AGENDA

March 16, 2017

DESIGN COMMITTEE MEETING

4:30 p.m.
Civic Center Meeting Rooms 1 & 2
311 Vernon Street
Roseville, California

1. ROLL CALL

2. CONSENT CALENDAR

2.1. MINUTES OF NOVEMBER 17, 2016

3. REQUESTS/PRESENTATIONS

3.1. DOUGLAS RIDGE INDOOR STORAGE FACILITY - 8250 SIERRA COLLEGE BLVD - FILE # PL 16-0147

The applicant requests approval of a Design Review Permit Modification and Lot Line Adjustment to allow the construction of a 71,025 square-foot, 3-story indoor storage facility and associated parking, lighting, and landscaping. Applicant: Karenda MacDonald, Borges Architectural Group. Owner: John Tanner, Douglas Ridge Indoor Storage (Hocker)

4. BOARD MEMBER / COMMISSIONER / STAFF REPORT

5. ORAL COMMUNICATIONS

6. ADJOURNMENT

DESIGN COMMITTEE

Title: MINUTES OF NOVEMBER 17, 2016

Meeting Date: 3/16/2017
Item #: 2.1.

ATTACHMENTS:

Description

November 17, 2016 Draft Minutes

Design Committee Meeting
November 17, 2016 – 4:30 p.m.
Draft Minutes

I. ROLL CALL – *Silent*

Committee Members Present
Charles Krafka, Chair
Michael Motroni, Vice-Chair
Daniel Wesp

Committee Members Absent
None

Staff Present
Greg Bitter, Planning Manager
Derek Ogden, Senior Planner
Ron Miller, Associate Planner
Marc Stout, City Engineer
Joe Mandell, Sr. Deputy City Attorney
Lupe Nelson, Recording Secretary

II. CONSENT CALENDAR

Chair Krafka asked if anyone wished to remove any of the items from the Consent Calendar for discussion. Hearing none, Chair Krafka asked for a motion to approve the Consent Calendar as listed below:

A. MINUTES OF OCTOBER 20, 2016

MOTION
Committee Member Wesp made the motion, which was seconded by Committee Member Motroni, to approve the Consent Calendar item as submitted.

The motion passed with the following vote:
Ayes: Krafka, Motroni, Wesp
Noes: None
Abstain: None

III. NEW BUSINESS

A. INFILL PCL 193 – SAFE CREDIT UNION – 121 N. SUNRISE AV – FILE # PL16-0261

Associate Planner, Ron Miller, presented the staff report and responded to questions.

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

Applicant, James Shively, Stantec Architecture, addressed the Committee and responded to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendations.

Committee Discussion:

- Water conservation discussion.
- Landscaping discussion.
- Do the driveway widths meet standards?

No public comments were received on this project

Chair Krafka closed the public hearing and asked for a motion.

MOTION
Committee Member Wesp made the motion, which was seconded by Committee Member Motroni, to adopt the four (4) findings of fact for the Design Review Permit; and, approve the Design Review Permit subject to eighty-nine (89) conditions of approval.

The motion passed with the following vote:
Ayes: Krafka, Motroni, Wesp
Noes: None
Abstain: None

IV. REPORTS: COMMISSION/STAFF

Staff

- There will not be a December meeting. There is a possibility of a January meeting.
- The water efficient landscape design will be included into more plan submittals as a result of recent state updates to the Model Water Efficient Landscape Ordinance. Conversion projects have been eliminating turf for recent landscape designs as a result of the drought. Irrigation design to low emission and drip systems is a major part of the recent conversion projects the City has approved.
- Design Committee is the responsible reviewing body for the conversion of landscape turf to more water efficient designs.
- Douglas Boulevard and Sunrise Avenue is undergoing several private development projects that have enhanced this intersection. This is a huge entry point for the City of Roseville. Caltrans owns much of the right-of-way in this area. City of Roseville tree mitigation funds were used during the Douglas and I-80 interchange project to add trees to the Caltrans right-of-way.

V. ORAL COMMUNICATION

Chair Krafka opened the Oral Communication. Hearing none, Chair Krafka closed the Oral Communication.

VI. ADJOURNMENT

Chair Krafka asked for a motion to adjourn the meeting.

MOTION
Committee member Motroni made the motion, which was seconded by Committee member Wesp, to adjourn the meeting.

The motion passed unanimously at 4:51 p.m.

DESIGN COMMITTEE

Title:	DOUGLAS RIDGE INDOOR STORAGE FACILITY - 8250 SIERRA COLLEGE BLVD - FILE # PL 16-0147

Meeting Date: 3/16/2017
Item #: 3.1.

ATTACHMENTS:

Description

Staff Report

Exhibits

CITY OF ROSEVILLE CALIFORNIA

Planning Division Staff Report
Design Committee Meeting ***March 16, 2017***
Prepared by: Lauren Hocker, Associate Planner

ITEM III.A: DESIGN REVIEW PERMIT MODIFICATION AND LOT LINE ADJUSTMENT – 8250 SIERRA COLLEGE BLVD – DOUGLAS RIDGE INDOOR STORAGE FACILITY – PL16-0147

REQUEST

The applicant requests approval of a Design Review Permit and Lot Line Adjustment to allow the construction of a 71,025 square-foot, 3-story indoor storage facility and associated parking, lighting, and landscaping.

Applicant – Karenda MacDonald, Borges Architectural Group
Owner – John Tanner, Douglas Ridge Indoor Storage

SUMMARY RECOMMENDATION

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

A. Adopt the two (2) findings of fact for the Design Review Permit Modification;
B. Approve the Design Review Permit Modification subject to eighty-nine (89) conditions of approval.
C. Adopt the four (4) findings of fact for the Lot Line Adjustment; and
D. Approve the Lot Line Adjustment subject to eleven (11) 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.

