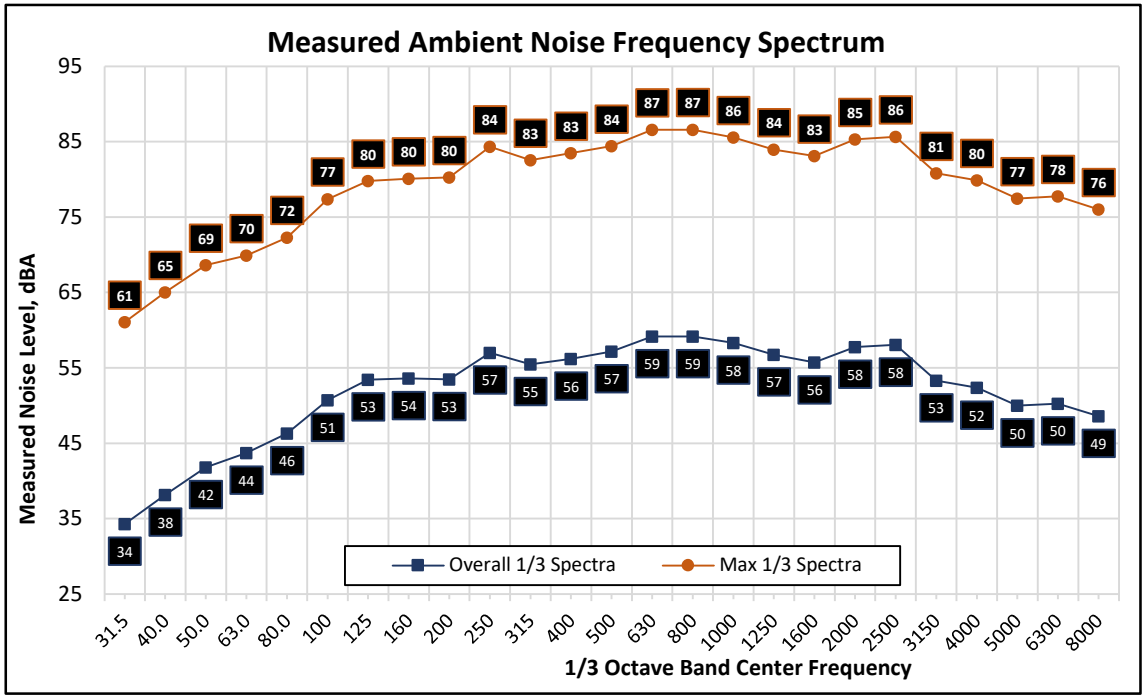
Start: 2021-05-04 13:57:34
Stop: 2021-05-04 14:07:34
SLM: Model 831
Serial: 2893

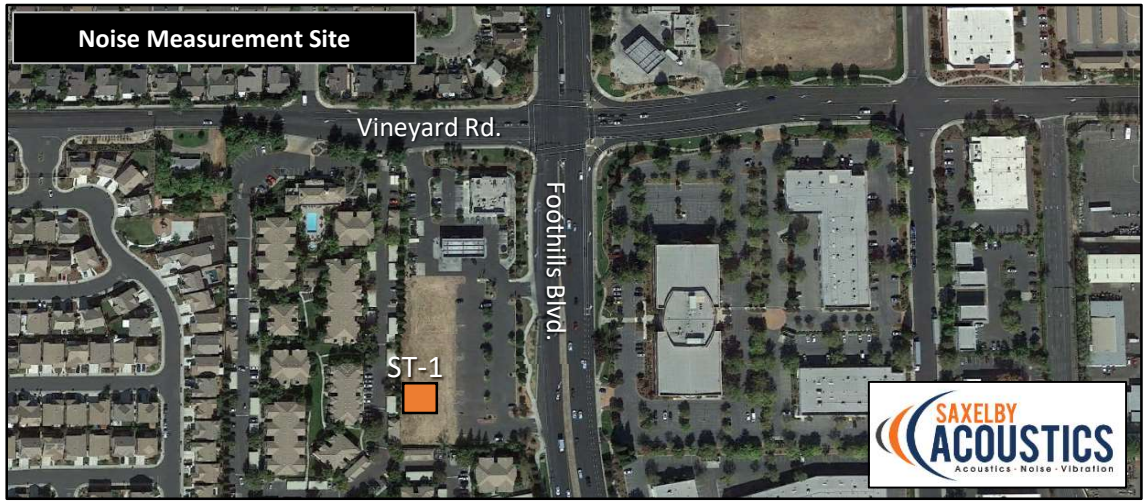
Measurement Results, dBA

Duration:	0:10
L_{eq}:	58
L_{max}:	84
L_{min}:	43
L_{50}:	52
L_{90}:	47

Notes

Main noise source is Foothills Boulevard.





Appendix B3 : Short Term Noise Monitoring Results

Site: ST-2
Project: Tommy's Car Wash
Location: Middle of Site
Coordinates: 38.7419891°, -121.3101339°

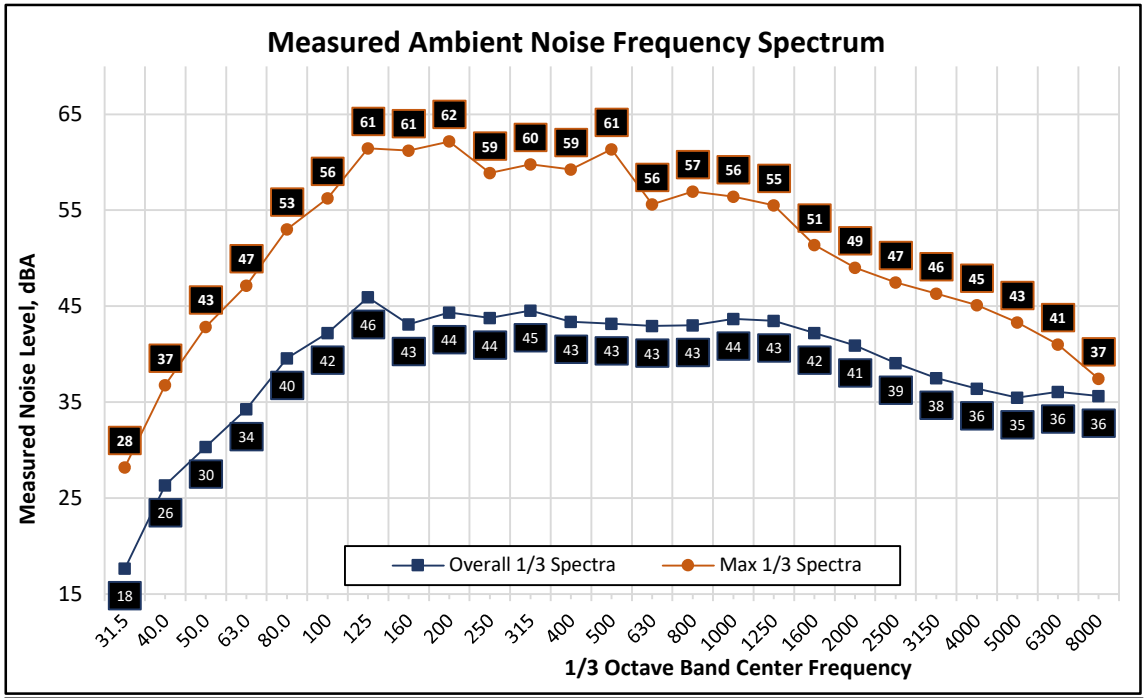
Meter: LDL 831-4
Calibrator: CAL200

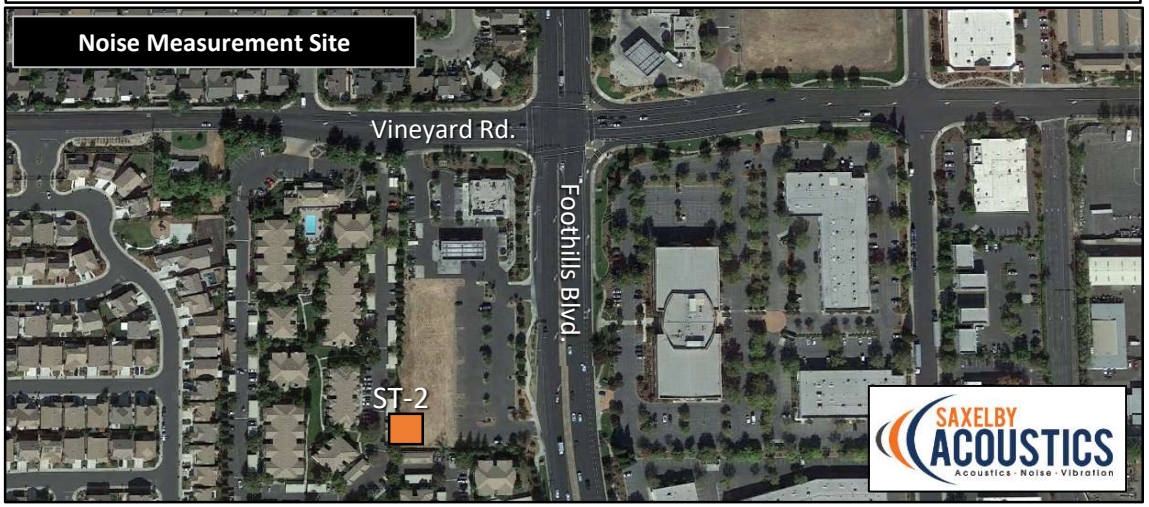
Start: 2021-05-04 14:08:31
Stop: 2021-05-04 14:18:31
SLM: Model 831
Serial: 2893

Measurement Results, dBA

Duration:	0:10
L_{eq}:	55
L_{max}:	68
L_{min}:	43
L_{50}:	52
L_{90}:	46

Notes





Appendix B4 : Short Term Noise Monitoring Results

Site: ST-3
Project: Tommy's Car Wash
Location: Gas Station
Coordinates: 38.7427598°, -121.3101302°

