

## RESOLUTION NO. 2017-161

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE DENYING THE APPEAL AND AFFIRMING THE PLANNING COMMISSION APPROVAL OF A MINOR DESIGN REVIEW, CONDITIONAL USE PERMIT, AND TENTATIVE PARCEL MAP FOR THE QUICK QUACK CAR WASH (EG-15-046) PROJECT (CEQA EXEMPT)

**WHEREAS**, on May 18, 2017, the Planning Commission conducted a duly noticed Public Hearing and approved a Minor Design Review, Conditional Use Permit, and Tentative Parcel Map for the Quick Quack Car Wash (EG-15-046) Project ("Project"); and

**WHEREAS**, on May 30, 2017, EGB Elk Grove, LLC (Appellant) filed an Appeal with the City Clerk of the City of Elk Grove appealing the Planning Commission's approval of the Project; and

**WHEREAS**, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as APN 116-0011-011; and

**WHEREAS**, the City Council held a duly noticed public hearing on July 12, 2017, as required by law to consider the Appeal, including all of the information presented by staff, information presented by the Appellant, Project Applicant, and any public testimony or other information presented orally at the hearing or in writing prior to or at that hearing.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Elk Grove, hereby finds no further environmental review is required under CEQA for the Quick Quack Car Wash Project (EG-15-046) under §15183 (Projects consistent with the General Plan) of Title 14 of the California Code of Regulations based upon the following finding:

#### **California Environmental Quality Act (CEQA)**

Finding: No further environmental review is required under the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15183 (which is derived from Public Resources Code section 21083.3.)

Evidence: The City has reviewed the Project and analyzed it based upon the provisions in Section 15183 of the State CEQA Guidelines which states projects that are consistent with a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified shall not require additional environmental review except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.

The project is exempt from CEQA per CEQA Guidelines Section 15183 which states projects that are consistent with a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified shall not require additional environmental review except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. A Supplemental EIR (SEIR) was certified by the City Council for the adoption of the City of

Elk Grove General Plan Update in 2005 (SCH 2002062082). The SEIR analyzed the subject site as Commercial/Office/Multi-Family and the update changed the land use designation from residential to commercial. The Project proposes a Minor Design Review (MDR); a Conditional Use Permit (CUP) to construct and operate a 3,595 square foot carwash building with associated parking, landscaping, and lighting improvements; and a Tentative Parcel Map (TPM) to subdivide the existing 1.36-acre parcel into two parcels that are approximately equal. The Project as designed and conditioned is consistent with the goals and policies of the General Plan related to the Commercial land use designation and Shopping Center zoning district. A tree survey for nesting birds will be required prior to any site disturbance, and a provision for cultural resources discovery mitigation is included in the conditions of approval. No special circumstances exist that granting a MDR, CUP, or TPM would create a significant adverse effect on the environment. Therefore, the proposed Project qualifies for the exemption under CEQA Guidelines Section 15183 and no further environmental review is required.

**AND, BE IT FURTHER RESOLVED**, that the City Council of the City of Elk Grove hereby denies the Appeal and affirms the Planning Commission's approval of a Minor Design Review, Conditional Use Permit, and Tentative Parcel Map for the Project, as described in Exhibit A and illustrated in Exhibit B, subject to the conditions of approval in Exhibit C (all incorporated herein by this reference), based upon the following findings:

### **Minor Design Review**

Finding #1: The proposed Project is consistent with the objectives of the General Plan, complies with applicable Zoning regulations, Specific Plan provisions, Special Planning Area provisions, Citywide Design Guidelines, and Improvement Standards adopted by the City.

#### Evidence:

The site plan and building elevations have been reviewed in accordance with the General Plan, Zoning Code, and Citywide Design Guidelines. The proposed drive-through facility is consistent with and meets all standards required by Chapter 23.78 of the EGMC regulating drive-through facilities in relation to required vehicle stacking, landscaping, parking, and noise. The drive-through provides at least 180 feet of vehicle stacking space, exceeding the minimum standard of 60 feet for non-food businesses. The drive-through lanes incorporate landscape screening for adjacent properties, and will not negatively impact points of ingress or egress of the site or parking spaces as required by Chapter 23.78 of the EGMC relating to drive-through facilities. The Project incorporates elements specified in the Citywide Design Guidelines such as providing various use of building materials, providing human scale design features, varied rooflines, and a consistent and clear design concept throughout. The building meets all development standards in regard to setbacks, height, lot coverage, landscape design, parking, and lighting improvements.

Finding #2: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: The proposed architecture, site design, and landscaping are suitable for the buildings and site plan, and will enhance the character of the neighborhood and community. The site includes (3) three vehicle stacking lanes to adequately allow on-site queuing for vehicles entering the carwash. The building incorporates a flat roof design with varying heights, utilizes enhanced building materials such as brick concentrated at the base of the building and on decorative columns, and breaks up the façade with a multitude of windows with above awnings around the building. The site complies with a development standards pertaining to setbacks, building height, parking, landscaping, and lighting, special use regulations Section 23.78 regulating drive-through facilities, and Citywide Design Guidelines. Therefore, the Project will enhance the character of the neighborhood and community.

Finding #3: The architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence: The proposed architecture focuses on establishing a clear design based on building symmetry through the use of straight lines via flat roofing, windows, awnings, score lines, and transition of materials and paint color on the elevations. The building utilizes a flat roof design with green metal roofing that matches the window awnings and varies in height from 18'-8" to 25'-8" to provide variation in roofline and massing. The building utilizes a combination of stucco cladding with score lines and decorative brick wainscot carried around the entire building along the base and columns. Awnings to match the roof color are provided over all windows and help to break up long areas of building frontage. The proposed design is compatible with surrounding buildings by using earth tone colors and stucco and brick materials used on nearby buildings.

Finding #4: The proposed Project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The proposed site plan layout has been reviewed in accordance with the Zoning Code and safely incorporates access points into the Project for vehicles, bicyclists, and pedestrians. A separated sidewalk for pedestrians will be constructed along Bruceville Road within a 36-foot landscape corridor. A left-turn pocket on Bruceville road will be constructed to accommodate additional vehicle queuing and reduce potential for vehicles backing up onto Bruceville Road. Therefore, the Project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

### **Conditional Use Permit**

Finding #1: The proposed use is consistent with the General Plan and all applicable provisions of the Zoning Code.

Evidence: The General Plan land use designation for the subject property is Commercial and the zoning district is Shopping Center (SC). The proposed "carwash" use is a conditionally-allowed use within the SC zoning district. Thus, the issuance of a

Conditional Use Permit for the proposed use would maintain consistency with the General Plan and Zoning Code. The carwash meets required standards of Chapter 23.78 of the EGMC regulating drive-through facilities in terms of setbacks, stacking, landscaping, and noise. The Project proposes three drive-through lanes which provide at least 60 feet of vehicle stacking, as well as providing landscape screening around the drive-through lanes. The drive-through has been oriented as to not generate vehicle circulation conflicts relating to ingress and egress or for required parking spaces. The building and proposed site plan is in compliance with all required development standards for height, setbacks, landscaping, parking, and lighting for commercial development. The building architecture is consistent with the Citywide Design Guidelines by providing a consistent and clear design theme throughout the building, provides enhanced materials such as brick, awnings, and tall windows at areas of high visibility, and incorporates a high level of building symmetry.

Finding #2: The establishment, maintenance or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use, or the general welfare of the City.

Evidence: The proposed carwash meets all standards required by Chapter 23.78 of the EGMC regulating drive-through facilities and all applicable development standards of the Zoning Code and the Citywide Design Guidelines. The proposed use is surrounded by commercial zoned land and located away from existing multi-family and single family residential uses. The carwash will not generate any additional significant noise impacts over existing conditions to these residential uses. The drive-through lanes incorporate landscape screening for adjacent properties, and will not negatively impact points of ingress or egress of the site or parking spaces. The carwash design meets criteria of the Citywide Design Guidelines relating to massing, varied rooflines, use of multiple material elements, incorporates a clear design concept carried throughout the building and site, and is compatible with the existing architecture of the surrounding commercial development. The Project is not sited adjacent to existing residential uses and will not create additional noise impacts to residential or other sensitive receptors. Therefore, the proposed carwash would not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the area.