Figure 1: Project Location

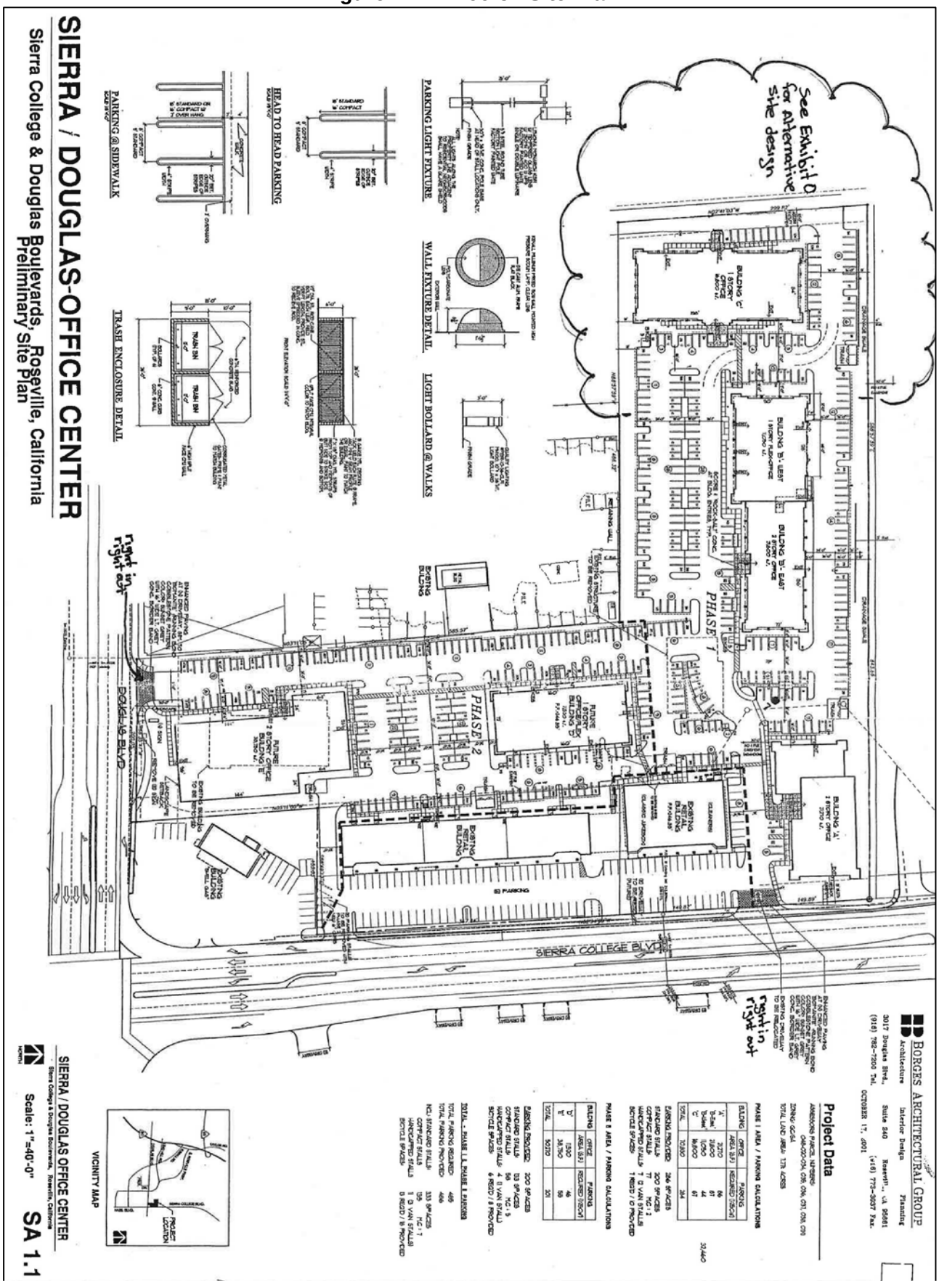
BACKGROUND

The project site is located on a vacant property behind other developed parcels, and has no direct street frontage (see Figure 1). It is a part of the Sierra/Douglas Office Center (Center) which was approved by the Planning Commission on November 29, 2001 (DRP 99-51 and SUBD 99-13). The approved site plan for DRP 99-51 is shown in Figure 2. This site plan includes the note "see Exhibit D for alternative site design," but this alternative design was not approved.

The project site is one of two remaining parcels in the Center which have not been developed with buildings. The project site is partly unimproved dirt and partly a temporary parking lot for the existing uses along Sierra College Boulevard. The other parcel is paved and is used for vehicle storage at this time.

The proposed project involves redeveloping the project site with a three-story, climate-controlled self-storage facility (71,025 square feet). This proposal will alter the approved site plan and will change the approved building from an office to a self-storage facility. The parcel boundary will also be adjusted slightly. For these reasons, the proposal requires a Design Review Permit Modification and Lot Line Adjustment, as well as an easement abandonment that is being processed separately.

Figure 2: DRP 99-51 Site Plan



SITE INFORMATION

Location: 8250 Sierra College Boulevard

Total Size: 3.18 acres

Topography and Setting: The project site is essentially flat, and is partially paved with a temporary parking lot (i.e. there are no landscape planters or other finishing details), while the remainder is dirt with weeds and annual grasses growing in patches. The project site is an interior parcel, with no street frontage. To the east is an office building and a developed retail complex along Sierra College Boulevard. Property to the north is approximately 20 feet higher in elevation than the site, and is supported by a tall retaining wall. To the north is a single-story drive-up self-storage facility, which is approximately 20 feet higher in elevation than the site, and is supported by a tall retaining wall along the northern boundary of the Center. The property directly south of the site is a car wash on Douglas Boulevard, while to the southeast is a gas station at the corner of Sierra College Boulevard and Douglas Boulevard. To the west of the site is a mix of uses, including another car wash, Placer Propane, Sierra Rock and Materials, and the paved lot currently being used for recreational vehicle storage.

EVALUATION: DESIGN REVIEW PERMIT MODIFICATION

Design Review Permit Modification

Section 19.78.060J of the City of Roseville Zoning Ordinance requires that two findings be made prior to the approval of a Modification to a Design Review Permit. The required findings are listed below in ***italicized bold print*** and are followed by an evaluation. The evaluation of the proposed project is based on the applicable development standards within the City's Zoning Ordinance and the Community Design Guidelines.

1. ***The proposed modification is in substantial compliance with the intent of the original approval, prior conditions of approval, and all applicable design, development and improvement standards in effect as of the date of application for the modification.***

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, and the applicable Community Design Guidelines.***

The approved DRP permits the construction of a one-story, 11,520 square-foot office building on the project site, along with the associated parking and site improvements. The proposed project is a three-story (45 feet tall), climate-controlled self-storage building of 71,025 square feet (see Exhibit A, Site Plans; Exhibit B, Elevations; and Exhibit C, Floor Plans and Cross Sections). The western side of the building includes ground-level roll-up doors for vehicle access to units, but the remainder of the units will be accessed from the inside of the building, using elevators. The main entrance is proposed on the southern side of the building, while a secondary access is shown on the eastern side of the building. The proposal also includes improvements to the driveway and drive aisle into the site from Douglas Boulevard, in order to provide adequate access, and the addition of sidewalk on the Douglas Boulevard frontage, as no sidewalk is currently present.

Utilities and Easements

At the time the DRP was approved, there was an intent to develop the site with the approved uses. Significant site work was completed, including the installation of some underground utilities, and easements were established for these. Due to the lapse in time, some upgrades and other work will be needed, which has been identified by City staff, and included in the proposal. There is one easement

which will require abandonment: there is an existing utility easement which extends from Sierra College Boulevard across the southern portion of the site, and continues across the property to the west. In order to develop the proposed building, this easement requires abandonment. A condition of approval is included in this staff report, requiring that the easement be abandoned before Building Permits will be issued.

Parking

The proposed project reduces the amount of parking shown on the site from 107 spaces to 46 spaces. The self-storage use itself only requires 6 parking spaces according to the Zoning Ordinance parking standards, but parking within the Center is shared. Most of the spaces on the site will serve the adjacent future and existing office uses. The proposed site plan shows a parking summary which takes into account all of the existing and proposed future uses in the Center, to demonstrate that parking will remain sufficient. As shown, if the other unfinished parcel is developed with the approved office buildings, the Center will require 302 spaces, while a total of 307 spaces will be provided. The proposed project meets Zoning Ordinance parking requirements.

Pedestrian Circulation

The approved site plan was designed to tie the center together into a connected complex, with pedestrian pathways connecting the various buildings and parking areas. The proposed site plan maintains this connection, including a pedestrian pathway connecting the proposed building to the plaza in between the existing retail buildings (the plaza was approved as part of a Design Review Modification of the retail center). No connection is provided at this time to the car wash property, because the rear of the car wash is where vehicles circulate into the wash. It is not designed for pedestrian presence. If at some future date the car wash site is redeveloped consistent with the approved DRP or processed with a DRP Modification, a pedestrian connection between the properties will be considered at that time.

Landscaping

The proposed landscaping plan (see Exhibit D) relies on a plant palette which uses dry-adapted plants, such as yucca and manzanita, but also include plant species like sage and acacia, which provide flowers and seasonal interest. This differs from the approved palette, which used plants such as rock rose, purple-leaf plum, and azaleas. However, the applicant has stated that because the proposed building is retail, rather than office, the intent of the design is to tie the proposed site in with the design of the retail center rather than with the design of the office to the north. The retail center also uses more dry-adapted plants, including palm trees. A review of the proposed landscape plan demonstrates that the proposal exceeds the City's minimum requirement of 50% shading in parking lots.

Elevations

Elevations were also approved as part of the prior DRP, showing a white body color, heavy use of glass, and variations in wall planes. The City's Community Design Guidelines call for variation in materials, architecture, and color, while also establishing the goal of maintain design cohesiveness with surrounding development. The existing office building to the northeast of the site was constructed pursuant to this approved DRP design scheme, a photo of which is provided as Figure 3 for reference. The applicant has provided a design that ties the proposed building in with the existing retail center on Sierra College Boulevard, a photo of which is included as Figure 4, while also echoing elements of the office building.

Figure 3: Existing Office Building

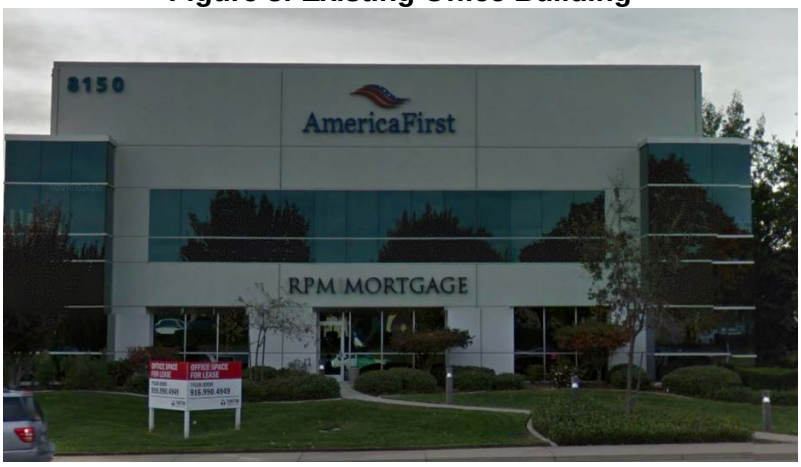


Figure 4: Existing Retail Building

The proposed elevations are included as Exhibit B. The primary colors are warm neutrals, but the building also includes the use of brushed aluminum canopies, and the heavy use of glass on the building corners. The form of the roofline, the paler body color, and the use of glass on the corners echoes the office building, while the use of warm neutrals and the staggered wall planes echo the retail center. The building design ties the design of the retail area and the office complex together.