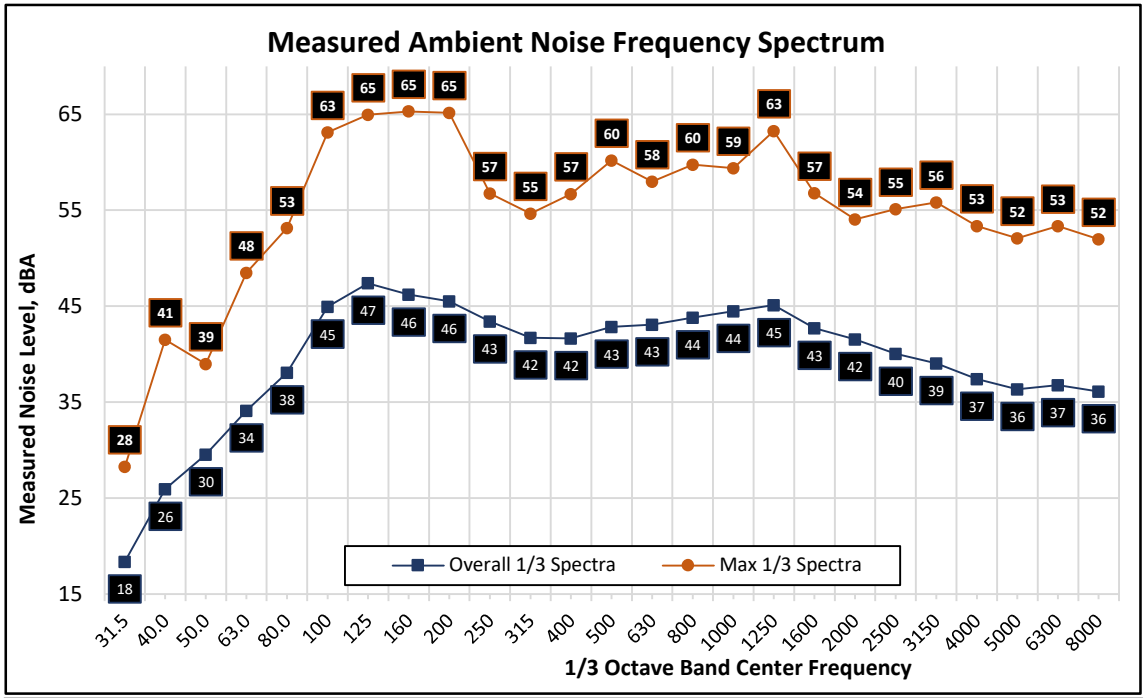
Meter: LDL 831-4
Calibrator: CAL200

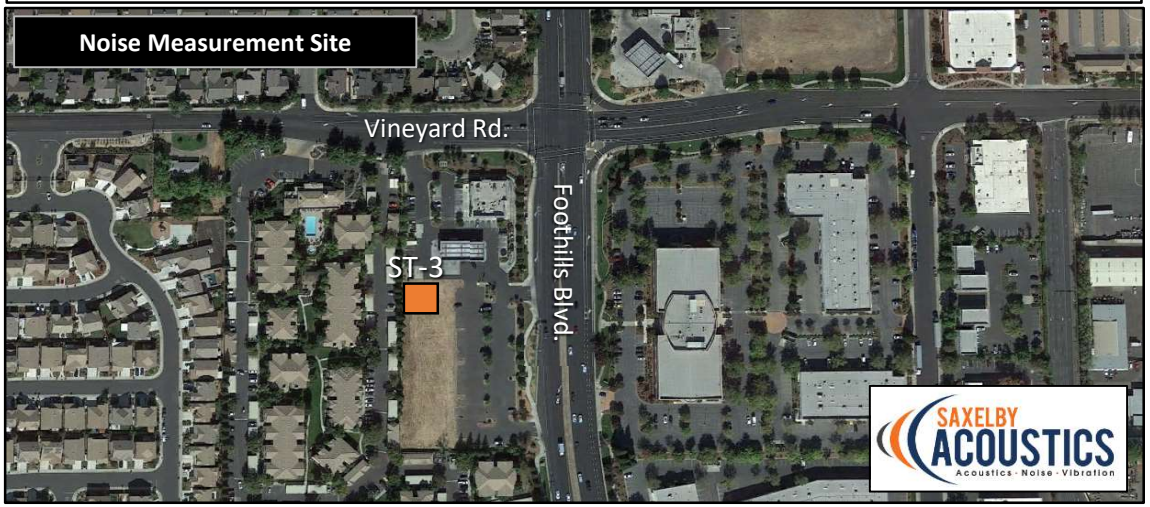
Start: 2021-05-04 14:20:23
Stop: 2021-05-04 14:30:23
SLM: Model 831
Serial: 2893

Measurement Results, dBA

Duration:	0:10
L_{eq}:	56
L_{max}:	70
L_{min}:	45
L_{50}:	53
L_{90}:	49

Notes





CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION
311 Vernon Street, Roseville, CA 95678 (916) 774-5276

MITIGATION MONITORING AND REPORTING PROGRAM

Project Title/File Number:	INFILL PCL 210 – Tommy's Carwash, PL20-0274
Project Location:	2990 Foothills BL.
Project Description:	The proposed project is a request for a Design Review Permit and Conditional Use Permit to allow a new 5,207 square foot automatic carwash facility, with 22 vacuum spaces and a total of 33 parking spaces.
Environmental Document	Initial Study/Mitigated Negative Declaration
Project Applicant:	Regina Reusser, Burrell Consulting Group
Property Owner:	Parneet Parmar, Parmar LLC
Lead Agency Contact Person:	Shelby Maples, Associate Planner, City of Roseville

Section 21081.6 of the California Public Resources Code requires public agencies to "adopt a reporting and monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment." This Mitigation Monitoring and Reporting Program has been adopted for the purpose of avoiding environmental impacts

MONITORING PROCESS: Existing monitoring mechanisms are in place that assist the City of Roseville in meeting the intent of CEQA. These existing monitoring mechanisms eliminate the need to develop new monitoring processes for each mitigation measure. These mechanisms include grading plan review and approval, improvement/building plan review and approval and on-site inspections by City Departments. Given that these monitoring processes are requirements of the project, they are not included in the mitigation monitoring program.

It shall be the responsibility of the project applicant/owner to provide written notification to the City using the Mitigation Verification Cover Sheet and Forms, in a timely manner, of the completion of each Mitigation Measure as identified on the following pages. The City will verify that the project is in compliance with the adopted Mitigation Monitoring and Reporting Program. Any non-compliance will be reported by the City to the applicant/owner, and it shall be the project applicant's/owner's responsibility to rectify the situation by bringing the project into compliance. The purpose of this program is to ensure diligent and good faith compliance with the Mitigation Measures which have been adopted as part of the project.

TABLE OF MITIGATION MEASURES

Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
MM CUL-01 Unanticipated Discovery. If subsurface deposits believed to be cultural or human in origin, or tribal cultural resources, are discovered during construction, all work shall halt within a 100-foot radius of the discovery, and the Construction Manager shall immediately notify the City of Roseville Development Services Director by phone. The Construction Manager shall also immediately coordinate with the monitoring archeologist or project archaeologist and (if present) tribal monitor, or, in the absence of either, contact consulting tribes and a qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for archaeology and subject to approval by the City, to evaluate the significance of the find and develop appropriate management recommendations. All management recommendations shall be provided to the City in writing for the City's review and approval. If recommended by the qualified professional and consulting tribes and approved by the City, this may include modification of the no-work radius. The professional archaeologist must make a determination, based on professional judgement and supported by substantial evidence, within one business day of being notified, as to whether or not the find represents a cultural resource or has the potential to be a tribal cultural resource. The subsequent actions will be determined by the type of discovery, as described below. These include: 1) a work pause that, upon further investigation, is not actually a discovery and the work pause was simply needed in order to allow for closer examination of soil (a "false alarm"); 2) a work pause and subsequent action for discoveries that are clearly not related to tribal resources, such as can and bottle dumps, artifacts of European origin, and remnants of built environment features; and 3) a work pause and subsequent action for discoveries that are likely related to tribal resources, such as midden soil, bedrock mortars, groundstone, or other similar expressions. Whenever there is question as to whether or not the discovery represents a tribal resource, culturally affiliated tribes shall be consulted in making the determination. Whenever a tribal monitor is present, the monitor shall be consulted. The following processes shall apply, depending on the nature of the find, subject to the review and approval of the City: <u>Response to False Alarms</u>: If the professional archaeologist determines that the find is negative for any cultural indicators, then work may resume immediately upon notice to proceed from the City's representative. No further notifications or tribal consultation is necessary, because the discovery is not a cultural resource of any kind. The professional archaeologist shall provide written documentation of this finding to the City. <u>Response to Non-Tribal Discoveries</u>: If a tribal monitor is not present at the time of discovery and a professional archaeologist determines that the find represents a non-tribal cultural resource from any time period or cultural affiliation, the City shall be notified immediately, to consult on a finding of eligibility and implementation of appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. The professional archaeologist shall provide a photograph of the find and a written description to the City of Roseville. The City of Roseville will notify any [tribe(s)] who, in writing, requested notice of unanticipated discovery of non-tribal resources. Notice shall include the photograph and description of the find, and a tribal representative shall have the opportunity to determine whether or not the find represents a tribal cultural resource. If a response is not received within 24 hours of notification (none of which time period may fall on weekends or City holidays), the City will deem this portion of the measure completed in good faith as long as the notification was made and documented. If requested by a [tribe(s)], the City may extend this timeframe, which shall be documented in writing (electronic communication may be used to satisfy this measure). If a notified tribe responds within 24 hours to indicate that the find represents a tribal cultural resource, then the Response to Tribal Discoveries portion of this measure applies. If the tribe does not respond	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	*Construction*: Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	

or concurs that the discovery is non-tribal, work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to its satisfaction. Response to Tribal Discoveries: If the find represents a tribal or potentially tribal cultural resource that does not include human remains, the **UAIC** and City shall be notified. The City will consult with the tribe(s) on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be either a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines, or a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code. Preservation in place is the preferred treatment, if feasible. Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) not a Tribal Cultural Resource, as defined in Section 21074 of the Public Resources Code; or 3) that the treatment measures have been completed to its satisfaction. Response to Human Remains: If the find includes human remains, or remains that are potentially human, the construction supervisor or on-site archaeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall notify the City and Placer County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California Public Resources Code, and Assembly Bill 2641 shall be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. Public Resources Code § 5097.94 provides structure for mediation through the NAHC if necessary. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains in a respectful manner where they will not be further disturbed (§ 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work shall not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.					
MM CUL-02 Cease Work and Consult with Qualified Paleontologist. Should any evidence of paleontological resources (e.g. fossils) be encountered during grading or excavation, work shall be suspended within 100 feet of the find, and the City of Roseville shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with a qualified paleontologist to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance, if feasible in light of project design or layout, or data recovery excavations. The contractor shall implement any measures deemed feasible and necessary by City staff in consultation with the paleontologist for the protection of the paleontological resources.	This condition shall be reflected in all construction and building plans, and construction site workers shall be advised by the site manager of this measure.	*Construction*: Measure applies if resources are discovered during construction. Add as note on Improvement Plans and Building Plans.	Engineering and Building	None	

CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT
311 Vernon Street, Roseville, CA 95678 (916) 774-5276

MITIGATION VERIFICATION SUBMITTAL COVER SHEET

Project Title/Planning File # _____

Project Address _____

Property Owner _____

Planning Division Contact _____

SUMMARY OF VERIFICATION MATERIALS INCLUDED IN THIS SUBMITTAL

Mitigation Measure	Supporting Attachments Included	Date Complete

I HAVE ATTACHED THE FOLLOWING REQUIRED ITEMS:

☐ Table of Applicable Mitigation Measures

☐ Mitigation Verification Form(s)

☐ Specific supporting documentation required by measure(s), if applicable (e.g. biologist's report)

I hereby certify under penalty of perjury under the laws of the State of California that I am the property owner or an agent of the property owner and am authorized to submit this Mitigation Verification Form. I also certify that the above-listed mitigation measures have been completed in the manner required, and that all of the information in this submittal is true and correct, to the best of my knowledge:

_____ _____ _____

Signature and Date | Print Name | Contact Number

MITIGATION VERIFICATION FORM

Mitigation Measure

Description of Monitoring and Verification Work Performed. The following information is a required part of the description: dates, personnel names or titles, and the stage/phase of construction work. Additional notes sheets may be attached, if necessary, or the below may simply reference a separate attachment that provides the required information.