### **Tentative Parcel Map**

Finding #1: None of the findings (a) through (g) below in Section 66474 of the California Government Code that require a City to deny approval of a tentative map apply to this Project.

Evidence:

- a. The proposed tentative map is consistent with the Elk Grove General Plan.
- b. The design of the improvements of the proposed subdivision is consistent with the General Plan and design standards of the Municipal Code.
- c. The site is physically suitable for commercial development because the site provides sufficient area for the proposed building, structures, parking, and roadways.

- d. The site is appropriate for the specified density of development because the Shopping Center (SC) does not establish a minimum density.
- e. The proposed Tentative Parcel Map is consistent with the General Plan and zoning as the property does not have environmental constraints which would prohibit development. The site was previously disturbed with uses and, therefore, not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f. The design of the parcel map or types of improvements will meet all applicable standards or regulations and will not cause serious public health problems.
- g. No conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivisions, have been identified.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 12<sup>th</sup> day of July 2017.




STEVE LY, MAYOR of the  
CITY OF ELK GROVE

ATTEST:

  
JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:

  
JONATHAN P. HOBBS,  
CITY ATTORNEY

**Exhibit A**  
**Quick Quack Car Wash (EG-15-046)**  
**Project Description**

**PROJECT DESCRIPTION**

The Applicant is requesting approval of a Minor Design Review (MDR); a Conditional Use Permit (CUP) to construct and operate a 3,595 square foot carwash building with associated parking, landscaping, and lighting improvements; and a Tentative Parcel Map (TPM) to subdivide the existing 1.36-acre parcel into two approximately equal parcels.

The automatic carwash requires the approval of a CUP within the Shopping Center (SC) zoning district, pursuant to Title 23 (Zoning) of the Elk Grove Municipal Code.

# EXHIBIT B

adw environmental solutions  
 architecture planning interior  
 415 holloway trail  
 2415 holloway center drive, suite 500  
 sacramento, california 95817  
 t 916 378 1818  
 f 916 378 1820  
 www.adwarchitect.com

NEW FACILITY FOR

**Quick  
 Quack  
 Car Wash**

9150 BRUCEVILLE RD.  
 ELK GROVE, CA 95758  
 SACRAMENTO COUNTY

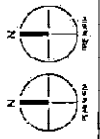
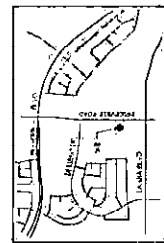
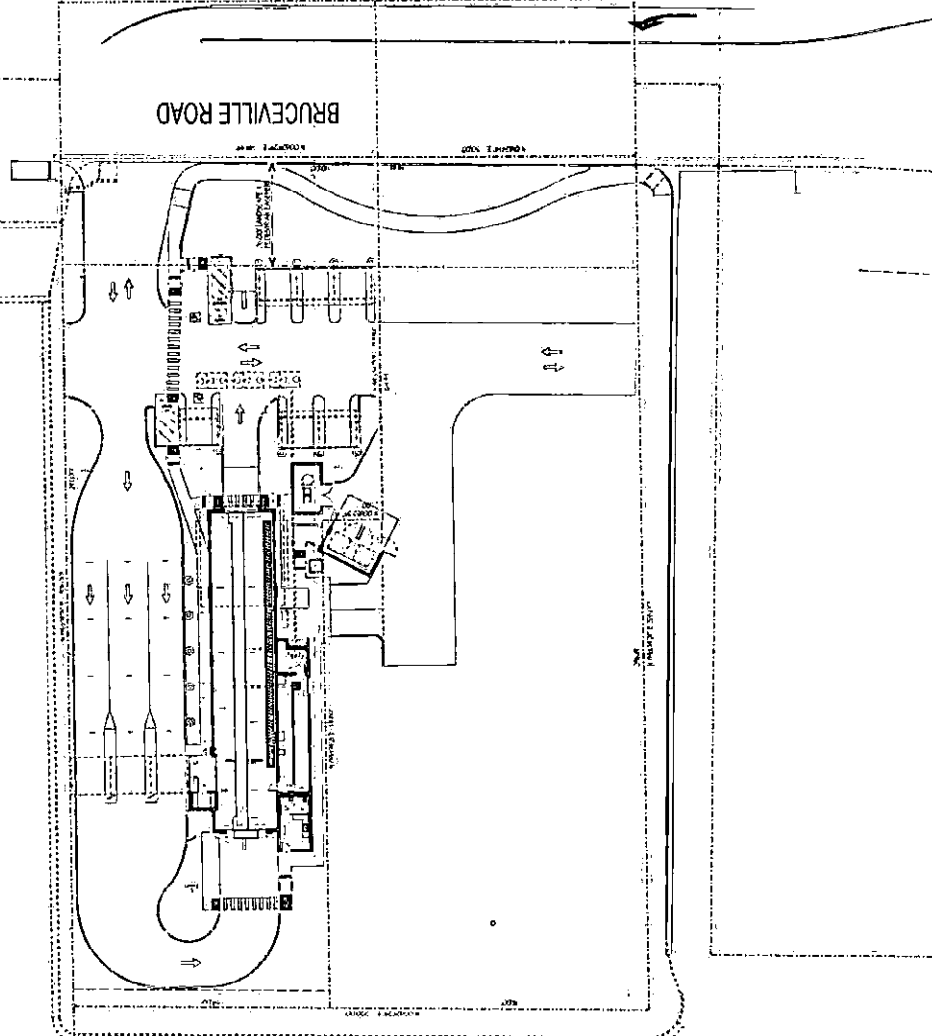
STORE #613

INTERIM OVERALL  
 SITE PLAN

DATE 01.26.2017  
 PROJECT NO 15048  
 REVISIONS  
 NO DATE DESCRIPTION

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DATE  
 SHEET NUMBER  
**A002**