Conclusion

The proposal changes the proposed use of the site, but in a manner that is consistent with the intent of the original approval. The proposed project meets the Zoning Ordinance standards with regard to parking, parking lot shade, and building height. The building design is consistent with the City's Community Design Guidelines, as it provides variations in materials, architecture and color, while remaining cohesive with the design of surrounding buildings.

EVALUATION: LOT LINE ADJUSTMENT

In accordance with the Subdivision Map Act and the City of Roseville Subdivision Ordinance (Section 18.10.080), the evaluation of the request is based on compliance with the City's Zoning Ordinance and Building Code. The required findings are listed below in ***italicized bold print*** and are followed by an evaluation. The Lot Line Adjustment must:

1. ***Comply with the Zoning Ordinance for the district in which the parcels are located.***
2. ***Comply with the local building regulations, including the California Building Code.***
3. ***Provide for any necessary relocation of existing infrastructure or easements.***
4. ***Comply with General, Specific Plan, and Subdivision Design Standards.***

The boundary line adjustment is included as Exhibit E. There are two locations where the applicant proposed to adjust the lot lines. The northern eastern area of the parcel line is irregular, and the applicant proposes to move the line into a regular shape. The southern parcel line is located approximately 60 feet north of the developed car wash, and falls across the edge of the proposed self-storage. The applicant proposes to shift this lot line to the south, so that the line divides the car wash site from the self-storage site. All of the properties have the same zoning designation of GC/SA, and is necessary in order to bring the proposal into conformance with the California Building Code, because a lot line cannot fall across a structure. All infrastructure/easements needs have been reviewed as part of the examination of the proposed Design Review Permit Modification, and has found to be consistent with City standards, as conditioned. The proposed lot line adjustment will improve the existing lot configuration, by making the lot boundaries regular, and causing the lot lines to reflect the boundaries between developed uses in the Center.

NEIGHBORHOOD 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 property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Design Committee hearing was published on February 24, 2017. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, “In-fill Development Projects” and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures. Consistent with the exemption classification, the project is surrounded by developed urban uses on a site of less than five acres, will not result in substantial impacts, and can be served by existing utility stubs.

RECOMMENDATION

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

A. Adopt the findings of fact as stated in the staff report for the **DESIGN REVIEW PERMIT MODIFICATION – 8250 SIERRA COLLEGE BLVD – DOUGLAS RIDGE INDOOR STORAGE FACILITY – PL16-0147**.

B. Approve the **DESIGN REVIEW PERMIT MODIFICATION – 8250 SIERRA COLLEGE BLVD – DOUGLAS RIDGE INDOOR STORAGE FACILITY – PL16-0147** subject to eighty-nine (89) conditions of approval.

C. Adopt the findings of fact as stated in the staff report for the **LOT LINE ADJUSTMENT – 8250 SIERRA COLLEGE BLVD – DOUGLAS RIDGE INDOOR STORAGE FACILITY – PL16-0147**.

D. Approve the **LOT LINE ADJUSTMENT – 8250 SIERRA COLLEGE BLVD – DOUGLAS RIDGE INDOOR STORAGE FACILITY – PL16-0147** subject to eleven (11) conditions of approval.

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 **March 16, 2017** and if not effectuated shall expire on **March 16, 2019**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval is does not extend the expiration beyond **March 16, 2020**. (Planning)

2. The project is approved as shown in Exhibits A – D and as conditioned or modified below. The width of the planter on the north side of the sidewalk shall be as shown on the Landscape Plan (Exhibit D). Colors and materials shall be consistent with the colors and materials board dated July 15, 2016, and stamped as "approved" by Planning. (Planning)

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. Project billing may occur up to two months after end or warranty or Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)

4. 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)

5. 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 (Engineering)

6. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

7. The project shall be addressed as 3991 Douglas Boulevard, provided a monument sign is constructed on the Douglas Boulevard frontage. If no monument sign is provided, the project shall be addressed as 8250 Sierra College Bl. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

8. Parking stalls shall meet, or exceed, the following minimum standards:

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

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

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

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

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

iii) Accessible parking and exterior route of travel shall comply with CBC, Chapter 11B. (Building)

9. All easements located within the building footprint shall be abandoned (vacated) prior to Building Permit issuance. (Planning, Building)

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

11. The plans submitted to the Building Department for permits shall 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, EUD, Electric, Public Works)

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 City of Roseville Water Efficient Landscape Ordinance. (Planning)

e) All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)

13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)

14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)

15. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)

16. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California 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 Department for applicable Code editions). (Building)

17. Exterior building walls shall meet the minimum fire-resistance-rated construction based on type of construction and/or fire separation distance. The northeastern corner of the new building may be affected, if other than Type II-B or V-B construction. (Building)

18. Parapet/cornice construction shall support the weight of a ladder leaning against the parapet as well as a 330-pound vertical load applied to the **leading edge** of the horizontal projection of the cornice (a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder onto the top of the cornice). (CFC Chapter 1) (Building)

19. Provide an approved building address number on the upper section of the building, as required by CFC Section 901.4.4 as amended by the City of Roseville. Landscape planting shall not obstruct the building address. (Building)

20. 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)

21. 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 Public Works prior to approval of any plans. (Engineering)

22. 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)

23. 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."* (Public Works)

24. The western driveway on Douglas Boulevard shall be reconstructed as a 35-foot wide modified A-7 Driveway, with a 60-foot right turn taper, and set to its ultimate location to accommodate a future right lane. This driveway shall be restricted to right turn movements only. (Engineering)

25. An 6-foot sidewalk shall be constructed along the Douglas Boulevard frontage. (Engineering)

26. Prior to approval of the plans, the property owner shall dedicated a 20-foot wide, 70-foot deep access easement along the eastern property line to the benefit of the adjacent property to the east for a future shared access. (Engineering)

27. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with

this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)

28. 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)

29. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Engineering)

30. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)

31. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)

32. 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)

33. 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, Public Works 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)

34. 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)

35. 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)

36. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for Douglas Ridge to be reviewed and approved by the Transportation Commission. (Public Works)

37. 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)

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

39. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:

    a) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.

    b) Water, sewer and recycled mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.

    c) All sewer manholes shall have all-weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)

40. Sewer services shall be 6” minimum. (Environmental Utilities)

41. Water services are to be installed outside of the water easement. Additional landscape area or relocation may be needed. (Environmental Utilities)

42. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)

43. 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)

44. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)

45. 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)

46. 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)

47. The fire flow required, at a 50% reduction due to the buildings being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detail plans are submitted to the City of Roseville for review. The maximum fire flow will not exceed 4,000 gpm based on the Appendix III-AA of the California Fire Code. (Fire)

48. The fire department access road shall meet the City’s requirements for width and turning radii of 30 and 50 as noted on the fire department standards for access. This shall be enforced at the time plan are submitted for review, Additional information 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)

49. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)

50. The phasing of this project shall not limit the fire department requirements for access and circulation throughout the project as a result of continuous construction in accordance with the California Fire Code, 2013 with the City of Roseville's Amendments. A separate phasing plan (and permit issued by the Building Department) shall be reviewed and approved by this department. (Fire)

51. This building shall be designed with fire department access doors every 100 lineal feet in accordance with Chapter 32 of the California Fire Code. (Fire)

52. Use, increase of hazardous materials or storage, liquids, gases and/or chemicals shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a complete plan set and the Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Fire and Life Safety Division for review and approval. A permit application shall also be provided at the time of submittal. Contact Steve Anderson of our Hazardous Materials Division within the Fire Department at (916) 774-5821 to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)

53. All stairwells and elevators shall be designed to accommodate first responders and their apparatuses such as gurneys. Identify which elevator will have the Star of Life symbol for first responders use. (Fire)

54. This project shall not reduce the responsibilities of the owner(s) or future owners of these parcels from maintaining all on-site fire systems including all underground water lines. Private underground fire lines that serve multiple buildings and/or parcels shall be part of the reciprocal easement agreement. There shall be a clear language regarding maintenance and common easements agreement for service in the CCRs. A service company shall be obtained to maintain all on-site fire protection systems as noted in the conditions of approval. (Fire)

55. If added cornice construction is involved, the design shall support the weight of a ladder leaning against the assembly as well as a 330-pound vertical load applied to the **leading edge** of the horizontal projection of the cornice (a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder onto the top of the cornice). (Fire)

56. Adequate radio coverage 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 in accordance with Section 510 of the California Fire Code. (Fire)

    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)

57. 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)

58. 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)

59. 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)

60. 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:

61. 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)

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

a) Water, sewer, and reclaimed water easements.