INSTRUCTIONS

COVER SHEET:

A Cover Sheet for the project/development is prepared by City staff, with the top portion filled out. Each time Mitigation Verification Forms(s) are being submitted, a Cover Sheet completed by the Developer, Contractor, or Designee is required. An example of a completed summary table is provided below. The signature on the Cover Sheet must be *original wet ink*.

EXAMPLE MITIGATION VERIFICATION SUBMITTAL COVER SHEET

Project Title/Planning File #	New Coffee Shop, PL15-0000
Project Address	10 Justashort Street
Property Owner	Jane Owner
Planning Division Contact	Joe Planner, Associate Planner, (916) 774-####

SUMMARY OF VERIFICATION MATERIALS INCLUDED IN THIS SUBMITTAL

Mitigation Measure	Supporting Attachments Included	Date Complete
MM-3	Copy of survey report signed by biologist	5/10/2016
MM-4	All information included in Mitigation Verification Form	5/12/2016
MM-5	E-mail from Air District approving Dust Control Plan	5/05/2016

MITIGATION VERIFICATION FORM:

A Mitigation Verification Form is provided by City staff, along with the Cover Sheet and Table of Applicable Mitigation Measures. A form is filled in and submitted for each mitigation measure by the Developer, Contractor, or Designee. The form needs only the mitigation number to be filled in, along with the Description of Monitoring and Verification Work Performed. Multiple forms may be submitted simultaneously, under one cover sheet. It is also permissible to submit a form for each part of a measure, on separate dates. For instance, in the example measure MM-4 in the table above, the actual mitigation requires informing construction workers *and* retaining a qualified archeologist if resources are uncovered. Thus, a developer may submit a form in May certifying that construction workers have been informed, and also submit a second copy of the form in July because resources were discovered and additional actions had to be undertaken.

Each mitigation measure specifies the type of supporting documentation required; this must be submitted in order for the City to accept the mitigation as complete. An example of a completed Mitigation Verification Form is provided below.

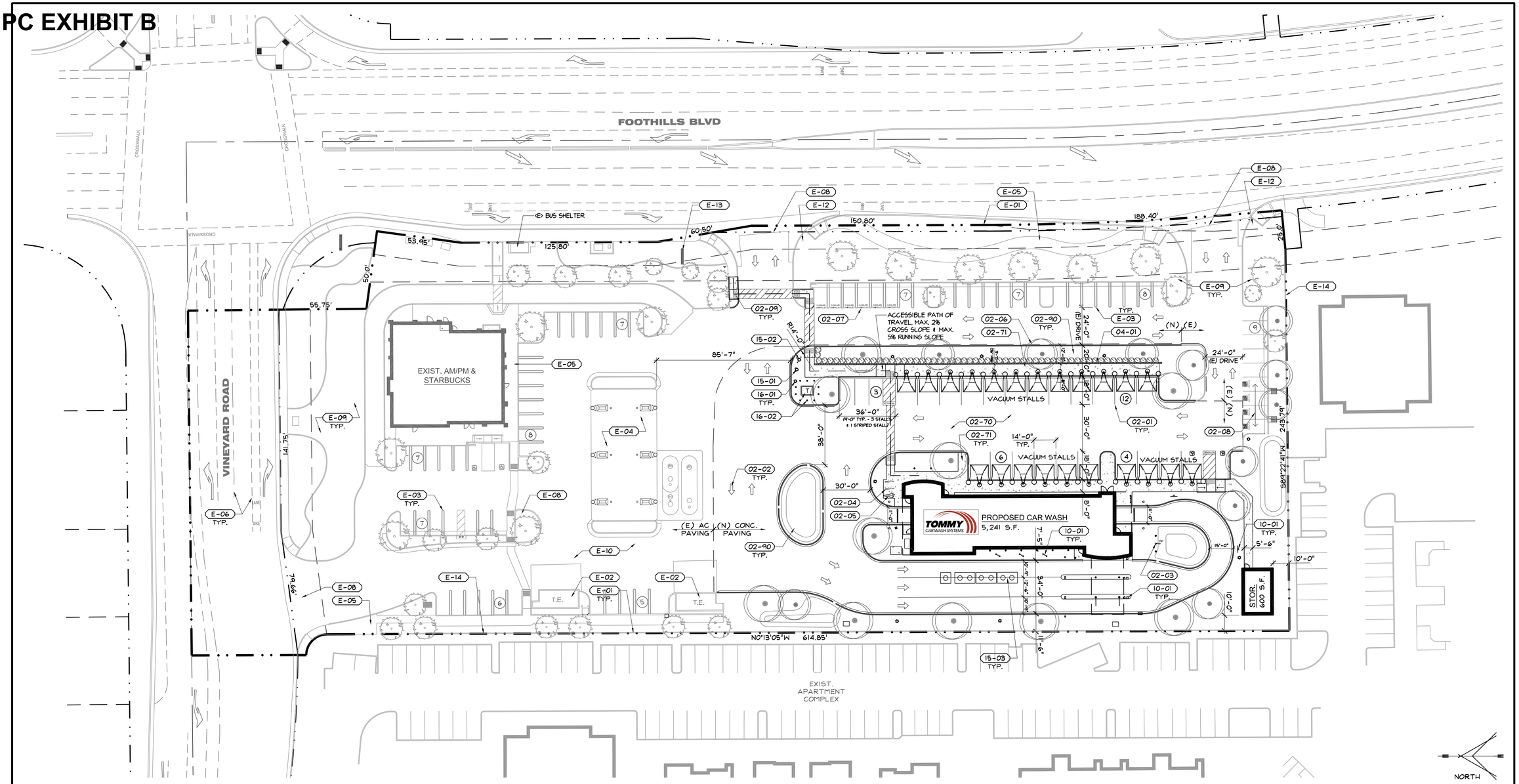
EXAMPLE
MITIGATION VERIFICATION FORM

Mitigation Measure MM3

Description of Monitoring and Verification Work Performed. The following information is a required part of the description: dates, personnel names or titles, and the stage/phase of construction work. Additional notes sheets may be attached, if necessary, or the below may simply reference a separate attachment that provides the required information.

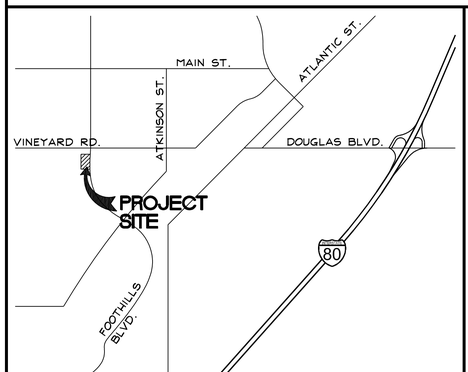
The mitigation measure text is included on the Improvement Plans General Notes page (Improvement Plan EN15-0001). On May 4, 2016, prior to any ground-disturbing activities (the pre-construction phase), a site meeting was held. At this meeting, workers on the site were informed of the potential to unearth remains, and were instructed to cease work and notify their supervisor immediately if any resources were observed.

PC EXHIBIT B



PROPOSED SITE PLAN

SCALE: 1"=30'-0" | 3



VICINITY MAP

SCALE: N.T.S. | 20

1. ALL SIGNAGE WILL BE EVALUATED BY A SEPARATE PERMIT, AND INCLUSION OF ANY PRELIMINARY SIGNAGE ON APPROVED DRP PLANS DOES NOT CONSTITUTE SIGN APPROVAL.

GENERAL NOTES

16

ADDRESS:
2980 FOOTHILLS BLVD.
ROSEVILLE, CALIFORNIA 95747

SITE INFORMATION:

APN:	473-030-032-000
AREA:	3.74 ACRES (163,075 S.F.)
EXIST. USE:	RETAIL
EXIST. USE CLASS:	COMMERCIAL

BUILDING:

EXISTING:		PROPOSED:	
BUILDING:	4,760 S.F.	CAR WASH:	5,241 S.F.
GAS ISLAND:	3,040 S.F.	STORAGE:	600 S.F.
		VACUUM CANOPY:	3,720 S.F.