INTERIM OVERALL SITE PLAN SCALE: 1"=50'-0" 01

03-02-17

NEW FACILITY FOR

**Quick  
 Quack  
 Car Wash**

9150 BRUCEVILLE RD,  
 ELK GROVE, CA 95758  
 SACRAMENTO COUNTY

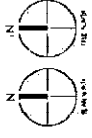
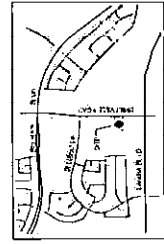
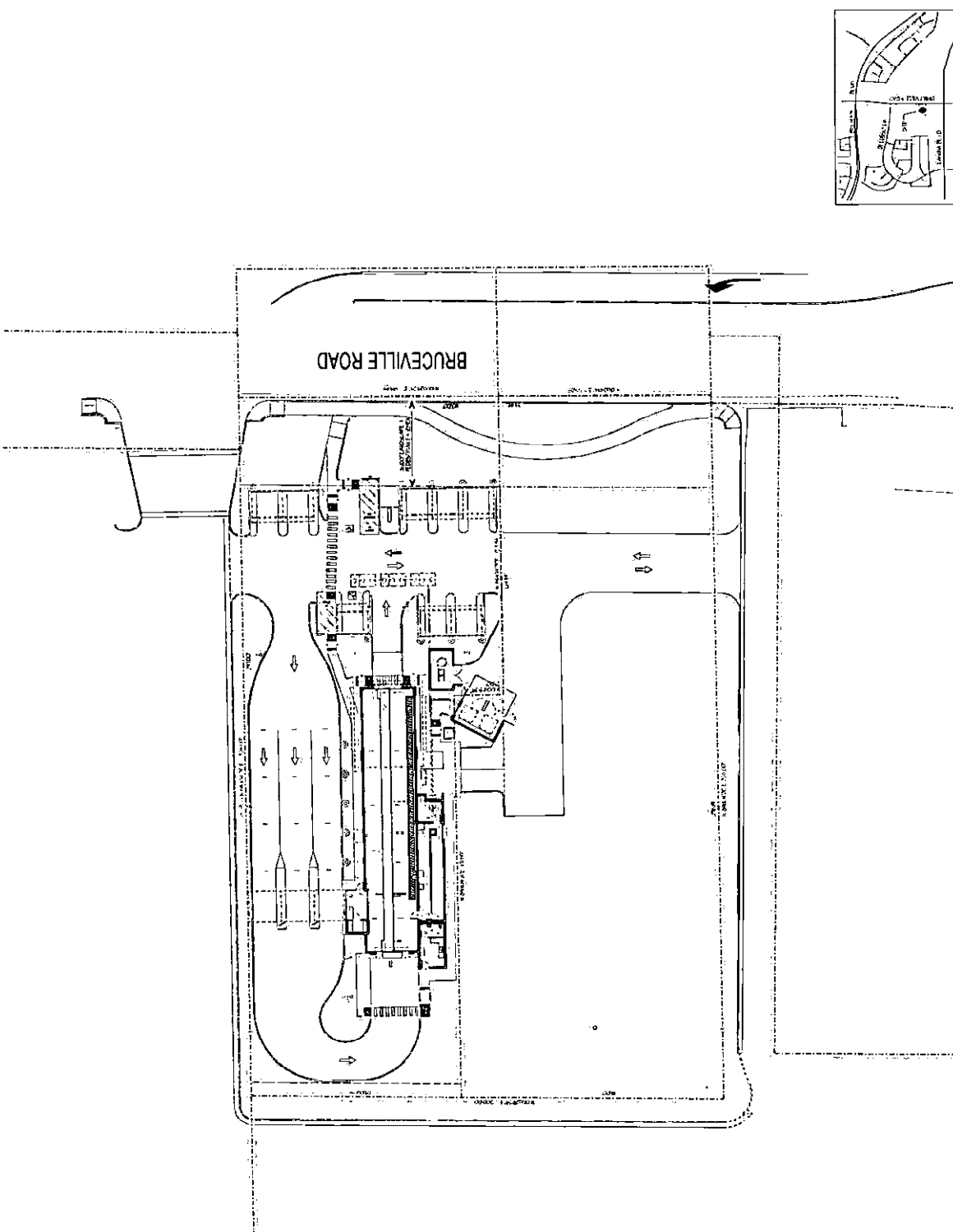
STORE #613

ULTIMATE OVERALL  
 SITE PLAN

DATE: 01.26.2017  
 PROJECT NO: 15048  
 REVISIONS:  
 NO. DATE DESCRIPTION:

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SHEET NO. **A002**  
 SHEET NUMBER: 01

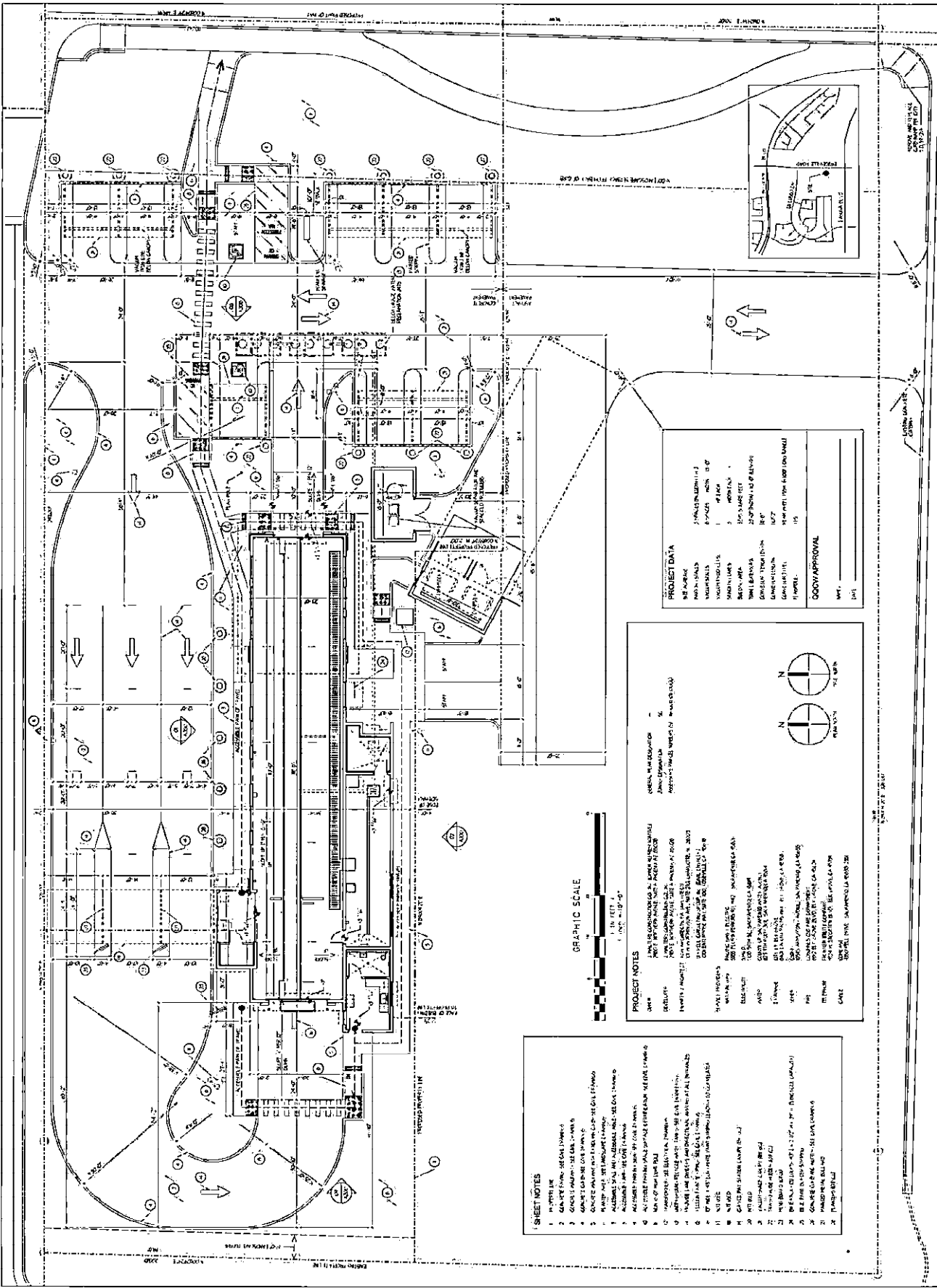


SCALE: 1"=20'-0"  
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 ULTIMATE OVERALL SITE PLAN





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- SHEET NOTES**
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**PROJECT NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA ELECTRICAL CODE (CEC).

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL CODE (CMC) AND THE CALIFORNIA PLUMBING CODE (CPC).

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE CODE (CFC) AND THE CALIFORNIA SAFETY CODE (CSC).

4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENVIRONMENTAL CODE (CEC) AND THE CALIFORNIA AIR RESOURCES ACT (CARA).

5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA WATER CODE (CWC) AND THE CALIFORNIA WATER RESOURCES ACT (CWRA).

6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA LAND USE ACT (CLUA) AND THE CALIFORNIA LAND USE REGULATIONS (CLUR).

7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA HISTORICAL PRESERVATION ACT (CHPA) AND THE CALIFORNIA HISTORICAL PRESERVATION REGULATIONS (CHPR).

8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ANTI-SLUMP ACT (CALSA) AND THE CALIFORNIA ANTI-SLUMP REGULATIONS (CASR).