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

63. 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. (Engineering, Environmental Utilities, Electric)

64. 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)

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

66. 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)

67. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Douglas Ridge to be reviewed and approved by the City Manager. (Engineering, Alternative Transportation)

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

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

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

71. 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)

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

73. 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)

74. 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.

75. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)

76. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

77. An easement for electrical facilities must be dedicated to Roseville Electric prior to sign off of building permit. This easement will run along the northerly drive aisle and through the landscape area on the south side of the proposed building. (Electric)

78. The electrical feed to the proposed building will come from the existing 3-Phase 120/208 Volt transformer located in the landscape area on the south side of the proposed building. If the proposed building electrical service exceeds the existing transformers capacity the developer will be responsible for all costs associated with upgrading the transformer. (Electric)

79. When the contractor installs conductors from the electrical panel of the proposed building to the existing transformer, the service to 8300 Sierra College Boulevard will be de-energized. If this potion of work cannot be completed during normal work hours the developer will be required to schedule the work during nights or weekends. All cost associated with overtime work will be at the developers expense. (Electric)

OTHER CONDITIONS OF APPROVAL:

80. 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)

81. 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)

82. 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)

83. 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)

84. 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)

85. 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)

86. 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)

87. 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)

88. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)

89. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)

CONDITIONS OF APPROVAL FOR THE LOT LINE ADJUSTMENT

1. The Lot Line Adjustment is approved as shown in Exhibit E. (Planning, Engineering)

2. The following shall be submitted to Engineering prior to recordation of the lot line adjustment:

    a) Two copies of property boundary description with exhibit map (8.5" x 11" sheet), and one copy of boundary closure calculations for resulting lots. These items shall be stamped and signed by a California Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying.

    b) One copy of the Conditions of Approval.

    c) A completed Property Owner Consent Form.

    d) Deed to convey interest in the property.

    e) Preliminary title report no older than six months for all properties involved. (Engineering)

3. If surveying monuments are placed as a result of this Property Line Adjustment, it will be the responsibility of the Surveyor to record a Record of Survey with the County Recorder's Office. (Engineering)

4. Prior to recordation of the lot line adjustment, the applicant shall pay the City's surveyor's processing and consulting fee of $150. (Engineering)

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

6. The applicant shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the recorded Voluntary Merger per the "Digital Submittal of Cadastral Surveys". (Environmental Utilities)

OTHER CONDITIONS IF NEEDED TO RELOCATE FACILITIES AND EASEMENTS

7. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Engineering, Environmental Utilities, Electric)

8. 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)

9. Any relocation, rearrangement, or change to existing City facilities due to this Lot Line Adjustment shall be paid for by the applicant. (Engineering, Environmental Utilities, Electric)

10. All existing buildings shall conform to Table 5A of the Uniform Building Code (UBC) with regard to the minimum distance to the property line. (Building)

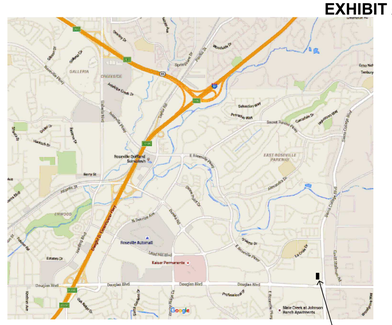
11. Any structures crossing the adjusted Lot/Parcel lines shall be removed prior to recordation of the Lot Line Adjustment documents. (Engineering)

Exhibits

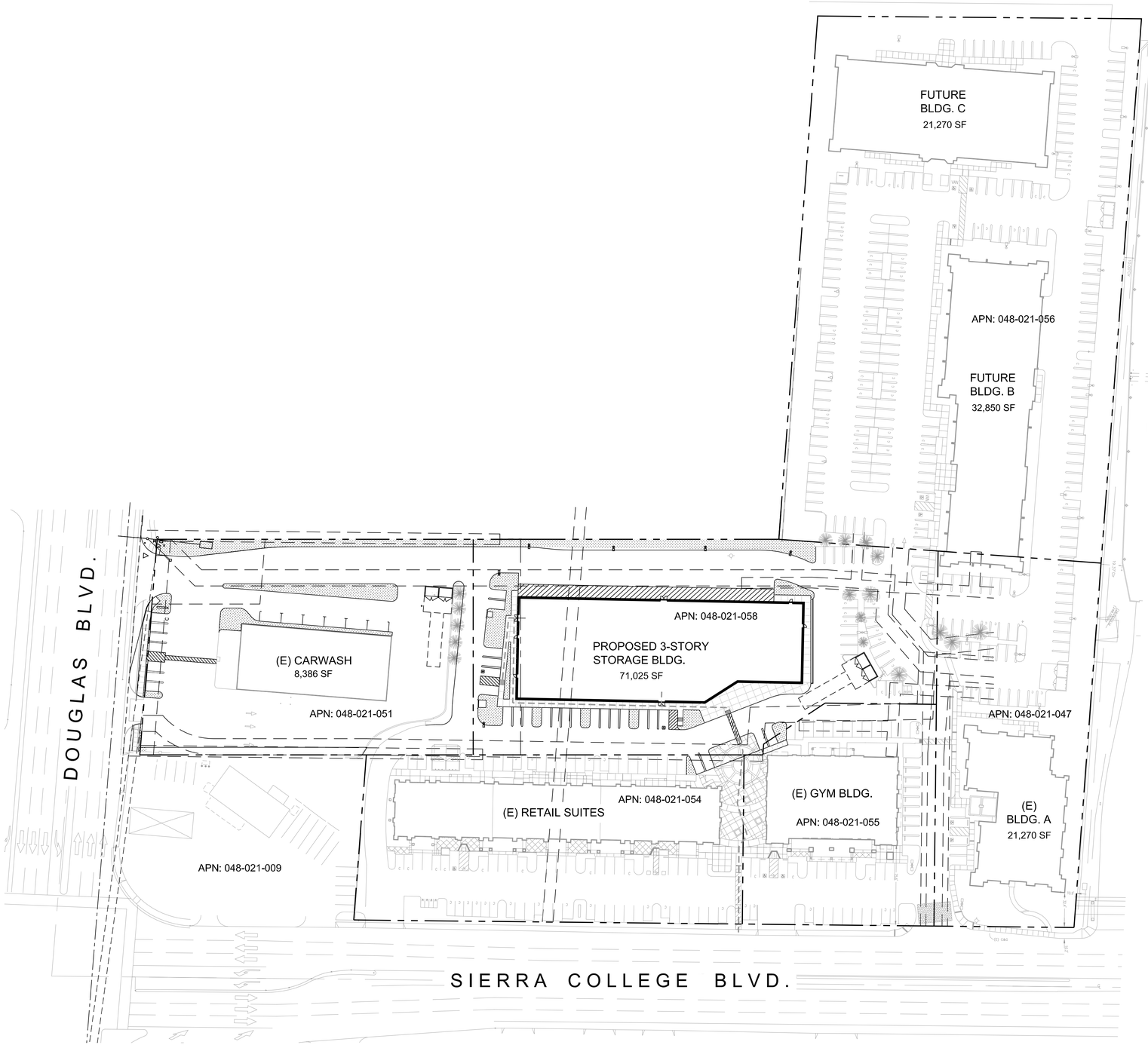
A. Site Plans
B. Elevations
C. Floor Plans and Cross Sections
D. Landscape Plan
E. Lot Line Adjustment

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.