PARKING:

EXISTING STALLS:	158 STALLS
DEMO STALLS:	88 STALLS
PROPOSED STALLS:	4 STALLS
TOTAL:	74 STALLS (3 ACCESSIBLE STALLS, 6 CLEAN AIR/VANPOOL STALLS, 4 FUTURE EV STALLS)
PROPOSED VACUUMS:	22 STALLS (1 ACCESSIBLE STALL)

SITE INFORMATION

12

E-01	EXIST. PROPERTY LINE TO REMAIN.
E-02	EXIST. TRASH ENCLOSURE TO REMAIN.
E-03	EXIST. PARKING STALLS TO REMAIN.
E-04	EXIST. FUEL ISLAND TO REMAIN.
E-05	EXIST. CONC. SIDEWALK TO REMAIN.
E-06	EXIST. STRIPING TO REMAIN.
E-07	EXIST. LIGHT POLE TO REMAIN.
E-08	EXIST. DRIVE APPROACH TO REMAIN.
E-09	EXIST. LANDSCAPING TO REMAIN.
E-10	EXIST. AC PAVING TO REMAIN.
E-11	EXIST. CONC. RAMP w/ TRUNCATED DOMES TO REMAIN.
E-12	EXIST. STOP SIGN TO REMAIN.
E-13	EXIST. MONUMENT SIGN TO REMAIN.
E-14	EXIST. 6'-0" CMU WALL TO REMAIN.
02-01	NEW PARKING LOT STRIPING, PER CITY STANDARDS.
02-02	NEW DIRECTIONAL ARROW, PER CITY STANDARDS.
02-03	NEW FLAG POLE.
02-04	NEW BIKE RACK, ULINE #H-2892BL".
02-05	NEW BIKE LOCKER, AMERICAN BICYCLE SECURITY COMPANY, "MODEL 301P".
02-06	PAINT CURB RED w/ WHITE "NO PARKING FIRE LANE" LETTER @ MAX. 100' APART (SHOWN DASHED).
02-07	ENVIRONMENT-FRIENDLY VEHICLE PARKING STALLS, DESIGNATED BY PAINTING IN 12" HIGH WHITE SAN-SERIF LETTERING "CLEAN AIR/VANPOOL/EV".
02-08	FUTURE ELECTRIC-VEHICLE CHARGING STALLS.
02-09	NEW CONC. RAMP w/ TRUNCATED DOMES.
02-70	NEW CONC. PAVING.
02-71	NEW CONC. SIDEWALK.
02-90	NEW LANDSCAPING, TO MATCH ADJACENT ON SITE.
04-01	4'-0" TALL CMU SCREEN WALL (±222'-0" LENGTH).
10-01	NEW SIGNAGE, BY TENANT.
15-01	RELOCATED FIRE HYDRANT.
15-02	RELOCATED FIRE DEPARTMENT CONNECTION.
15-03	WATER HOLDING TANK & SAND/OIL SEPARATOR.
16-01	NEW LIGHT POLE, TO MATCH EXISTING ON SITE.
16-02	RELOCATED TRANSFORMER w/ 6" DIA. BOLLARDS.

KEYNOTES

4

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TOMMY CAR WASH SYSTEMS

PROPOSED CAR WASH and VACUUM CANOPIES

2980 FOOTHILLS BLVD., ROSEVILLE, CALIFORNIA 95747

PROPOSED SITE PLAN

ISSUE DATE:	6-16-20
REV. DATE:	
PROJECT NO.:	20009
DRAWN BY:	NL
SHEET:	A100

PC EXHIBIT C

PRELIMINARY GRADING AND UTILITY PLAN FOR:

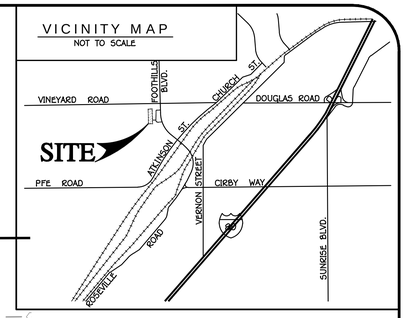
PARMAR - ROSEVILLE

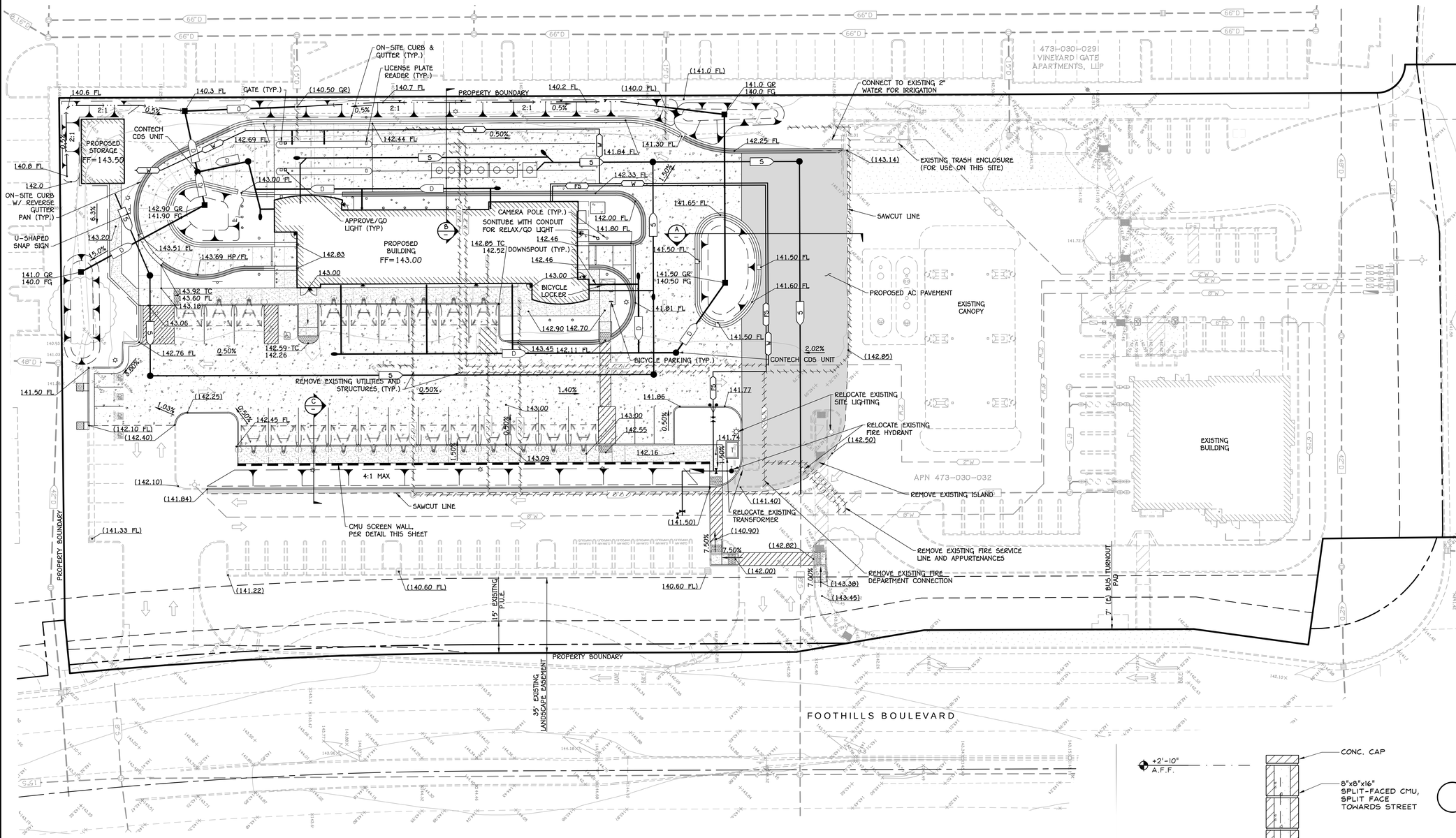
2990 FOOTHILLS BOULEVARD

CITY OF ROSEVILLE CALIFORNIA

SCALE: 1"=20'

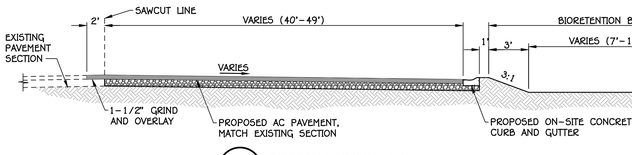
VICINITY MAP
NOT TO SCALE



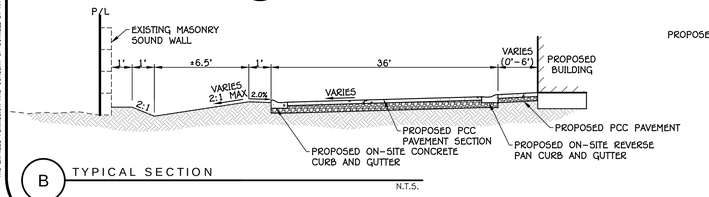


LEGEND

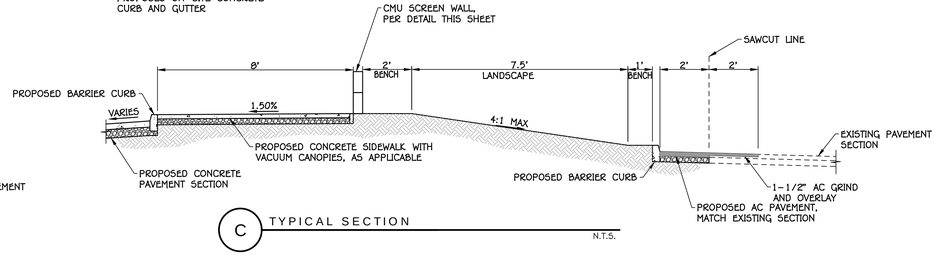
DESCRIPTIONS	(P) PROPOSED	(E) EXISTING
STORM DRAIN	12" D	12" D
SANITARY SEWER	6" S	6" S
WATER MAIN	8" W	8" W
FIRE SERVICE	8" FS	8" FS
CENTERLINE		
RIGHT OF WAY LINE		
BOUNDARY LINE		
ELECTRICAL LINE		E E
GAS LINE		G G
TELEPHONE LINE		T T
JOINT TRENCH		J/T
SIDEWALK WITH CURB AND GUTTER		
VARIABLE CURB FACE		
EDGE OF PAVEMENT		
MANHOLE	●	○
DRAIN INLET	■	▤
SEWER CLEANOUT	⊙	⊙
METERED WATER SERVICE	■	▤
POST INDICATOR VALVE	⊠	⊠
FIRE HYDRANT	●	○
FIRE DEPT. CONNECTION	⊕	⊕
BLOWOFF VALVE	●	○
GATE VALVE	⧗	⧗
BUTTERFLY VALVE	⧗	⧗
REDUCED PRESSURE BACKFLOW PREVENTOR	▬	▬
DOUBLE DETECTOR CHECK VALVE	▬	▬
TYPE 'A' STREET LIGHT	■ ☀	□ ☼
TYPE 'B' STREET LIGHT	☀	☼
TRANSFORMER	▲	△
PULLBOX	■	□
PEDESTAL & SERVICE CAN	⊠	⊠
UTILITY SERVICE PEDESTAL	⬢	⬡
UTILITY POLE	◆	◇
GUY WIRE		
4 SIDED STREET SIGN	#	#
SIGN		
GRADE BREAK	GB	
DIRECTION OF FLOW	→	
SWALE	→ · · · →	
ELEVATION	123.45	(123.45)
2:1 SLOPE UNLESS NOTED OTHERWISE		



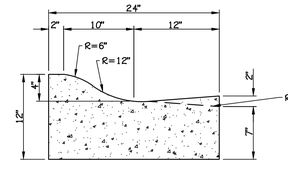
A TYPICAL SECTION
N.T.S.