9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ANTI-SLUMP ACT (CALSA) AND THE CALIFORNIA ANTI-SLUMP REGULATIONS (CASR).

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**PROJECT DATA**

PROJECT NO.	15049
DATE	01.26.2017
PROJECT NAME	QUACK CAR WASH
CLIENT	QUACK CAR WASH
LOCATION	9150 BRUCEVILLE RD, ELK GROVE, CA 95758
OWNER	QUACK CAR WASH
DESIGNER	ADWZ ARCHITECTURE, INC.
DATE OF ISSUE	01.26.2017
SCALE	1"=10'-0"
SHEET NO.	01

**GOOD APPROVAL**

DATE: \_\_\_\_\_

BY: \_\_\_\_\_



REGISTERED ARCHITECT  
 STATE OF CALIFORNIA  
 ARCHITECT NO. 67167  
 1015 W. 18th ST. SUITE 100  
 OAKLAND, CA 94612  
 TEL: 415.774.8810 FAX: 415.774.8811

NEW FACILITY FOR

**Quick Quack Car Wash**

9150 BRUCEVILLE RD.  
 ELK GROVE, CA 95758  
 SACRAMENTO COUNTY

STORE #613

EXTERIOR ELEVATIONS

DATE: 01.29.2017  
 PROJECT NO: 15046

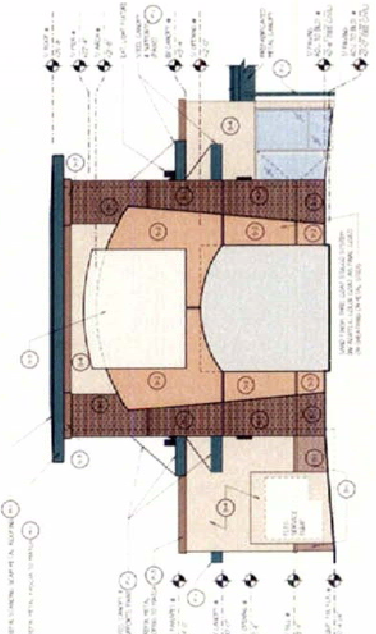
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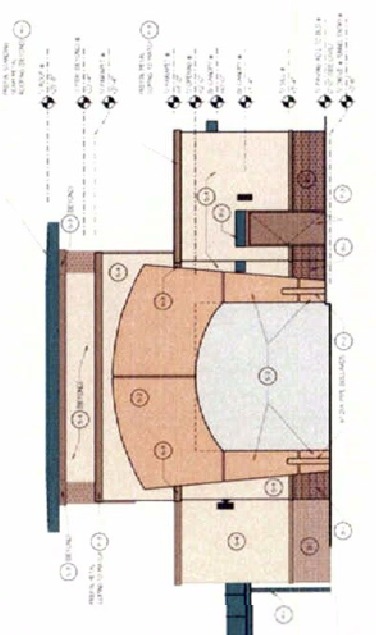
8/14

**A200**

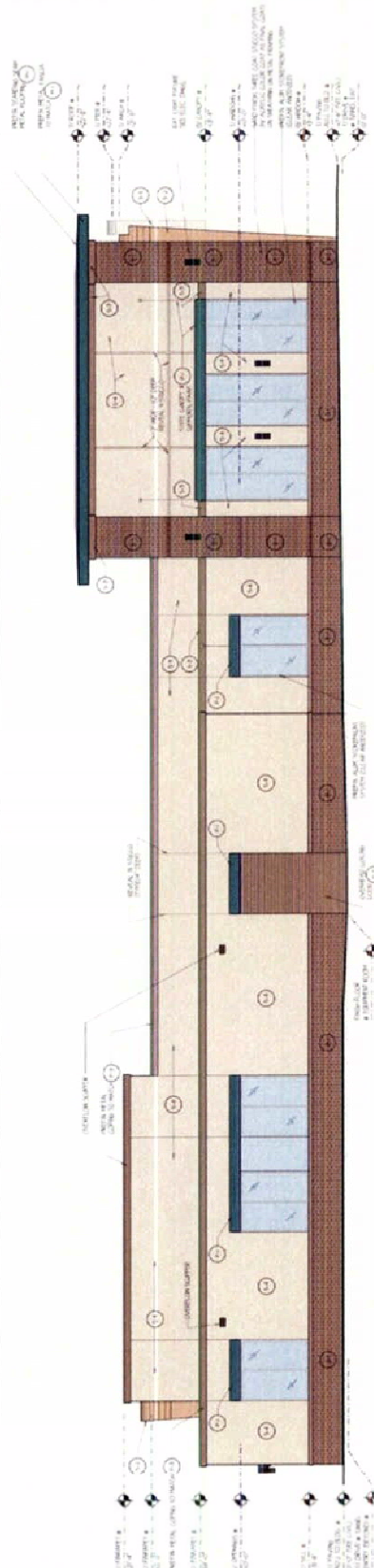
SHEET NUMBER



WEST EXTERIOR ELEVATION SCALE 3/16" = 1'-0" 09



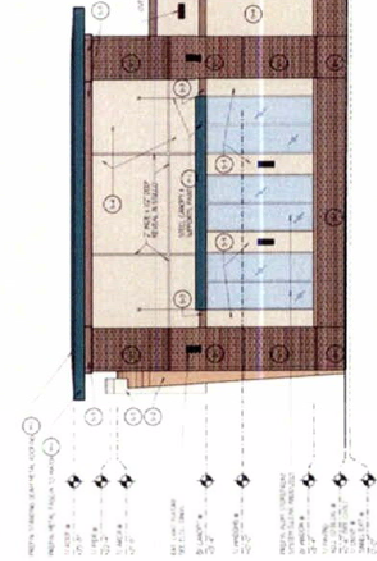
EAST EXTERIOR ELEVATION SCALE 3/16" = 1'-0" 03



SOUTH EXTERIOR ELEVATION SCALE 3/16" = 1'-0" 02

**EXTERIOR FINISH SCHEDULE**

NO.	FINISH	DESCRIPTION
1	BRICK	1/2" GLAZED BRICK, 4" COURSE, 3/8" MORTAR JOINT
2	STUCCO	3/8" THICK STUCCO OVER 1/2" GYP BOARD
3	PAINT	PRIMER & FINISH PAINT
4	GLASS	1/2" CLEAR GLASS, 1/4" GUNNERS GLASS
5	ROOF	2" POLYURETHANE INSULATION OVER 1/2" GYP BOARD
6	CEILING	1" POLYURETHANE INSULATION OVER 1/2" GYP BOARD
7	FLOOR	4" CONCRETE ON 6" GRAVEL
8	FOUNDATION	12" CONCRETE ON 4" GRAVEL



NORTH EXTERIOR ELEVATION SCALE 3/16" = 1'-0" 01

NEW FACILITY FOR

Quick  
 Quack  
 Car Wash

9150 BRUCEVILLE RD.  
 ELK GROVE, CA 95758  
 SACRAMENTO COUNTY

STORE #613

EXTERIOR  
 ELEVATIONS

DATE 01.26.2017  
 PROJECT NO 15048

REVISIONS  
 NO. DATE DESCRIPTION

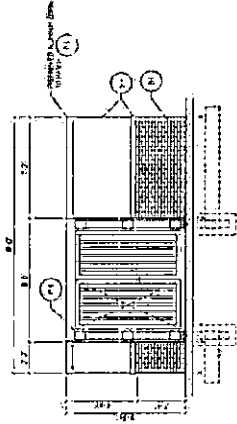
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A201