EXHIBIT A



VICINITY MAP



PROJECT INFORMATION

OWNER / DEVELOPER:
DOUGLAS RIDGE INDOOR STORAGE
8150 SIERRA COLLEGE BLVD, SUITE 100
ROSEVILLE, CA 95661
JOHN TANNER
EMAIL: johndtannerwsp@gmail.com
TELE: (916) 784-8089

ARCHITECT:
BORGES ARCHITECTURAL GROUP, INC.
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE, CA 95661
KARENDA MACDONALD
EMAIL: karenda@borgesarch.com
TELE: (916) 782-7200
FAX: (916) 773-3037

CIVIL ENGINEER:
GREG COOK, R.C.E.
P.O. BOX 18442
SOUTH LAKE TAHOE, CA 96151
GREG COOK
EMAIL: scotmason@gmail.com
TELE: (530) 544-7774

LANDSCAPE DESIGNER:
LANDSCAPE DESIGN SOLUTIONS
8125 COOK RIOLO ROAD
ROSEVILLE, CA 95747
PRISCILLA GIBSON
EMAIL: landesolpg@gmail.com
TELE: (916) 532-6395

ZONING:
GC: GENERAL COMMERCIAL
SA: SPECIAL AREA DISTRICT

ASSESSOR'S PARCEL NUMBERS
APN: 048-021-058 / AREA: 69,703 SF (1.60 ACRES)

BUILDING AREA
PROPOSED: 71,025 SF - STORAGE

PARKING SUMMARY

ASSESSOR'S PARCEL NUMBERS:
048-021-047, -051, -056, -058

REQUIRED:

EXIST. BUILDING 'A', PARCEL -047 [21,270 sf @ 1 : 250]	= 86	
FUTURE BUILDING 'B', PARCEL -056 [32,850 sf @ 1 : 250]	= 132	
FUTURE BUILDING 'C', PARCEL -056 [16,800 sf @ 1 : 250]	= 68	
PROPOSED 3-STY. STORAGE BUILDING, PARCEL -058	= 6	RMC SECTION 19.26.030
EXIST. CAR WASH BUILDING, PARCEL -051	= 10	
TOTAL	= 302	

PROVIDED:

PARCEL -047 (EXIST. BUILDING 'A')	= 48
PARCEL -051 (EXIST. CAR WASH BLDG.)	= 13
PARCEL -056 (FUTURE BLDGS. 'B' and "C')	= 200
PARCEL -058 (PROPOSED STORAGE BLDG.)	= 46
TOTAL	= 307

NORTH

0 25' 50' 100'
SCALE: 1" = 50'

DOUGLAS RIDGE INDOOR STORAGE

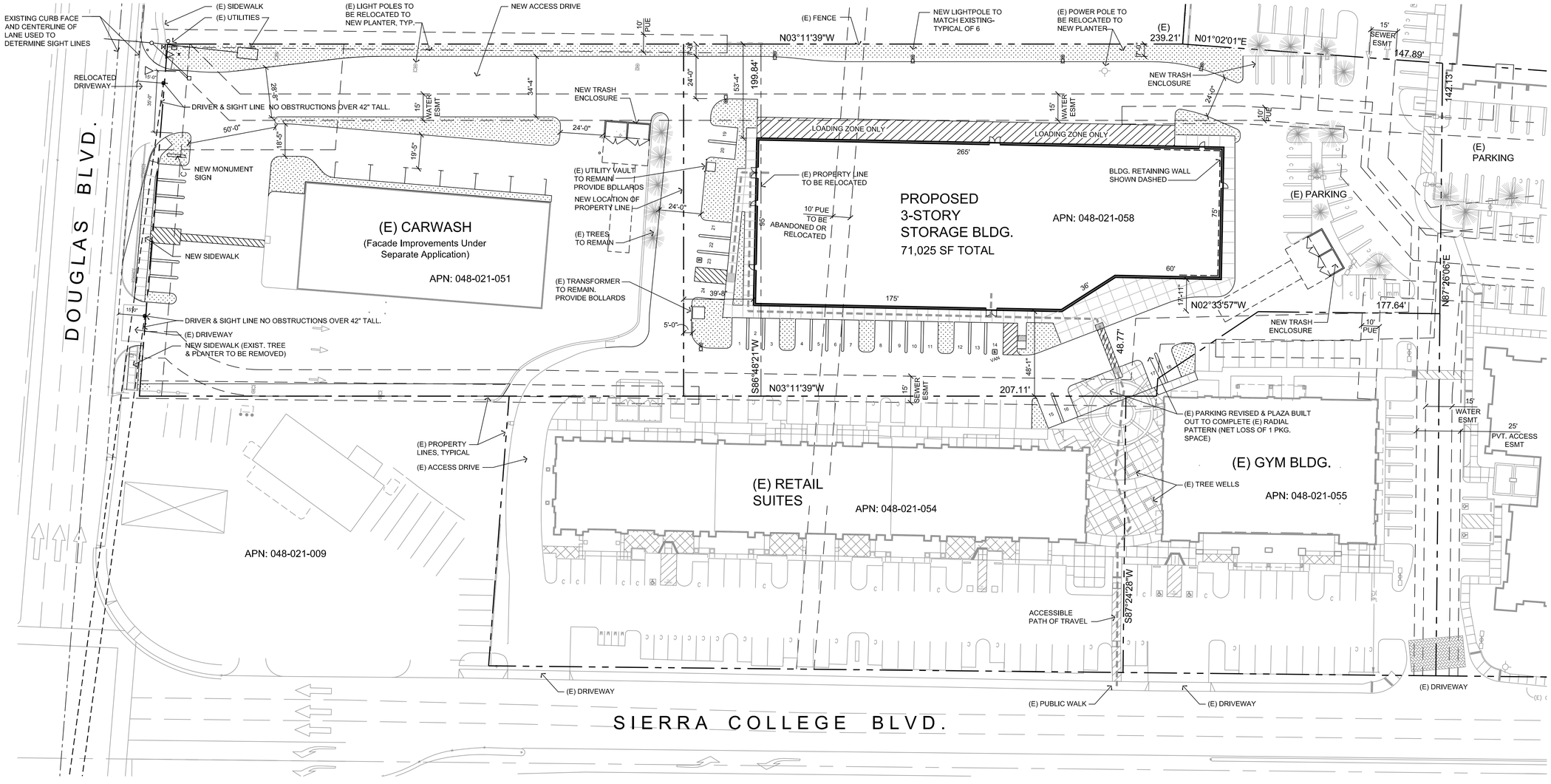
OVERALL SITE PLAN

SA-0.10

3991 Douglas Blvd. / Roseville, CA 95661 05055-4A 11-17-2016

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com

ARCHITECTURAL GROUP Borges



NORTH

0 15' 30' 60'

SCALE: 1" = 30'

DOUGLAS RIDGE INDOOR STORAGE

ENLARGED SITE PLAN

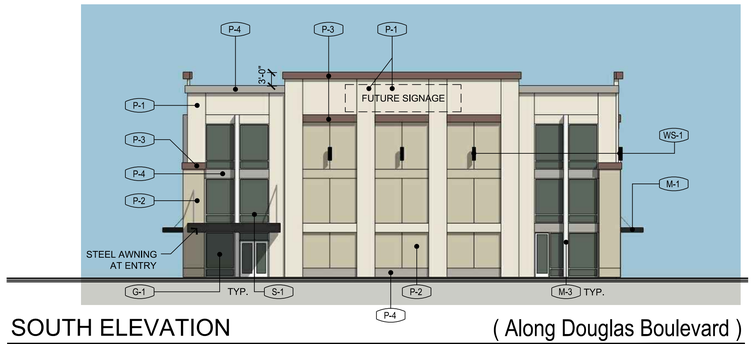
SA-0.20

3991 Douglas Blvd. / Roseville, CA 95661 05055-4A 11-17-2016

ARCHITECTURAL GROUP Borges

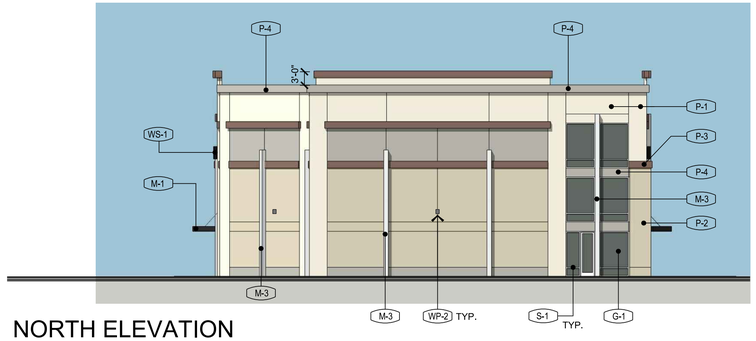
1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com

EAST ELEVATION (Along Sierra College Boulevard)



SOUTH ELEVATION (Along Douglas Boulevard)

WEST ELEVATION



NORTH ELEVATION

MATERIALS & FINISH LEGEND

P-1	PAINT FINISH "DRY DUNE" DUNN EDWARDS #6114	M-1	STEEL AWNING PAINT FINISH "BLACK TIE" DUNN EDWARDS #6357 (OR SIMILAR)
P-2	PAINT FINISH "TERRACOTTA SAND" DUNN EDWARDS #6136	M-2	METAL ROLLUP DOOR PAINT FINISH "DANGEROUS ROBOT" DUNN EDWARDS #6387
P-3	PAINT FINISH "BADLANDS SUNSET" DUNN EDWARDS #6083	M-3	ACM 'COLUMN' FINISH: ANODIZED CLEAR
P-4	PAINT FINISH "DANGEROUS ROBOT" DUNN EDWARDS #6387	S-1	CLEAR ANODIZED STOREFRONT
		G-1	GLAZING: PPG 'SOLARGRAY'

BUILDING LIGHTING

WS-1 WALL SCONCE
PRISMA - (2) DILUME 300x420 B
COLOR: IRON GRAY

WP-2 30W LED WALL PACK DLC
CONTRACTOR LIGHTING & SUPPLY, INC.