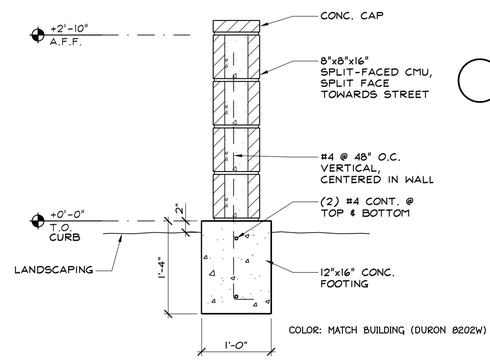
B TYPICAL SECTION
N.T.S.



C TYPICAL SECTION
N.T.S.



ON-SITE CURB & GUTTER
N.T.S.



CMU SCREEN WALL DETAIL
1" = 1'

PRELIMINARY GRADING AND UTILITY PLAN FOR:

PARMAR - ROSEVILLE

2990 FOOTHILLS BOULEVARD

NOVEMBER, 2020

REVISED JULY 14, 2021

BURRELL CONSULTING GROUP, INC.
1001 Enterprise Way, Suite 100 Roseville, CA 95678 (916) 783-8898

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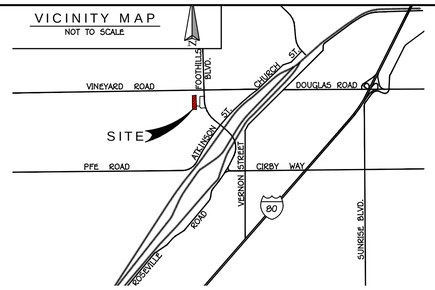
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PC EXHIBIT D

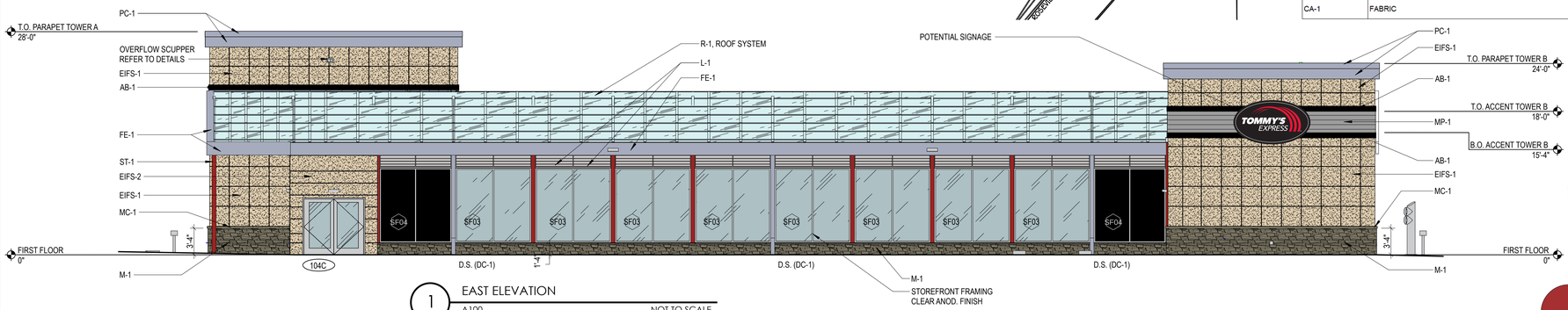
TOMMY CAR WASH SYSTEMS

TOMMY EXPRESS P2842

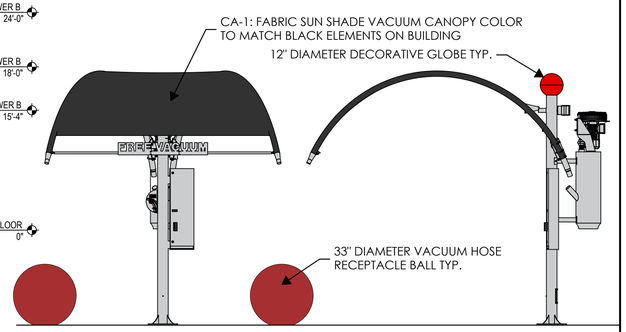
ROSEVILLE, CA



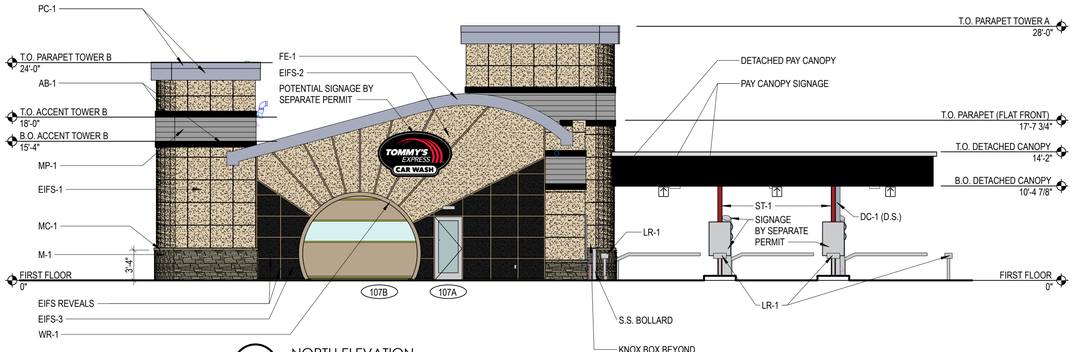
TAG	MATERIAL	MANUFACTURER	DESCRIPTION	COLOR	FURNISHED BY	INSTALLED BY
ST-1	STRUCTURAL STEEL	PROSPIANT (RBI)	POWDER COATED STRUCTURAL STEEL	RAL 3001	TOMMY'S	TOMMY'S
MP-1	PROFILED ALUMINUM METAL PANEL	ATAS	ATAS 7.2 BWR360 BELVEDERE	SILVERSMITH	TOMMY'S	G.C.
S-1	STUCCO WITH ACRYLIC TOPCOAT FINISH	DRYVIT INC.	TRADITIONAL 3 COAT STUCCO FINISH SYSTEM WITH 30" X 30" REVEAL	MATCH TO DURON 8202W COAST POINTE	G.C.	G.C.
S-2	STUCCO WITH ACRYLIC TOPCOAT FINISH	DRYVIT INC.	TRADITIONAL 3 COAT STUCCO FINISH SYSTEM WITH CUSTOM REVEAL	MATCH TO DURON 8202W COAST POINTE	G.C.	G.C.
S-3	STUCCO WITH ACRYLIC TOPCOAT FINISH	DRYVIT INC.	TRADITIONAL 3 COAT STUCCO FINISH SYSTEM WITH CUSTOM REVEAL	MATCH TO TRICORN BLACK SW 6258	G.C.	G.C.
M-1	STONE VENEER	ELDORADO STONE	STACKED STONE	CASTAWAY	G.C.	G.C.
MC-1	STONE VENEER SILL	ELDORADO STONE	WAINSCOT SILL	MATCH M-1	G.C.	G.C.
AB-1	PREFIN. ALUM. ACCENT BANDING	ATAS	ATAS FLAT SHEET	BLACK	TOMMY'S	G.C.
PC-1	PREFIN. ALUM. PARAPET CORNICE	ARCONIC	REYNOBOND COMPOSITE PANELS	BRIGHT SILVER METALLIC	TOMMY'S	G.C.
SF01, SF02. SF03	PREFIN. ALUM. STOREFRONT WITH INSULATED GLASS	KAWNEER	1" INSULATED GLASS LOW-E	CLEAR ANNODIZED	G.C.	G.C.
SF04	PREFIN. ALUM. STOREFRONT WITH METAL PANEL INFILL	KAWNEER / CITADEL	1" GLAZE GUARD 1000 WR+ PANEL INFILL - SEE DETAIL ON A602	CLEAR ANNODIZED FRAMES / EBONY INFILL PANELS	G.C.	G.C.
DC-1	PREFINISHED ALUMINUM	ALPOLIC	4MM MCM PANELS DOWNSPOUT COVER	METALLIC SILVER	TOMMY'S	TOMMY'S
LR-1	LICENSE PLATE READER	TOMMY'S	BOLLARD	STAINLESS STEEL	TOMMY'S	G.C.
WR-1	PREFIN. ALUM. COMPOSITE PANELS	ARCONIC	MCM WRAP COVER FOR STEEL RING	CLEAR ANNODIZED	TOMMY'S	G.C.
FE-1	FASCIA / EAVE	ALPOLIC	4MM MCM PANELS AT EAVES AND FASCIA	METALLIC SILVER	TOMMY'S	TOMMY'S
L-1	PREFIN. ALUM. LOUVER	RUSIKIN	DRAINABLE LOUVER	CLEAR ANNODIZED	TOMMY'S	TOMMY'S
R-1	ACRYLIC ROOF SYSTEM	ACRYLITE	DRAINABLE ACRYLIC ROOF SYSTEM	COOL BLUE WHITE	TOMMY'S	TOMMY'S
CA-1	FABRIC	CANVAS INNOVATIONS	VACUUM CANOPY SUN SHADE	MATCH TO BLACK ELEMENTS ON BUILDING	TOMMY'S	TOMMY'S