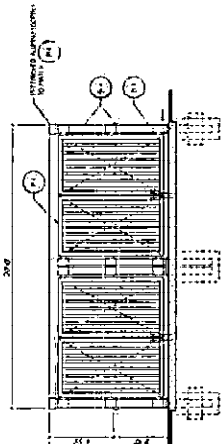
SHEET NUMBER

NOT USED SCALE 06



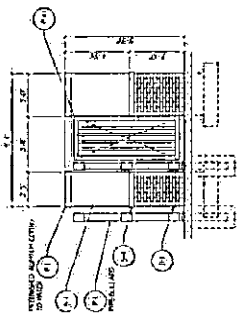
SOUTH ELEVATION

VACUUM ENCLOSURE ELEVATION SCALE: 1/8"=1'-0"



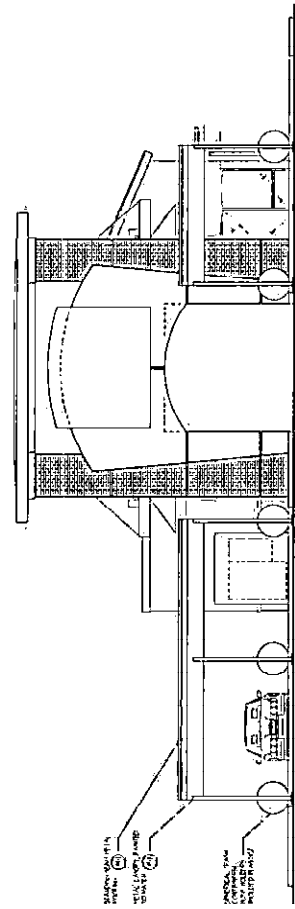
SOUTH-EAST ELEVATION

DUMPSTER ENCLOSURE SCALE: 1/8"=1'-0"



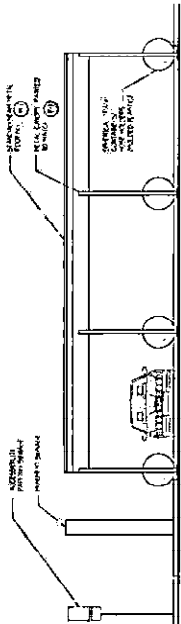
NORTH-EAST ELEVATION

DUMPSTER ENCLOSURE SCALE: 1/8"=1'-0"



EAST ELEVATION

EAST ELEVATION-CANOPY SCALE: 3/8"=1'-0"



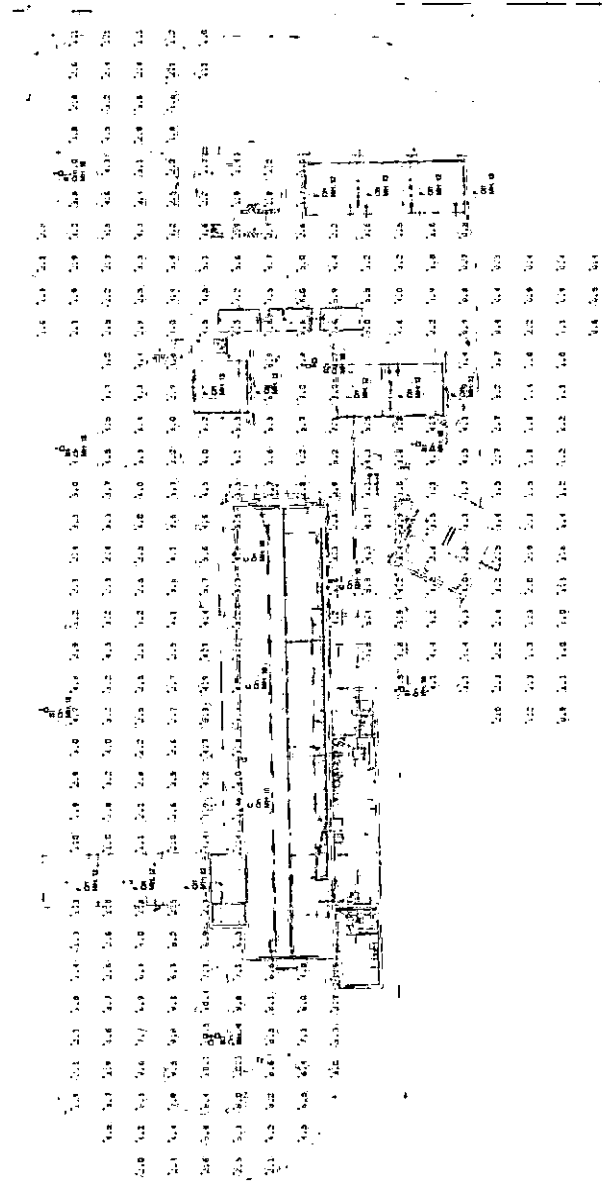
WEST ELEVATION

WEST ELEVATION-CANOPY SCALE: 3/8"=1'-0"

Symbol	Qty	Label	Arrangement	Lumens/spacing	CLF	Lum. Watts	Description
1	1	C	1 WALL MOUNT	2722	0.890	25	XSPA-A3-3M-GULX
2	1	ES	3 @ 90°	11845	0.970	86	OSD-A-NH-A-M-E-B-37K-L-L-XX
3	1	ES	2 @ 90°	11845	0.970	86	OSD-A-NH-A-M-E-B-37K-L-L-XX
4	1	ES	SINGLE	11845	0.970	86	OSD-A-NH-A-M-E-B-37K-L-L-XX

Label	Avg	Max	Min	Avg/Min	Max/Min
Footcandle (see calculations using proposed luminaire data and footcandle calculator)	3.81	13.5	0.3	12.05	1.45/0.0

>CANOPY LIGHTS ARE NOT PART OF OVERALL SITE PHOTOMETRICS<



FIXTURE MOUNTING HEIGHTS:  
 POLE MOUNTED: 18' AFG (18' POLE + 2' BASE)  
 CANOPY MOUNTED: 12' AFG  
 ADDITIONAL EQUIPMENT REQUIRED:  
 (1) W/S ANGLE - W/S MOUNTING BRACKET KIT  
 (1) W/S ANGLE - DIRECT ARM MOUNT  
 (1) W/S ANGLE - W/S MOUNTING BRACKET KIT  
 PROPOSED POLES MEET (COMPLY) SUSTAINED WIND LOADS  
 \*\*CUSTOMER TO VERIFY MOUNTING, VOLTAGE, AND COLOR  
 PRIOR TO PLACING ORDER



10001st Street, Bakersfield, CA 93311  
 www.cree.com | 800.352.0800  
 Project Name: QUACK CAR WASH #613 - ELK GROVE, CA / SR No. 12856  
 Date: 03/20/17 / Scale: 1"=20' / Prepared by: JACOB EDLER  
 Fabricator: 18000001/EEER/F41 / Layout by: JACOB EDLER  
 Description: See drawing for details.  
 Information shown on this drawing was based on project information provided by Client. It is used as a design guide only. Cree is not responsible for the accuracy of the information provided. All dimensions and specifications are subject to change without notice. Cree is not responsible for the accuracy of the information provided. All dimensions and specifications are subject to change without notice.