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

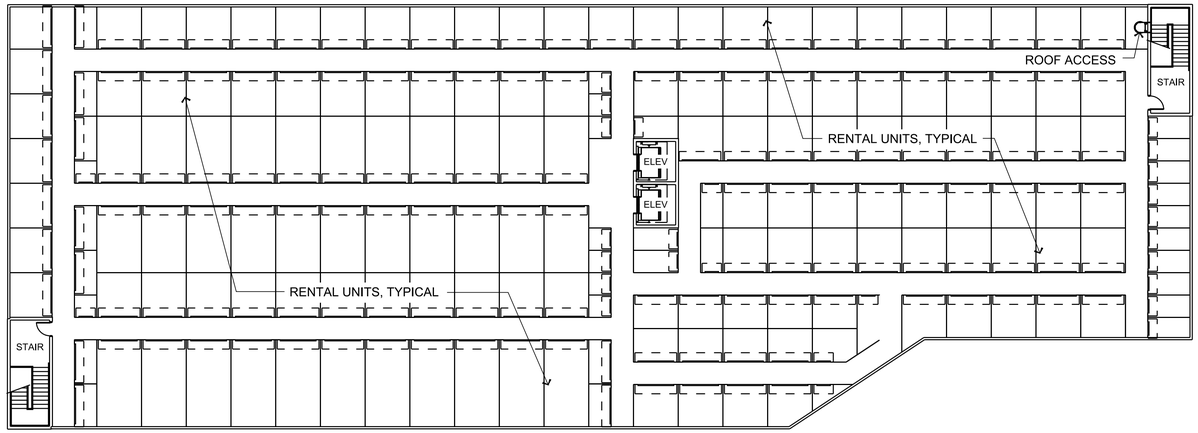
DOUGLAS RIDGE INDOOR STORAGE

EXTERIOR ELEVATIONS

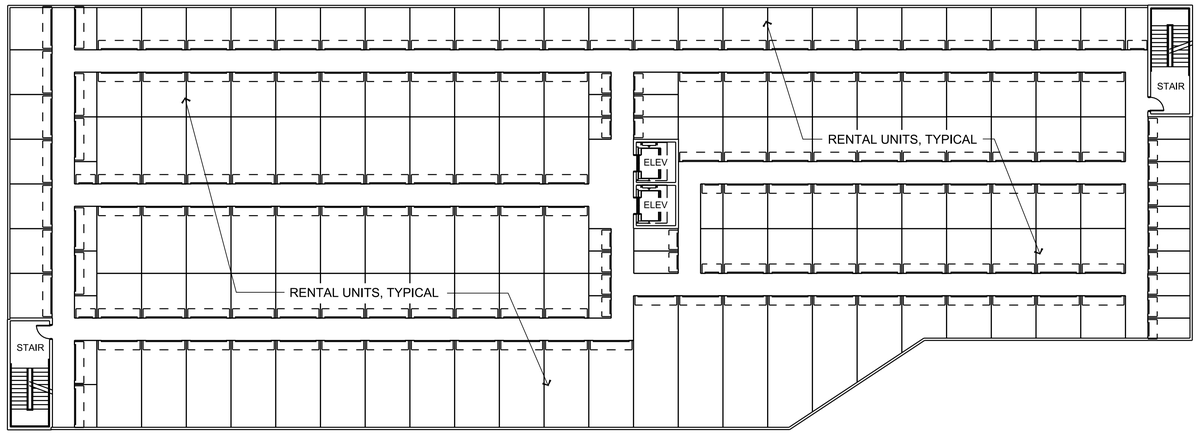
SA-1.10

3991 Douglas Blvd. / Roseville, CA 95661 05055-4A 10-03-2016

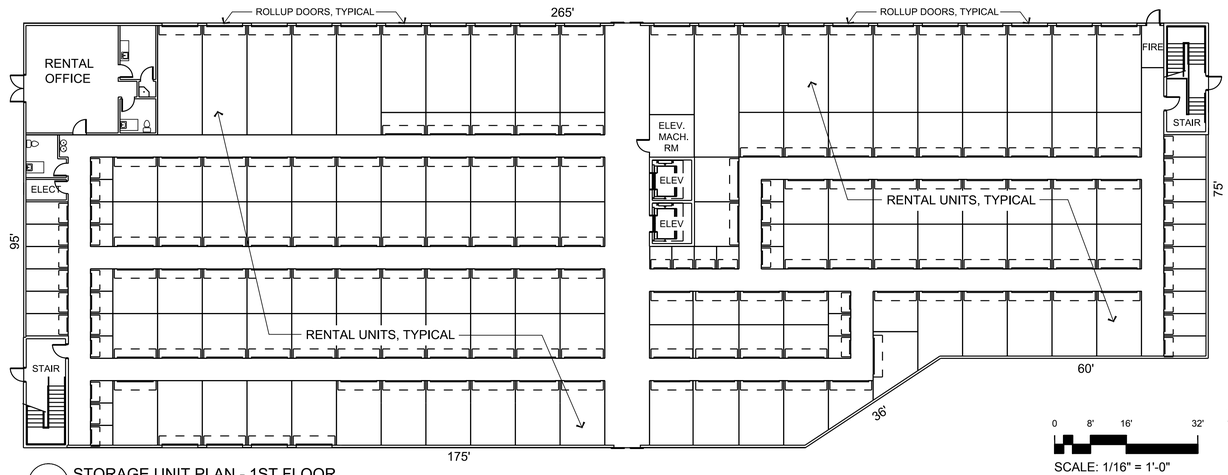
Borges ARCHITECTURAL GROUP
1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com