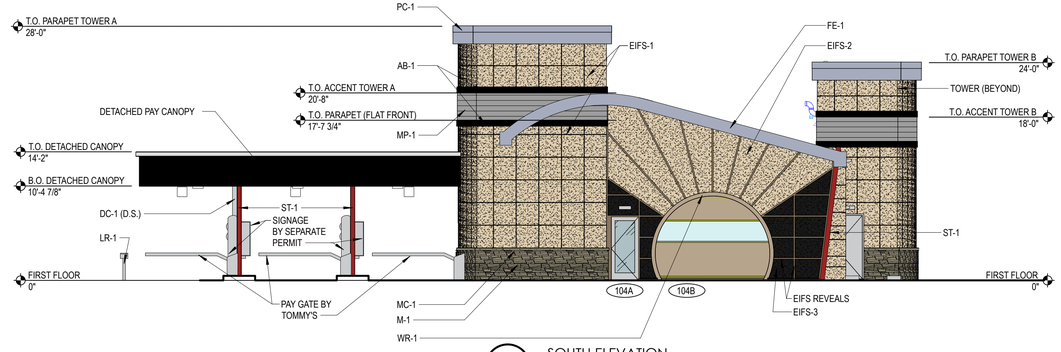
1 EAST ELEVATION
A100 NOT TO SCALE



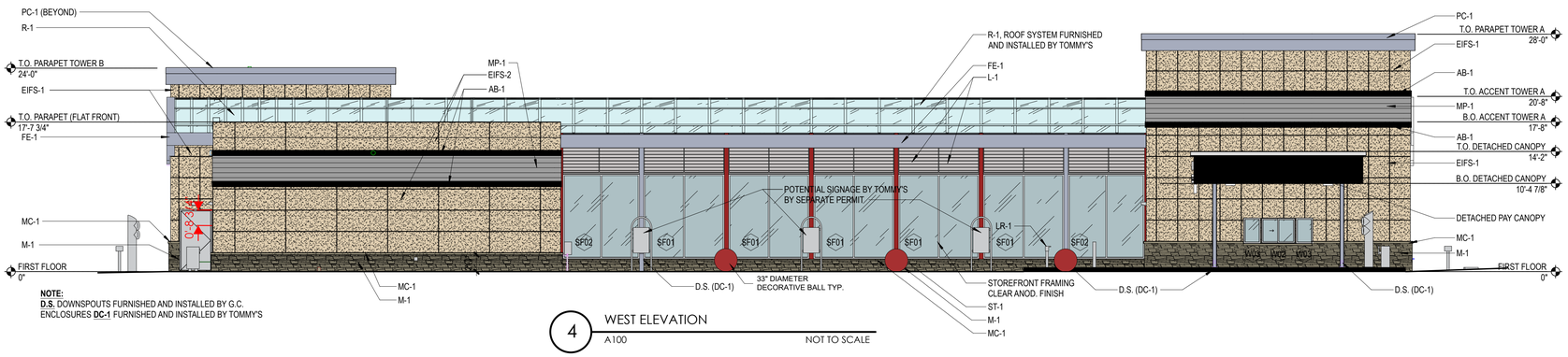
5 VACUUM STANCHIONS TYP.
NOT TO SCALE



2 NORTH ELEVATION
A100 NOT TO SCALE



3 SOUTH ELEVATION
A100 NOT TO SCALE



NOTE:
D.S. DOWNSPOUTS FURNISHED AND INSTALLED BY G.C.
ENCLOSURES **DC-1** FURNISHED AND INSTALLED BY TOMMY'S

4 WEST ELEVATION
A100 NOT TO SCALE

EXTERIOR MATERIALS LEGEND

- STUCCO
- CULTURED STONE
- PREFINISHED METAL COPING
- ALUM. FLAT STOCK (BLACK)
- PROFILED METAL PANEL
- GLAZING

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TOMMY CAR WASH SYSTEMS

CUSTOM EXTERIOR ELEVATIONS IN COLOR

TOMMY CAR WASH SYSTEMS

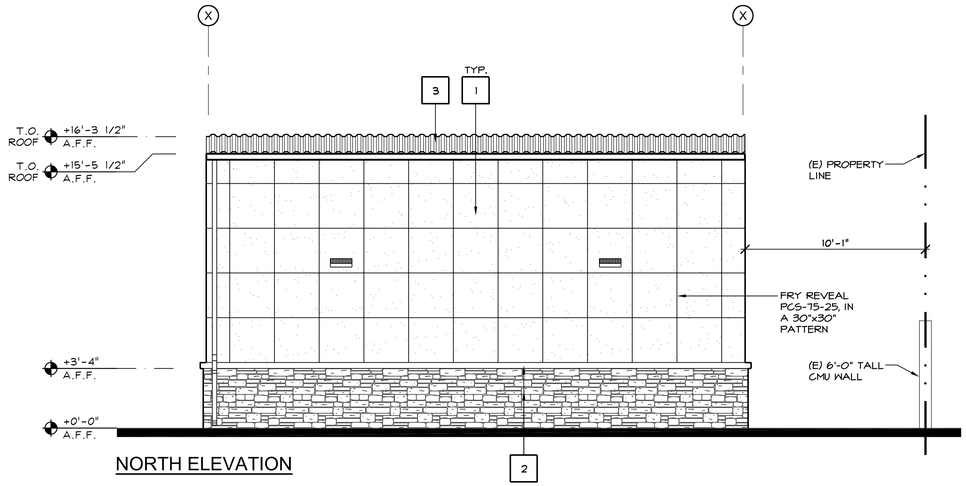
TOMMY EXPRESS #P2842
2990 FOOTHILLS BLVD
ROSEVILLE, CA 95747

NOT FOR CONSTRUCTION

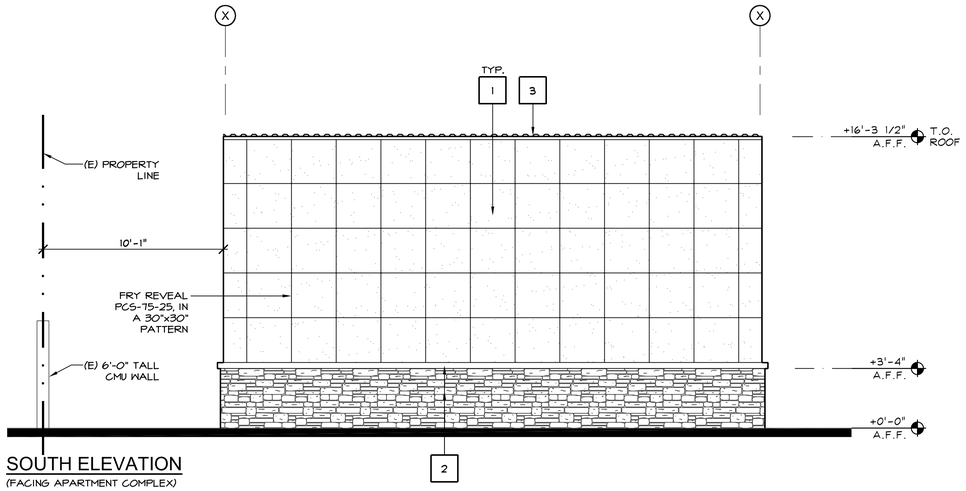
A200

7/14/2021

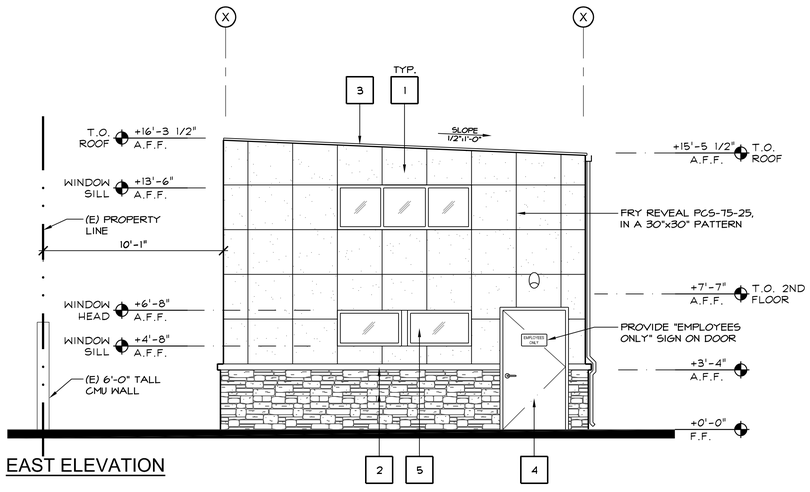
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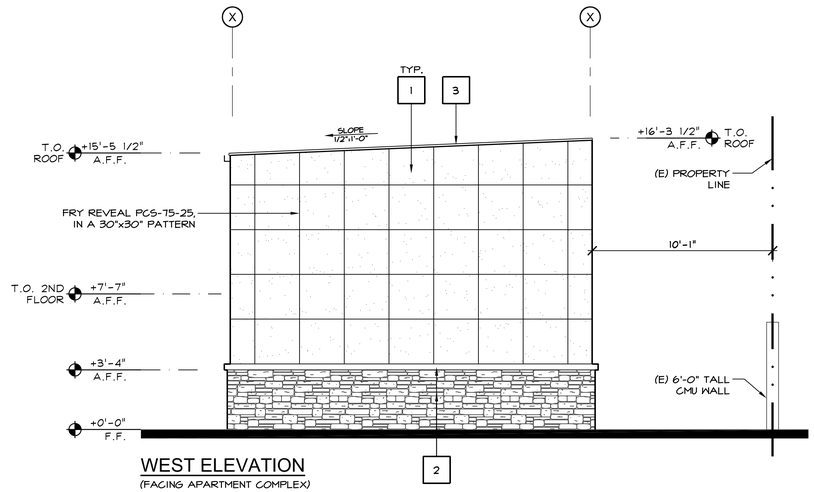
NORTH ELEVATION



SOUTH ELEVATION
(FACING APARTMENT COMPLEX)



EAST ELEVATION



WEST ELEVATION
(FACING APARTMENT COMPLEX)

KEYNOTES 3

KEY	MATERIAL	COLOR / FINISH
1	7/8" EXTERIOR CEMENT PLASTER, ELASTOMERIC TOP COAT - FIELD	COLOR TO MATCH "DRYVIT #8202W COAST POINTE" (MAIN COLOR OF CAR WASH)
2	STONE VENEER	ELDORADO STONE "CASTAWAY" STACKED STONE w/ WAINSCOT SILL
3	STANDING SEAM METAL ROOF	-
4	MISC. METALS	PAINTED TO MATCH 1
5	STOREFRONT GLAZING	KAWNEER 1" INSULATED LOW-E GLAZING w/ CLEAR ANODIZED FRAMES
-	-	-
-	-	-

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TOMMY CAR WASH SYSTEMS

PROPOSED STORAGE BUILDING
2980 FOOTHILLS BLVD., ROSEVILLE, CALIFORNIA 95747
STORAGE BUILDING - ELEVATIONS

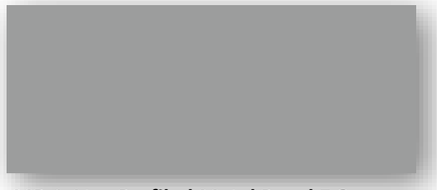
ISSUE DATE:	10-6-21
REV. DATE:	
PROJECT NO.:	20009
DRAWN BY:	NL
SHEET:	A300

PC EXHIBIT E

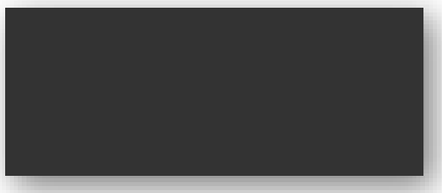
P2842 Tommy's Express Car Wash
2980 Foothills Boulevard
Roseville, CA 95747