**PLANT LIST AND LEGEND**

TREES	SYMBOL	BOTANICAL NAME	CONV. NAME	SIZE	WATER PLANTED USE
		LAGERSTRÖMIA L. 'TUSCANDORA'	CRIMP WHITE	15 DAL	LOW
		PALAUUS A. 'NEWWOOD'	LONDON PLANE TREE	24" BDB	LOW
		PODOCARPUS GRACILIOR - STANDARD	POD CAR	24" BDB	MED
		PODOCARPUS N. MINI STANDARD	POD CAR	15 DAL	MED

**PROCESSED SHRUBS (Primary Specimens)**

	ARGENTUS LINDO COMPACT	5 DAL	LOW
	ACME WATER	5 DAL	LOW
	LITTLE LEAF BOTTLEBRUSH	5 DAL	LOW
	CORDUS POMPANUS	5 DAL	LOW
	CORDULE AUSTRALIS TERWAY BUZZOFF	5 DAL	MODERATE
	TORBAY DAZZLER DAZZLER PALM	5 DAL	LOW
	HELICONIA 'YELLOW'	5 DAL	MODERATE
	PHILODENDRON L. 'WHITELEAF'	5 DAL	MODERATE
	PHORADENDRON L. 'WHITELEAF'	5 DAL	MODERATE
	ENGLISH LAUREL	5 DAL	MODERATE
	FICUS PUMILA	5 DAL	MODERATE
	CREeping FIG VINE	5 DAL	MODERATE
	ROSA J. NOELSA FLOWER CARPET	2 DAL	MODERATE
	YELLOW STAR JASMINE	5 DAL	MODERATE
	HIbiscus ROYAL HAWAIIAN	1 DAL	MODERATE
	HOUTTUYNIA CORDATA	5 DAL	LOW
	COAST ROSEMARY	5 DAL	LOW

**PROCESSED CIRCLAND COVERS (Primary Specimens)**

	ARCTOSTAPHYLOS U. LINNALD CARPET	1 DAL	18" O.C.	LOW
	CARPENTER IMPATIENS	1 DAL	24" O.C.	LOW
	PROTEA ROSEMARY	4" ROT	10" O.C.	HIGH

**NOTES:**

1. THIS LIST IS A GUIDE FOR PLANT SELECTION. FINAL SELECTION TO BE MADE AT THE DISCRETION OF THE ARCHITECT AND LANDSCAPE ARCHITECT.
2. ALL TREES SHALL BE PLANTED AS INDICATED UNLESS OTHERWISE SPECIFIED. SUBSTITUTIONS SHALL BE MADE AS APPROVED BY THE ARCHITECT AND LANDSCAPE ARCHITECT.
3. ALL CIRCLAND MOUNTED UTILITY EQUIPMENT SHALL BE SCREENED USING PLANT MATERIAL.
4. ALL PLANTINGS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN JOSE PLANTING SPECIFICATIONS.
5. COVER 30% OF THE TREES ARE EVERGREEN (INDICATED).

**STREET TREES**

FOR 24" BDB PLANTING - 5% OF ALL STREET TREES TO BE EVERGREEN

TOTAL # OF STREET/TERRACE TREES	= 3 TREES/PLANTING SPACES
TOTAL # OF EVERGREEN TREES PROVIDED	= 1 TREES
TOTAL # OF DECIDUOUS TREES PROVIDED	= 2 TREES OR 100%

**-SITE TREES-**

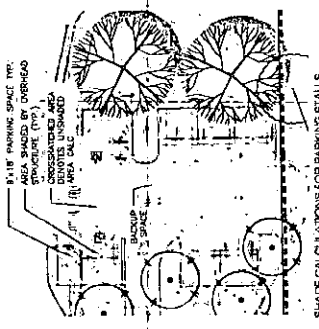
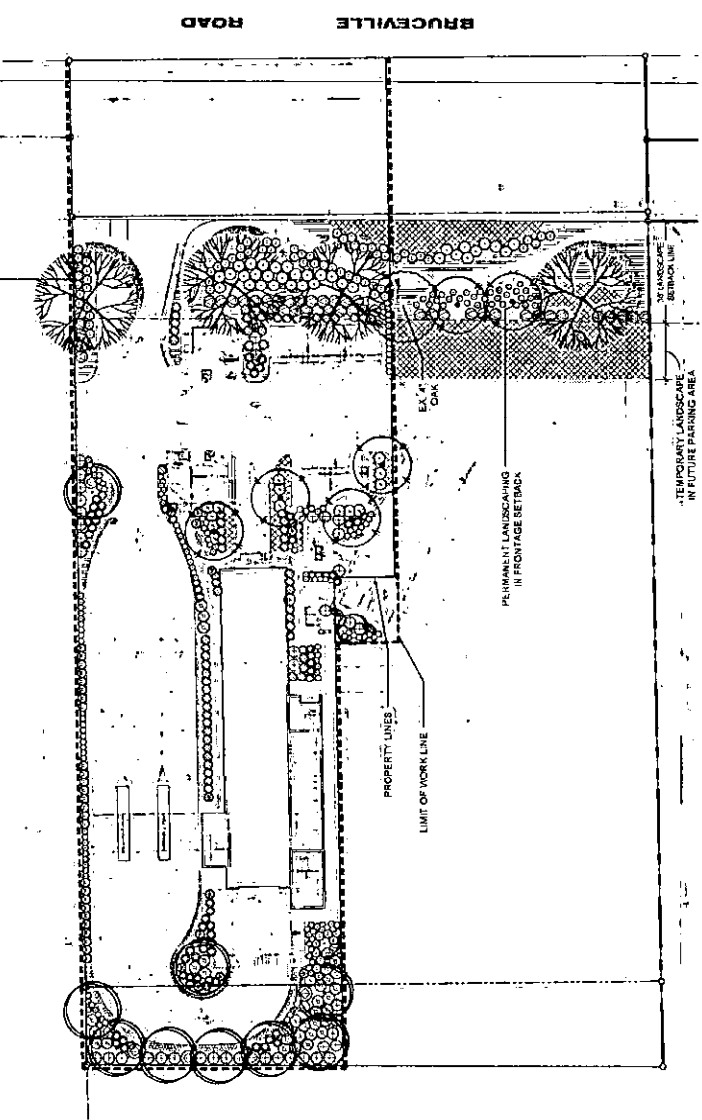
FOR 24" BDB PLANTING - 5% OF ALL TREES ON SITE TO BE MIN 24" BDB	
TOTAL # OF SITE TREES	= 11 TREES
TOTAL # OF 24" BDB OR LARGER TREES PROVIDED	= 6 TREES
TOTAL # OF 24" BDB OR LARGER TREES REQUIRED	= 8 TREES OR 84.2%

**LANDSCAPE COVERAGE**

TOTAL SITE AREA	= 24,133 SF.
TOTAL LANDSCAPE AREA	= 6,173 SF.
TOTAL PLANTING LANDSCAPE COVERAGE (25%)	= 1,543 SF.
TOTAL PLANTING LANDSCAPE COVERAGE (25%)	= 1,543 SF.

**MAINTENANCE RESPONSIBILITY STATEMENT**

1. THE LANDSCAPING WILL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER TO INSTALL AND MAINTAIN ALL LANDSCAPED AREAS.



**SHADE CALCULATIONS**

TOTAL PLANTING AREA	= 6,173 SF.
TOTAL SHADE PROVIDED	= 1,543 SF.
TOTAL SHADE REQUIRED (25%)	= 1,543 SF.
TOTAL SHADE PROVIDED (25%)	= 1,543 SF.
DA. CTV. S.F.	TOTAL S.F.

**SOUP SEES**

PODOCARPUS	0	0	0
ROSEMARY	0	0	0
LAUREL	0	0	0
TOTAL	0	0	0

NOTE: 10% OF PLANTING AREA SHALL BE COVERED WITH ARCHITECTURAL LIGHTBOLT GRATES. SEE THE DETAILS.