3 STORAGE UNIT PLAN - 3RD FLOOR



2 STORAGE UNIT PLAN - 2ND FLOOR



1 STORAGE UNIT PLAN - 1ST FLOOR

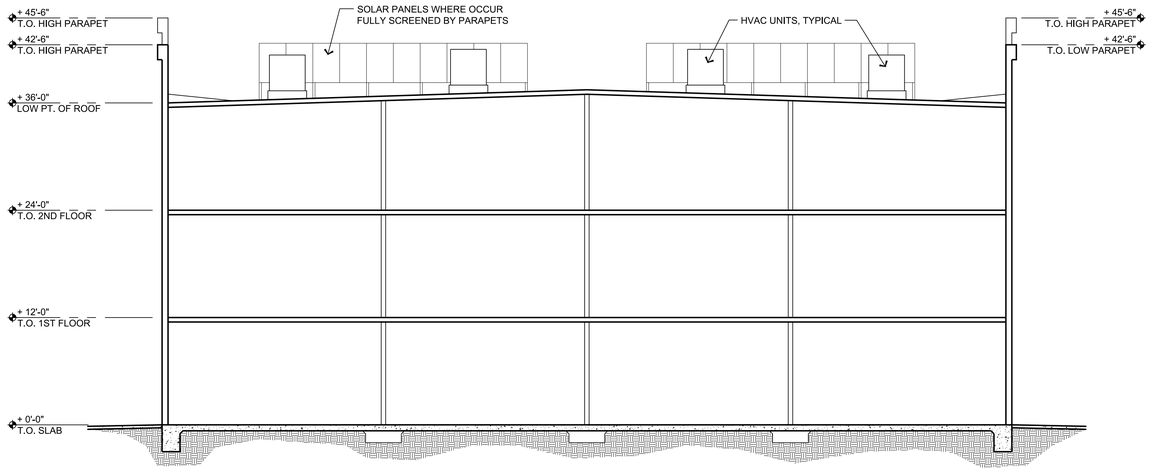
DOUGLAS RIDGE INDOOR STORAGE

STORAGE FLOOR PLANS

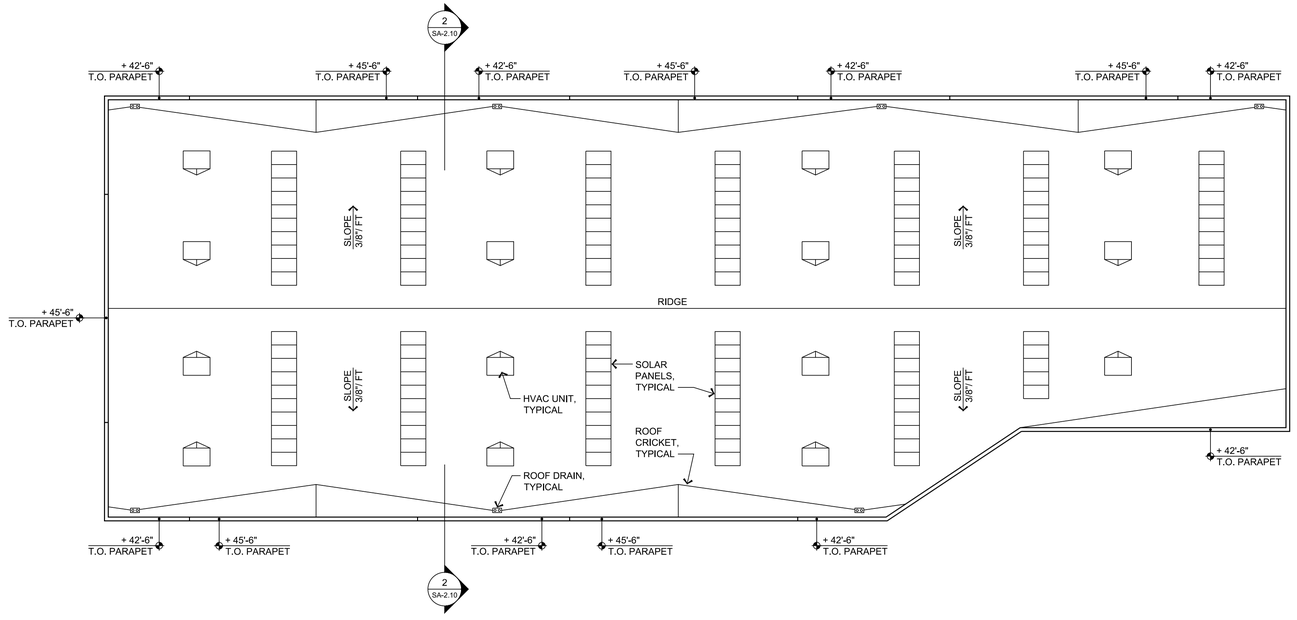
SA-0.50

3991 Douglas Blvd. / Roseville, CA 95661 05055-4A 10-03-2016

ARCHITECTURAL GROUP Borges
1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com



2 BUILDING SECTION



1 ROOF PLAN

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

NORTH

DOUGLAS RIDGE INDOOR STORAGE

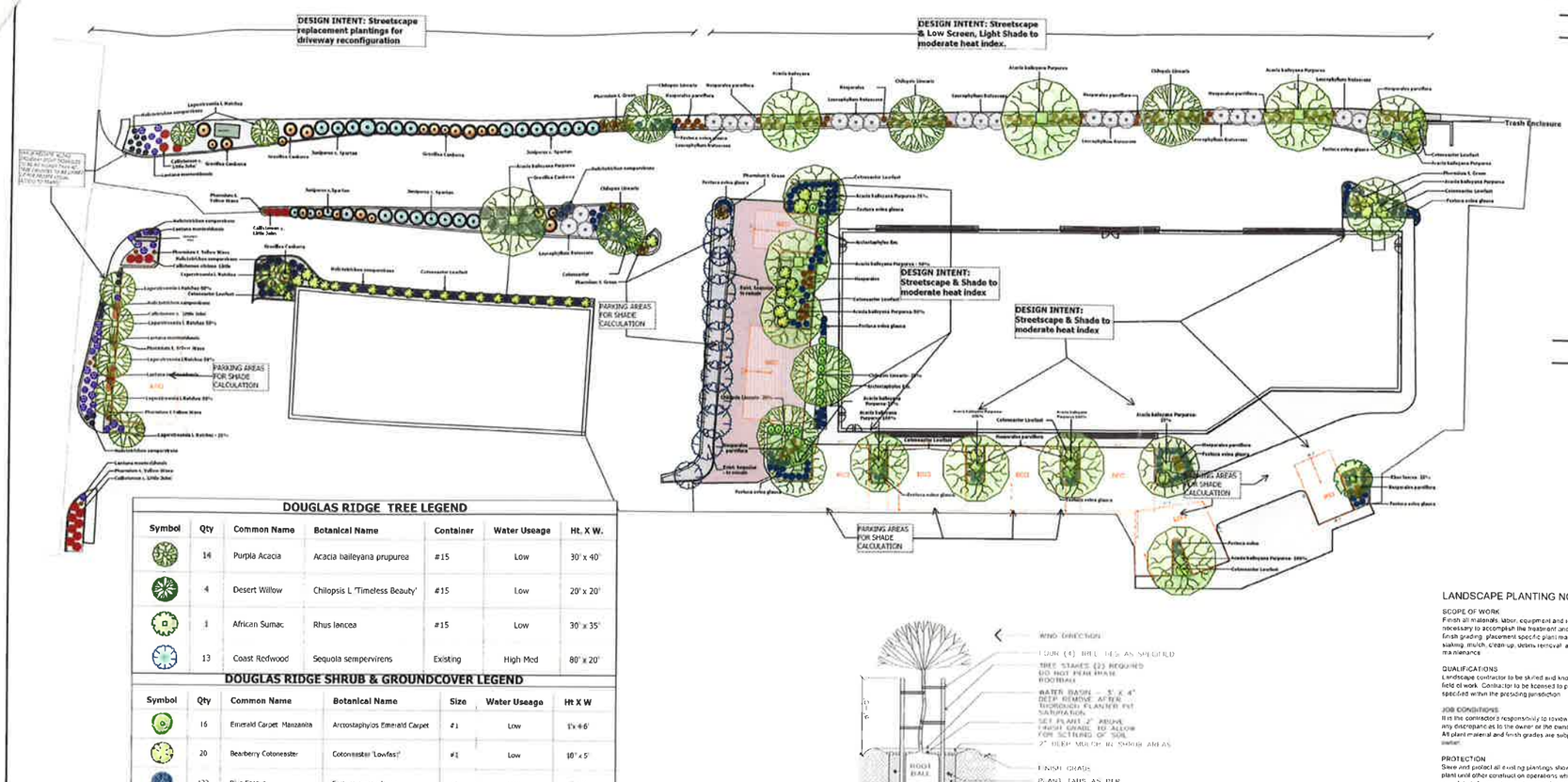
ROOF PLAN - BUILDING SECTION

SA-2.10

3991 Douglas Blvd. / Roseville, CA 95661 05055-4A 10-03-2016

ARCHITECTURAL GROUP Borges
1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com

EXHIBIT D



DOUGLAS RIDGE TREE LEGEND

Symbol	Qty	Common Name	Botanical Name	Container	Water Useage	Ht. X W.
	14	Purple Acacia	Acacia baileyana prupurea	#15	Low	30' x 40'
	4	Desert Willow	Chilopsis L 'Timeless Beauty'	#15	Low	20' x 20'
	1	African Sumac	Rhus lancea	#15	Low	30' x 35'
	13	Coast Redwood	Sequoia sempervirens	Existing	High Mod	80' x 20'

DOUGLAS RIDGE SHRUB & GROUNDCOVER LEGEND

Symbol	Qty	Common Name	Botanical Name	Size	Water Useage	Ht X W
	16	Emerald Carpet Manzanita	Arctostaphylos Emerald Carpet	#1	Low	1'x 4-6'
	20	Bearberry Cotoneaster	Cotoneaster 'Lowfast'	#1	Low	10' x 5'
	122	Blue Fescue	Festuca ovina glauca	#1	Low	1' x 2'
	107	Yucca	Hesperaloe parviflora	#1	Low	4' x 3'
	18	Texas Sage	Leucophyllum frutescens	#5	Low	6-8' x 6-8'
	3	Flax	Phormium tenax 'Green	#5	Low	6-8' x 4-6'

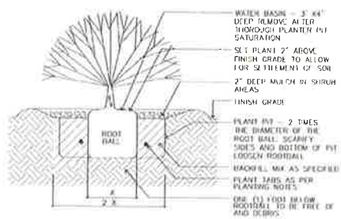
CAR WASH TREE LEGEND

Symbol	Qty	Common Name	Botanical Name	Container	Water Useage	Ht. x W.
	2	Desert Willow	Chilopsis Li. 'Timeless Beauty'	#15	Low	20' x 20'
	1	Purple Acacia	Acacia baileyana purpurea	#15	Low	30' X 40'
	8	White Crape Myrtle	Lagerstroemia i. 'Natchez' Std.	#15	Low-Med	25' x 25'