R1 Acrylic Roof System
Acrylite – Cool Blue White



MP-1 Atas Profiled Metal Panel 7.2
Belvedere - Silversmith



AB-1 Atas Flat Metal Accent Band - Black



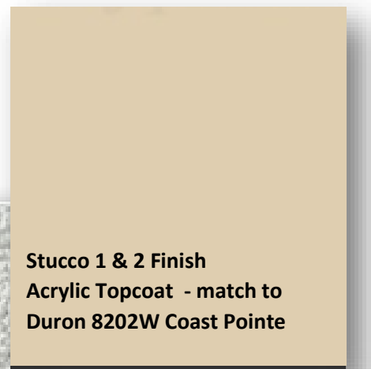
PC-1 Parapet Cornice
Raynobond Composite – Bright Silver Metallic



FE -1 Fascia Eave
Alpolic Metallic Silver

SF4 Infill Panel
Ebony

CA-1 Fabric Sun Shade



Stucco 1 & 2 Finish
Acrylic Topcoat - match to
Duron 8202W Coast Pointe

Stucco 3 Finish
Acrylic Topcoat - match to
Tricorn Black SW 6258



ST-1 Structural Steel
Powder Coat to match
RAL 3001



SS-1 Stainless Steel
Vacuum Structure -
Clear Coat Finish



M-1 Eldorado Stacked Stone - Castaway



Traditional 3 coat stucco finish system

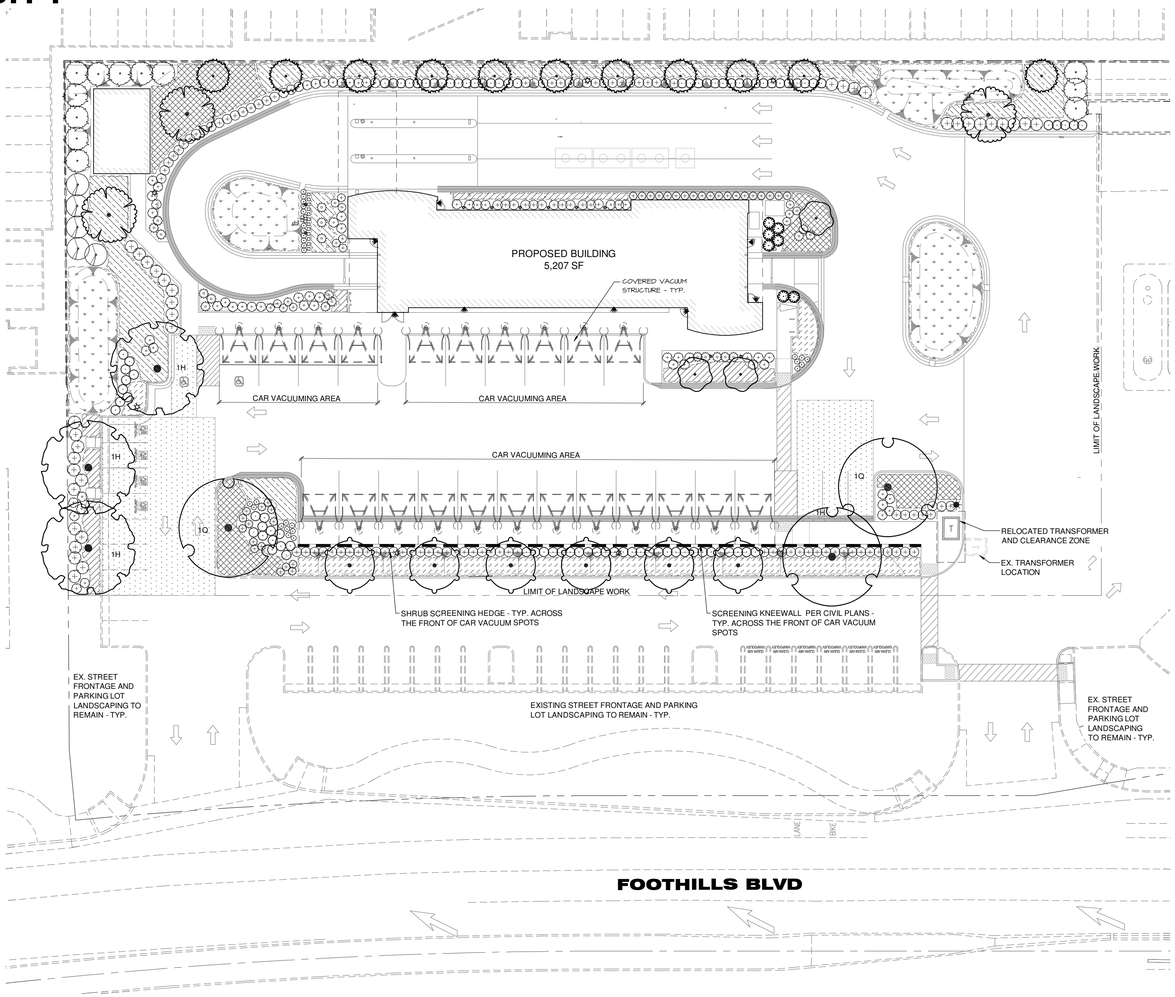


SF1, SF2, SF3
Prefinished Alum.
Clear Anozided



Decorative Tommy
landscape balls, trash
receptacles, and vacuum
globes

PC EXHIBIT F



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	PLANTED SIZE
	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	15 GAL	MEDIUM	HT:7-8'/SP:2-3'
	CUPRESSUS ARIZONICA GLABRA 'BLUE ICE'	ARIZONA CYPRESS	15 GAL	LOW	HT:4-5'/SP:1-2'
	LAGERSTROEMIA INDICA 'WATERMELON RED'	WATERMELON RED CRAPE MYRTLE	15 GAL	LOW	HT:7-8'/SP:2-3'
	PISTACIA CHINENSIS	CHINESE PISTACHE	15 GAL	LOW	HT:7-8'/SP:2-3'
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	15 GAL	MEDIUM	HT:7-8'/SP:2-3'
	RHUS LANCEA	AFRICAN SUMAC	15 GAL	LOW	HT:7-8'/SP:2-3'
	THUJA OCCIDENTALIS 'EMERALD'	AMERICAN ARBORVITAE	15 GAL	MEDIUM	HT:4-5'/SP:2-3'
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WATER USE**	**PLANTED SIZE**
	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL	LOW	HT:10"/SP:10"
	DIETES VEGETA	AFRICAN IRIS	5 GAL	LOW	HT:14"/SP:14"
	DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	5 GAL	LOW	HT:18"/SP:12"
	EUONYMUS JAPONICUS 'AUREO-MARGINATUS'	GOLDEN EUONYMUS	5 GAL	LOW	HT:14"/SP:14"
	GREVILLEA X 'NOELLII'	GREVILLEA	5 GAL	LOW	HT:10"/SP:10"
	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL	LOW	HT:10"/SP:10"
	NANDINA DOMESTICA ' COMPACTA'	COMPACT HEAVENLY BAMBOO	5 GAL	LOW	HT:18"/SP:12"
	PENNISETUM MESSIACUM 'RED BUNNY TAILS'	RED BUNNY FOUNTAIN GRASS	1 GAL	LOW	HT:6"/SP:6"
	PENNISETUM SETACEUM 'FIREWORKS'	FIREWORKS FOUNTAIN GRASS	5 GAL	LOW	HT:14"/SP:14"
	PHORMIUM TENAX 'BRONZE BABY'	BRONZE BABY NEW ZEALAND FLAX	5 GAL	LOW	HT:14"/SP:14"
GROUND COVERS	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**WATER USE**	**SPACING**
	BIOFILTRATION GRASS (AVAILABLE FROM DELTA BLUEGRASS CO. 800-637-8873. DO NOT MOW GRASS.)	BIOFILTRATION GRASS	SOD	LOW	-
	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	1 GAL	LOW	@ 54" O.C.
	MYOPORUM PARVIFOLIUM 'PINK'	TRAILING MYOPORUM	1 GAL	LOW	@ 60" O.C.
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	LOW	@ 48" O.C.
	VERBENA PERUVIANA 'RED'	RED PERUVIAN VERBENA	1 GAL	LOW	@ 28" O.C.

PRELIMINARY DESIGN NOTES:

1. DURING THE CONSTRUCTION DOCUMENT PHASE, ALL NEW LANDSCAPING AND IRRIGATION WILL BE DESIGNED TO MEET ROSEVILLE'S LANDSCAPE GUIDELINE SPECIFIC PLAN REQUIREMENTS, THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS, AND THE LATEST EDITION OF THE CITY'S PARKS CONSTRUCTION STANDARDS.
2. ALL NEW LANDSCAPING WILL BE DESIGNED TO MEET THE STATE OF CALIFORNIA AB1881 WATER USE ORDINANCE.
3. DURING THE CONSTRUCTION DOCUMENT PHASE, THE LANDSCAPE PLAN SHALL INDICATE THE LOCATION OF, AND BE DESIGNED TO AVOID CONFLICT WITH, ALL POLE MOUNTED LIGHT FIXTURES AND UTILITY EQUIPMENT INCLUDING (BUT NOT LIMITED TO) ELECTRIC TRANSFORMERS, SWITCHGEAR, AND OVERHEAD LINES, BACKFLOW PREVENTER, FIRE DEPARTMENT CONNECTIONS, AND PUBIC WATER, SEWER, AND STORM DRAIN FACILITIES.
4. ALL LANDSCAPING IN AREAS CONTAINING ELECTRICAL SERVICE EQUIPMENT SHALL CONFORM TO THE ELECTRIC DEPARTMENT'S LANDSCAPE REQUIREMENTS AND WORK CLEARANCE AS OUTLINE IN SECTION 10.00 OF THE DEPARTMENTS 'SPECIFICATION FOR COMMERCIAL CONSTRUCTION'.
5. THE PRELIMINARY LANDSCAPE DESIGN IS BASED ON THE PRELIMINARY SITE DESIGN. DURING THE CONSTRUCTION DRAWINGS PHASE, COORDINATION WITH CHANGES TO THE SITE PLAN FROM ARCHITECTURAL AND ENGINEERING IMPROVEMENTS, INCLUDING SITE UTILITIES, MAY CAUSE CHANGES TO THE LANDSCAPE AREAS AND REQUIRE CHANGES TO THIS PROPOSED DESIGN.
6. THE TREE PLANTINGS IN THE PARKING LOT SHALL BE DESIGNED TO PROVIDE A MINIMUM OF 50% SHADE COVERAGE AFTER 15 YEARS. SEE PARKING LOT SHADE CALCULATIONS ON THIS SHEET FOR ADDITIONAL INFORMATION.
7. DURING THE CONSTRUCTION DOCUMENT PHASE, AN IRRIGATION PLAN WILL BE PROVIDED THAT WILL IRRIGATE THE PLANTING AREAS WITH AN AUTOMATIC IRRIGATION SYSTEM USING LOW FLOW DRIP AND BUBBLER IRRIGATION SYSTEMS. WHERE POSSIBLE, THE TREES WILL BE ON AN INDEPENDENT IRRIGATION VALVE SEPARATE FROM SHRUB AND GROUND COVER AREAS.
8. PLANTING BED SOIL SHALL BE AMENDED TO CORRECT IN-PLACE SOIL DEFICIENCIES TO SUPPORT THE NEEDS OF THE SPECIFIED PLANTS PER THE SOIL'S REPORT PROVIDED FOR DURING THE CONSTRUCTION DOCUMENTS PHASE.
9. ANY LANDSCAPING ADJACENT TO PRESERVE AREAS SHALL CONSIST OF CALIFORNIA NATIVE, DROUGHT TOLERANT GROUNDCOVER, SHRUBS, PLANTS, AND TREES.
10. ALL LANDSCAPING SHALL CONFORM TO THE STANDARDS OF CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN WITH THE INTENT TO CREATE NATURAL SURVEILLANCE, CONTROLLING AGCESS, AND TERRITORIAL REINFORCEMENT TO PROPERTY BOUNDARIES.
11. AT A MINIMUM, ALL LANDSCAPE AREAS NOT COVERED WITH LIVE PLANT MATERIAL SHALL BE COVERED WITH ROCK OR 3" LAYER OF BARK MULCH (NOT SHREDDED).
12. REFER TO THE CIVIL ENGINEER'S PLANS FOR SITE DESIGN, IMPROVEMENTS, AND GRADING. PER THE CIVIL PLANS, 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.