**Exhibit C  
Quick Quack Car Wash (EG-15-046)  
Conditions of Approval**

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
<b>On Going</b>				
1.	<p>The Quick Quack Car Wash (Project) located at 9150 Bruceville Road (APN: 116-0011-011) approved by this action is for a Minor Design Review, Conditional Use Permit, and Tentative Parcel Map for construction of a 3,595 square foot carwash building with associated parking, landscaping, and lighting improvements and a subdivision of the 1.36-acre parcel into two, approximately equal parcels.</p> <p>Development and operation of the proposed Project shall be consistent with the Project Description and Project Plans as provided in Exhibits A and B, incorporated herein by this reference. Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.</p>	On-Going	Planning	
2.	<p>This action does not relieve the Applicant of the obligation to comply with all Elk Grove Municipal Code provisions, statutes, regulations, and procedures.</p>	On-Going	Planning	
3.	<p>The Applicant/Owner or Successors in Interest (hereby referred to as the "Applicant") shall indemnify, protect, defend, and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any and all claims, damages, demands, liability, costs, losses or expenses including without limitation court costs, reasonable attorney's fees and expert witness fees arising out of this Project including challenging the validity of this application/permit or any environmental or other documentation related to approval of this Application.</p>	On-Going	Planning	
4.	<p>The Tentative Parcel Map, Minor Design Review and Conditional Use Permit will expire three years from the date of approval unless exercised or extended pursuant to Chapter 23.18 of the Elk Grove Zoning Code.</p>	On-Going	Planning	

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5.	The trash enclosure shall be shared between the proposed use located on Parcel 11 and any future tenant located on Parcel 2.	On-Going	Planning	
6.	The Applicant shall maintain all structures and features on site to avoid building and structure degradation, including without limitation, rust or other physical decay or degradation.	On-Going	Planning	
7.	As to any fee, dedication, reservation or exaction established by these conditions of approval that are subject to the Mitigation Fee Act, notice is hereby given pursuant to California Government Code Section 66020(d) that the 90-day period in which you may protest the fees set forth herein has begun to run as of the date of approval of this Project. Other limitations periods may apply. The City reserves all rights.	On-Going	Finance	
8.	<p>Except as otherwise specified or provided in these conditions, the Project shall conform to the development standards and design requirements adopted by the City, specifically including, but not limited to the following:</p> <ul style="list-style-type: none"> <li>• The Elk Grove Zoning Code (Title 23 of the EGMC)</li> <li>• EGMC Chapter 19.12 (Tree Preservation and Protection)</li> <li>• EGMC Chapter 14.10 (Water Efficient Landscape Requirements) or the State Model Water Efficient Landscape Ordinance, whichever is more restrictive</li> <li>• Citywide Design Guidelines</li> </ul>	On-Going	Planning Engineering	
9.	<p>The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of the City. All street improvements shall include vertical curb and gutter. Specific locations on median(s) that require emergency vehicle access will be evaluated during review and acceptance of the Improvement Plans.</p> <p>Public sewer, water, and other utility infrastructure shall be designed and constructed in accordance with the standards of the appropriate utility.</p>	On-Going	Engineering Public Works SCWA SASD SMUD PG&E	

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10.	<p>The Applicant shall pay all applicable plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Sacramento County Water Agency (SCWA), or other agencies or service providers.</p>	On-Going	<p>Planning  Engineering  Building  CCSD  SCWA  SASD</p>	
11.	<p>Approval of this Project does not relieve the Applicant from the applicable requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:</p> <ul style="list-style-type: none"> <li>• Grading Permit and Improvement Plan</li> <li>• Building Permit and Certificate of Occupancy</li> <li>• Requirements of the Sacramento Metropolitan Air Quality Management District</li> <li>• Fire Permit</li> </ul>	On-Going	<p>Planning  Engineering  Public Works  Building  CCSD  SCWA  SASD</p>	
12.	<p>All new landscaping shall be ground cover of two feet or less, shrubbery of three foot or less, and lower tree canopies should be at six feet or greater. This increases natural surveillance and eliminates hiding areas within the landscaping. Tree canopies shall not interfere with or block the lighting, or otherwise create shadows and areas of concealment.</p>	On-Going	<p>Police  Planning</p>	
13.	<p>The architectural design shall allow an unobstructed view from public rights-of-way of all ground level doors and ground level windows. Landscaping or other barriers shall not obscure visibility.</p>	On-Going	<p>Police  Planning</p>	
14.	<p>The outdoor car vacuums shall be automatically turned off between the hours of 9 PM and 7 AM or when the car wash is closed outside of these hours.</p>	On-Going	<p>Police  Planning</p>	

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15.	No less than two signs shall be posted in the parking lot area that prohibits trespassing or loitering after business hours. These signs shall be in an area where they are clearly visible during nighttime hours, and they shall reference California Penal Code (CPC) Section 602 and Elk Grove Municipal Code (EGMC) 9.12.020 – Prohibited Loitering.	On-Going	Police Planning	
16.	Secure fencing around the construction site with locking gates, and appropriate lighting, shall be installed during construction to prevent trespassing and theft. During construction, the Police Department shall be given emergency contact information of contractors and owners for any problems encountered after normal construction hours.	On-Going	Police Planning	
<b>Prior to Improvement Plan or Grading Plan Approval</b>				
17.	The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontological artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action. A note stating the above shall be placed on the Improvement Plans.	Improvement Plans	Planning	
18.	All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed. A note stating the above shall be placed on the Improvement Plans.	Improvement Plans	Planning	

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	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and signature)</u>
19.	Prior to removal of any existing trees on the site, a pre-construction survey shall be conducted by a qualified biologist within 14 days prior to removal. Proof of this survey shall be submitted to the Planning Division for review and approval prior to any tree removal.	Prior to Site Disturbance	Planning	
20.	Applicant shall comply with Chapter 19.12 (Tree Preservation and Protection) of the EGMC for the removal of the native Oak trees as specified and shown on the preliminary grading and utility plan.	Improvement Plan or Grading Permit, whichever occurs first	Planning	
21.	All water lines shall be located within a public right-of-way or within easements-dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval.	Improvement Plans	SCWA	
22.	If applicable, destroy abandoned wells on the proposed Project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the Project. Prior to abandoning any existing agricultural wells, Applicant shall use water from agricultural wells for grading and construction.	Improvement Plans	SCWA	
23.	Connection to the SASD sewer system shall be required to the satisfaction of SASD. SASD Design Standards apply to any on-site and off-site sewer construction.	Improvement Plans	SASD	
24.	Each lot and each building with a sewage source shall have a separate connection to the SASD sewer system.	Improvement Plans	SASD	
25.	In order to obtain sewer service for this Project, construction of on-site and off-site sewer infrastructure and easements will be required.	Improvement Plans	SASD	
26.	Developing this property shall require payment of sewer impact fees to both SASD and Regional San, in accordance with each District's Ordinances. Applicant should contact Permit Services Unit at SASD for sewer impact fee information.	Improvement Plans	SASD Regional San	

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	<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
27.	The Applicant shall prepare and submit a drainage study to the satisfaction of the City and in accordance with City of Elk Grove Storm Drainage Master Plan, Improvement Standards, General Plan, and any other applicable drainage master plans or studies.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering Public Works	
28.	The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the City of Elk Grove Improvement Standards and most recent version of the Stormwater Quality Design Manual for the Sacramento Region. The Applicant shall also submit a separate maintenance plan describing proper maintenance practices for the specific treatment controls to be constructed.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering Public Works	
29.	The Applicant shall execute a maintenance agreement with the City for stormwater quality control treatment devices to the satisfaction of the City.	Improvement Plans	Engineering	
30.	For any work proposed outside of the Project's property boundaries, the Applicant shall obtain an easement and/or right-of-entry from the appropriate property owner to the satisfaction of the City.	Improvement Plans	Engineering	
31.	When the parcel to the north of the Project develops (APN 116-0011-021), the driveway on Bruceville Rd, shown on the Interim Site Plan, may be closed and the Applicant shall grant rights to the adjacent parcel to demolish the driveway, if so instructed by the City. If necessary, as determined by the City, the new access to the Project site shall be in accordance with the Ultimate Site Plan, to the satisfaction of the City. The Applicant shall record a Covenant and Agreement, to the satisfaction of the City, for the potential closure of the interim driveway.	Improvement Plans	Engineering	