PARKING LOT SHADE CALCULATION

TREE NUMBER AND SIZE TREE NAME	QUANTITY @ FULL (100%) F	QUANTITY @ 3/4 (75%) TQ	QUANTITY @ 1/2 (50%) H	QUANTITY @ 1/4 (25%) Q	TOTAL SQ. FT.
1 - 30' PLUS SPREAD -	0 x (962) = 0	+ 0 x (722) = 0	+ 4 x (481) = 1,924	+ 2 x (240) = 480	= 2,404
2 - 25' TO 30' SPREAD -	0 x (706) = 0	+ 0 x (530) = 0	+ 0 x (354) = 0	+ 0 x (177) = 0	= 0
3 - 20' TO 25' SPREAD -	0 x (491) = 0	+ 0 x (368) = 0	+ 0 x (246) = 0	+ 0 x (123) = 0	= 0
4 - 15' TO 20' SPREAD -	0 x (314) = 0	+ 0 x (236) = 0	+ 0 x (157) = 0	+ 0 x (79) = 0	= 0
				CALCULATED TOTAL TREE SHADE:	**2,404**

REQUIRED TOTAL

AREA OF PAVING (SHADED ON PLAN)	3,935	SQ. FT. OF SHADED AREA ON PLAN
AREA REQUIRED TO BE SHADED	3,935	SQ. FT. x 50% = **1,967.5**
CALCULATED SHADE PROVIDED	2,404	SQ. FT.
PERCENT SHADE PROVIDED	**61**	%

SEE PLAN FOR TREE SHADE CREDIT. EXAMPLE: 2H IS A 25' TO 30' PERIMETER (50%) TREE.

NORTH

0' 10' 20' 40'

SCALE: 1" = 20'-0"

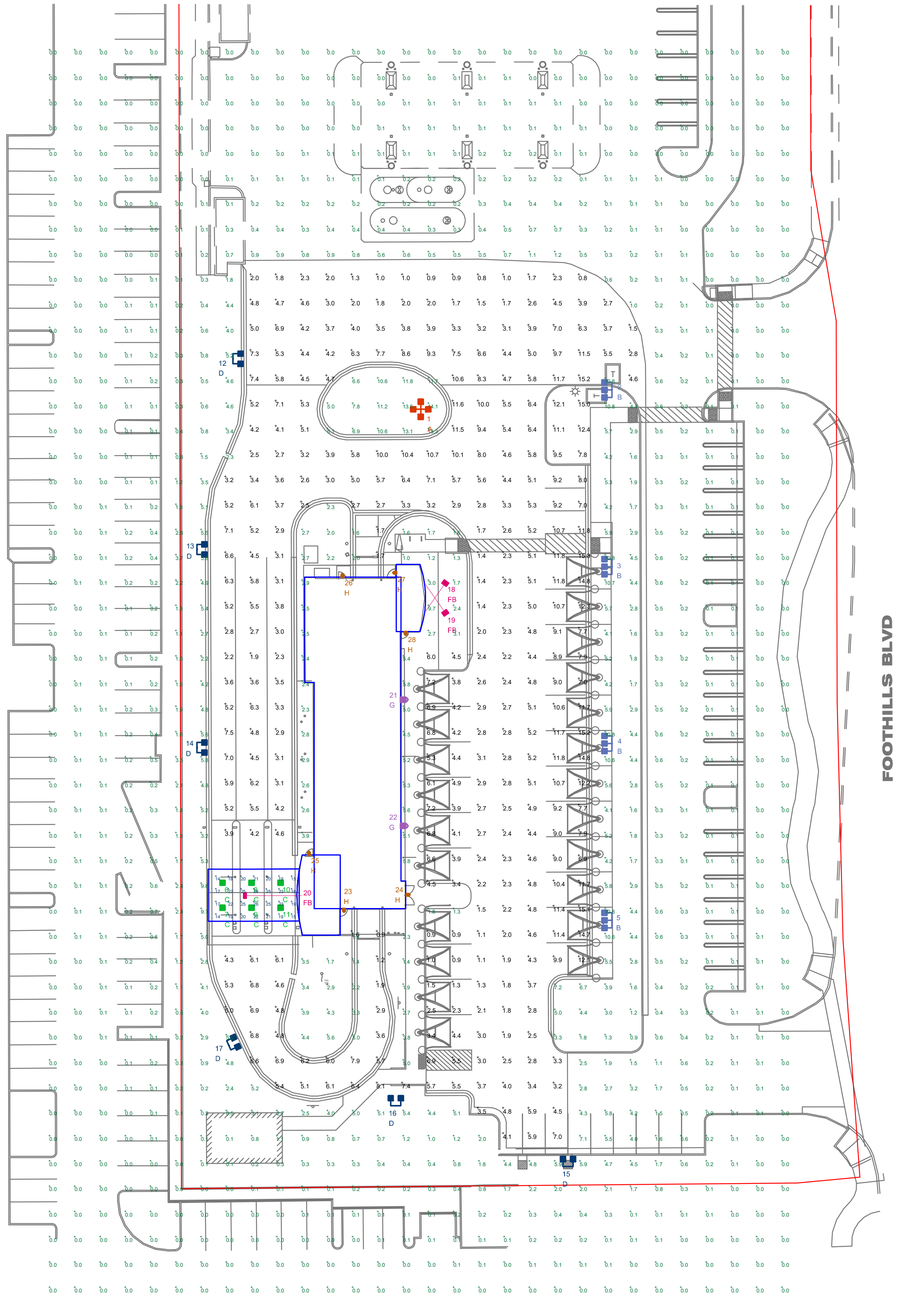
JOB #: C-111-20
AUG. 9, 2021

Sierra Design Group
Landscape Architects
5320 Barton Road
Loomis, California 95650
(916) 660-9022 CLA 2694
www.sierradesigngroup-la.com

PRELIMINARY LANDSCAPE PLAN

PARMAR - ROSEVILLE
2990 FOOTHILLS BOULEVARD, ROSEVILLE, CA

PC EXHIBIT G



LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	A	20
2	B	20
3	B	20
4	B	20
5	B	20
6	C	15
7	C	15
8	C	15
9	C	15
10	C	15
11	C	15
12	D	20
13	D	20
14	D	20
15	D	20
16	D	20
17	D	20
18	FB	2
19	FB	2
20	FB	18
21	G	15
22	G	15
23	H	9
24	H	9
25	H	9
26	H	9
27	H	9
28	H	9

NOTES:
- ALL AREA LIGHTS ON NEW 17 FT. POLES MOUNTED ON 3 FT. CONCRETE BASES
- NO IES FILE AVAILABLE FOR FIXTURE FB WITH FULL VISOR. PHOTOMETRY SHOWN IS LESS VISOR. FIXTURE IS TO BE ORDERED WITH VISOR

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	20.36	26	14	1.45	1.86
PAVED	5.18	15.3	0.8	6.48	19.13
UNDEFINED	0.97	14.1	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	1	A	4 @ 90 DEGREES	11648	1.020	B2-U0-G2	86	344	Cree Inc	OSQ-A-NM-4ME-B-57K-UL-XX
	4	B	TRIPLE	9196	1.020	B1-U0-G2	86	1032	Cree Inc	OSQ-A-NM-3ME-B-57K-UL-XX + OSQ-BLSMF
	6	C	SINGLE	4520	1.020	B2-U0-G1	31	186	Cree Inc	CPY250-B-DM-F-C-UL-XX-57K
	6	D	TWIN	8950	1.020	B1-U0-G2	86	1032	Cree Inc	OSQ-A-NM-4ME-B-57K-UL-XX + OSQ-BLSMF
	3	FB	SINGLE	3731	1.000	N.A.	29.3	87.89999	Maxlite	MSF29UW-50BX + MSF29-FULLVISOR (SEE NOTES)
	2	G	SINGLE	11259	1.020	B3-U0-G3	134	268	CREE, INC.	SEC-EDG-4M-WM-06-E-UL-XX-700-57K
	6	H	SINGLE	1530	1.000	N.A.	15.8	94.8	BARRON LGHTING GROUP	SLW-15-4K-XX-EM (BY OTHERS)

REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 I redleonard.com

REV.	BY	DATE	DESCRIPTION
R1	PLD	07/21/2021	REVISED PER UPDATED SITE PLAN

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SCALE: 1" = 30'
LAYOUT BY: LMP
DWG SIZE: D
DATE: 01/08/2021

PROJECT NAME:
TOMMY CARWASH
ROSEVILLE, CA
DRAWING NUMBER:
RL-7136-S1-R1