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32.	<p>The Applicant shall provide a reciprocal access easement between this parcel and the surrounding parcels to the satisfaction of the City. The Applicant shall record a Covenant Agreement prior to Improvement Plans to the satisfaction of the City providing for access to the surrounding parcels (APNs 116-1380-008 and 116-0011-021).</p>	Improvement Plans	Engineering	
33.	<p>Prior to the approval of Improvement Plans, the property owner(s) shall: (1) approve (a) the formation of a new or annexation to an existing community facilities district ("CFD"); and (b) an annual CFD special tax; or (2) deposit a sum of money, as determined by the Cosumnes Community Services District ("CCSD"), sufficient for the CCSD to fund a portion of the CCSD's cost of providing ongoing fire and emergency services, maintenance, operation, and repair and replacement of fire station facilities and fire and emergency equipment. Any costs for the formation of the new CFD or annexation into an existing CFD and approval of such annual special tax, or administration of the sum of money deposited to fund the CCSD's costs of providing ongoing fire and emergency services, shall be paid from the annual CFD special taxes or the sum of money deposited with the CCSD. In the event that the property owner(s) fails to approve an annual special tax or deposit a sum of money as provided for herein for such purposes for the CCSD, no approval of the Improvement Plan shall be provided.</p>	Improvement Plans	CCSD Fire	



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	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	<b>Prior to Final Map</b>			
34.	The Applicant shall enter into an Improvement Agreement with the City including adequate security to construct the interim and ultimate improvements as shown on the Ultimate Site Plan. The ultimate improvements shall include, but not be limited to, (1) modification to the internal drive aisle, (2) removal of the temporary driveway on Bruceville Road and (3) reconstruction of the frontage improvements, all of which shall be in accordance with the City's Improvement Standards and to the satisfaction of the City. The Applicant shall prepare a cost estimate for the security amount, which shall be prepared, signed, and stamped by a registered Civil Engineer and shall be reviewed and accepted by the City prior to executing the Agreement. If the City in its sole discretion determines that the ultimate improvements are not necessary based on the way adjacent property develops the City may waive construction of ultimate improvements and amend the Improvement Agreement accordingly.	Final Map or 1 <sup>st</sup> Building Permit, Whichever occurs first	Engineering	
35.	The Applicant shall record a reciprocal access and parking agreement between the parcels of this development including but not limited to common area ownership, maintenance, joint access and parking to the satisfaction of the City.	Final Map	Engineering	
36.	The Applicant shall dedicate, design and improve the westerly half-section of Bruceville Road, measured 49' from the approved centerline as shown on the civil plans in accordance with the City of Elk Grove Improvement Standards and to the satisfaction of the City. The Applicant shall install appropriate road transitions, including all necessary signing and striping, to the satisfaction of the City. Transitions will be evaluated and locations determined during Improvement Plan review.	Final Map or 1 <sup>st</sup> Building Permit, Whichever Occurs First	Engineering	

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	<b>Building Permit</b>			
37.	The Applicant shall dedicate to the City of Elk Grove, a pedestrian easement and 12.5' Utility Easement within the landscape corridor adjacent to the Project's Bruceville Road frontage to the satisfaction of the City.	Building Permit	Engineering	
38.	The Applicant shall design and construct a northbound left-turn pocket on Bruceville Road with a 90' bay taper. The left-turn pocket shall be designed to abut the existing southbound left-turn pocket at the Bruceville Road/Laguna Boulevard intersection in accordance with the City's Improvement Standards and to the satisfaction of the City.	Building Permit	Engineering	
39.	The Applicant shall reconstruct any damaged curb, gutter, sidewalk and/or pavement caused by construction-related activities associated with the Project. If pavement replacement is necessary, as determined by the City, the Applicant may be required to grind, overlay, and/or slurry seal the damage portion(s) in accordance with the City Improvement Standards and to the satisfaction of Engineering. The Applicant shall schedule an inspection with the City to document the pre-construction condition of existing surface infrastructure adjacent to and near the Project.	Building Permit	Engineering	
40.	The Applicant shall reconstruct any existing ADA compliance improvements adjacent to the Project to meet current standards.	Building Permit	Engineering	
41.	The Applicant shall design and install a 36' landscape corridor adjacent to Bruceville Road along the Project frontage to the satisfaction of the City.	Building Permit	Engineering	
42.	The driveway on Bruceville Road shall be limited to right in/right out and left-in turn movements only.	Building Permit	Engineering	

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43.	<p>Prior to issuance of a building permit, the Project area shall annex into the Maintenance Mello-Roos Community Facilities District 2006-1 (CFD), to fund the Project's fair share of landscape related maintenance costs associated with public parkways, public parks, open space, landscape setbacks, bike and other paths, landscaped medians in and adjacent to roadways, maintenance and operation of a community center, sports (including aquatic) facilities, cultural arts center, water features, and maintenance of other related facilities. The annexation process can take several months, so applicants should plan accordingly. The application fee and completed application for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see <a href="http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/">http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/</a></p>	Building Permit	Finance	
44.	<p>Prior to issuance of a building permit, the Project area shall annex into the Storm Water Drainage Fee Zone 2 to fund a portion of the additional costs for storm water drainage and run-off maintenance related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The completed application for the annexation is due prior to the Resolution of Intention to Levy Storm Water Drainage Fee Zone 2 assessments. For further information on this District, see <a href="http://www.codepublishing.com/CA/elkgrove/#/ElkGrove15/ElkGrove1510.html#15.10">http://www.codepublishing.com/CA/elkgrove/#/ElkGrove15/ElkGrove1510.html#15.10</a>.</p>	Building Permit	Finance	
45.	<p>Prior to the issuance of building permits, the Applicant shall obtain a water intensive commercial and industrial building permit. The Applicant shall also conduct a water-use efficiency review and submit the findings in required environmental documentation for the Project.</p>	Building Permit	SCWA	

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46.	Prior to the issuance of building permits, the Applicant shall install water efficient recycling systems for vehicle washing as a condition of service.	Building Permit	SCWA	
47.	Prior to the issuance of any building permits for the Project, the Applicant shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.	Building Permit	SCWA	
48.	Prior to the issuance of any building permits for the Project, the Project shall conform to the specific provisions of EGMC Chapter 14.10 (Water Efficient Landscape) and as amended, and in conformance with State Law, to the satisfaction of the City.	Building Permit	SCWA	
49.	Existing SMUD facilities located at the southeast side of the parcel and east of Bruceville Road are to remain. If the facilities need to be relocated or removed the developer will work with SMUD. Facilities installed outside of the PUE may require a dedicated SMUD easement.	Building Permit	SMUD	
50.	Roof mounted equipment shall be setback from the roof edge or placed behind a parapet or roof structure so they are not visible for motorists or pedestrians on Bruceville Road. All roof-mounted equipment shall be sized to be equal to or below (lower in height) the adjoining parapet or roof structure.	Building Permit	Planning	
<b>Prior to Certificate of Occupancy</b>				
51.	Upon completion of the installation of the landscaping, the Project landscape architect/designer shall certify that the installed landscape complies with all City Water Conserving Landscape Requirements and State law. Certification shall be accomplished by completion of a Certificate of Conformance on a form provided by the City. Failure to submit a complete and accurate Certificate of Conformance will delay final approval/occupancy of the Project.	Prior to Certificate of Occupancy	Planning	
52.	The Applicant shall install an automatic timer switch for the vacuums to turn off when the business is closed.	Prior to Certificate of Occupancy	Planning	

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2017-161**

STATE OF CALIFORNIA        )  
COUNTY OF SACRAMENTO    )        ss  
CITY OF ELK GROVE         )

*I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on July 12, 2017 by the following vote:*

**AYES:**           **COUNCILMEMBERS:**    *Ly, Detrick, Hume, Nguyen, Suen*

**NOES:**           **COUNCILMEMBERS:**    *None*

**ABSTAIN:**       **COUNCILMEMBERS:**    *None*

**ABSENT:**        **COUNCILMEMBERS:**    *None*

  
\_\_\_\_\_  
**Jason Lindgren, City Clerk**  
**City of Elk Grove, California**