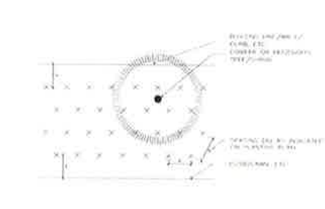
CAR WASH SHRUB & GROUNDCOVER LEGEND

Symbol	Qty	Common Name	Botanical Name	Container	Water Useage	Ht. x W.
	22	Dwarf Bottlebrush	Callistemon citrinus 'Little John'	#5	Low	3-4' x 3-4'
	26	Lowfast Cotoneaster	Cotoneaster 'Lowfast'	#1	Low	1' x 6-8'
	20	Blue Fescue	Festuca ovina glauca	#1	Low	1' x2'
	24	Canberra Grevillea	Grevillea 'Canberra'	#5	Low	6' x 8'
	53	Blue Oatgrass	Helictotrichon sempervirens	#1	Low	2' x 2'
	6	Yucca	Hesperaloe parviflora	#1	Low	4' x 3'
	25	Spartan Juniper	Juniperus c. 'Spartan'	#15	Med-Low	15' x 3-4'
	3	Texas Sage, Large	Leucophyllum frutescens	#5	Low	6-8' x 6-8'
	6	New Zealand Flax	Phormium tenax	#5	Low	6-8' x 4-6'
	14	Yellow Wave Flax	Phormium 'Yellow Wave'	#5	Low	3-4' x 3-4'
	32	Trailing Lantana	Lantana montevidensis	#1	Low-Med	2' x 3-5'

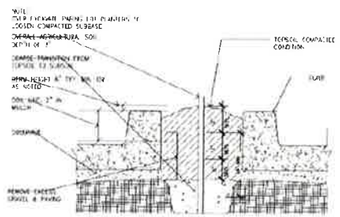
A 3.0 NO SCALE — TREE PLANTING



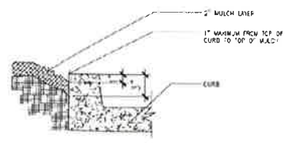
B 3.0 NO SCALE — SHRUB PLANTING



C 3.0 NO SCALE — GROUNDCOVER PLANTING



D — PLANTER GRADING DETAIL/TOPSOIL PREP



E — MULCH AT CURB DETAIL

DOUGLAS RIDGE SHADE CALCULATION

TREE	EAST PLANTER	SOUTH PLANTER	
Acacia b. Purpurea (40': 1,256 sf)	2 @25% 628	1 @ 25% 314	
	4 @ 100% 1,024	3 @ 50% 478	
Rhus lancea (35': 907 sf)	1 @ 25% 227		
Chilopsis (20': 314 sf)		2 @ 25% 157	
SHADE TOTAL:	6,978		
PARKING AREA TOTAL:			
(SQUARE FOOTAGE FOR PARKING AREA WAS CALCULATED BY ADDING TOTAL AREA OF PARKING SPACES ON EAST & SOUTH SIDES OF BUILDING ADJACENT TO EACH PLANTER AREA)	TOTAL PAVING AREA: 7,434 sq ft	7,434 x 50%= 3,717	6,978 / 7,434 = 93% SHADE

CAR WASH SHADE CALCULATION

TREE	SOUTH PLANTER		
Lagerstroemia i. Natchez (25')	1 @25% 122		
	4 @ 50% 961		
SHADE TOTAL:	1,593		
PARKING AREA TOTAL:			
(SQUARE FOOTAGE FOR PARKING AREA WAS CALCULATED BY ADDING TOTAL AREA OF PARKING SPACES ON EAST & SOUTH SIDES OF BUILDING ADJACENT TO EACH PLANTER AREA)	TOTAL PAVING AREA: 7,173 sq ft	7,173 x 50%= 3,086	1,593 / 3,173 = 75% SHADE

LANDSCAPE PLANTING NOTES

SCOPE OF WORK
Finish all materials, labor, equipment and related items necessary to accomplish the treatment and preparation of soil finish grading, placement specified plant materials, fertilizer, staking, mulch, clean up, debris removal and 90-day maintenance.

QUALIFICATIONS
Landscape contractor to be skilled and knowledgeable in the field of work. Contractor to be licensed to perform the work specified within the prevailing jurisdiction.

JOB CONDITIONS
It is the contractor's responsibility to review the soils and report any discrepancies as to the owner or the owner's representative(s). All plant material and finish grades are subject to approval by the owner.

PROTECTION
Save and protect all existing plantings shown to remain. Do not plant until other construct on operations which conflict have been completed. An irrigation system is to be installed. Do not plant until the system has been tested and approved. Handle plants with care - do not damage or break root system, bark or branches. Repair and/ or replace items damaged as a result of work, or work not in compliance with plans and special canons as directed by owner at no additional cost

GUARANTEE
Guarantee all plant material for a period of one year from date of final acceptance of the job by owner.

30 DAY MAINTENANCE
Contractor to provide owner with a scope of work at the time of initial project bid to provide landscape and irrigation maintenance for 30 days following completion of project acceptance of facility by owner. Work to include maintenance as described below in planting and irrigation maintenance.

MATERIALS

PLANT MATERIALS
Plant materials to be grade No. 1 sized in accordance with American Standards for Nursery Stock (ANSI Z60.1-1996)
Plants plants received from the nursery only upon authorization by the Landscape Architect. "D & B" indicates Balled and Burlapped. "CONT" indicates Container. "BR" indicates Bare Root. "CAL" indicates Caliper at 6" above the soil line. GAL" indicates Gallon
A) Specific plant canopy size or caliper is the minimum acceptable
container or ball size, establishes minimum plant conditions to be provided.
B) QUALITY. Plant material to comply with state and federal laws for
disease inspection, plants to be fully live, vigorous, well formed, with well developed fibrous root systems. Root balls of plants to be solid and firmly held together, securely contained and protected from injury and desiccation. Plants determined by Landscape Architect to have been damaged, have deformities of stem, branches, or roots, lack symmetry, have multiple leaders or "X" crotches less than 30 degrees in form, or do not meet size or ANSI standards will be rejected.
Plant material to be from a single nursery source for each specified
species /hybrid. Nursery sources to be those located in the same region as the job site.
All improperly pruned or malformed plant material will be rejected and are to be removed and replaced with acceptable stock.
C) SUBSTITUTIONS
No substitutions of plant materials, species of variety, will be permitted unless written evidence is submitted to the owner from a qualified plant brokerage office. Substitutions which are permitted, to be in writing from the owner and Landscape Designer. The specified size, species and nearest variety, as approved, to be furnished.
SOIL PREPARATION
May be specific to the site, or to certain portions of the site, as noted on the plan. Soil fertility and agricultural suitability analysis. After rough grading and prior to soil preparation, contractor to obtain agronomic soils test for planting areas. A minimum of one sample to be obtained. If on - site topsoil has been stockpiled, a test is to be completed for it also. Tests to include fertility and suitability analysis with written recommendations for non- toxic organic soil amendment, ammonic fertilizer, conditioners, application rates and post - construction maintenance program. Tests to be performed by an approved soil testing laboratory which will be contracted with and paid for by the contractor/ owner. Recommendations of the soils report and requirements of the geo-technical engineer to take precedence over the minimums, noted below. Provide change order for additional materials required in the soils report.

A) TOPSOIL
As a minimum supply topsoil consisting of loam soil with 5 to 7 percent organic material. Topsoil to be amended with specific amendments in C), 2, 3, and 4, below and be blended to specified depth in E) below. Loam to correspond to field method of determining soil texture classes for loam and silt loam, U.S. Soil Conservation Service. Provide Landscape Architect with the topsoil supplier and sample of topsoil. Contractor is responsible for any necessary weed control resulting from contaminated on-site sources

B) NATIVE SURFACE SOIL INCLUDING STOCKPILED TOPSOIL
Surface soil on - site may meet textural classification as noted in A) above. Provide amendments in C) 1, 2, 3, & 4 below, and evenly blend amendments to specified depth.

C) AMENDMENTS
1. Topsoil for planting shall contain a minimum of 10 percent organic material by volume.

2. ORGANIC COMPOST
Use bulk nitrogen fortified ground fir bark shall satisfy organic requirements. Compost shall be from non-farm animal sources nor from sources containing redwood /cedar products.

3. FERTILIZER
Installation fertilizer shall be 4 lbs. of 28 - 3 - 4.
Per 1,000 sq. ft. pre planting mix

SOILS TEST RECOMMENDATIONS SUPERCEEDS ANY OTHER RECOMMENDATIONS.

NOTE: After pre planting amendments see soils report provided by owner for additional and post planting maintenance.

SLOW RELEASE FERTILIZER TABLETS
CONTAINER SIZE # OF TABLETS
4" Pots/Rails 1 5 Gram
1 Gallon 3 3 Gram
5 Gallon 9 21 Gram
15 Gallon 16 21 Gram
24" Box 32 21 Gram
36" Box 48 21 Gram

F) SOIL PREPARATION
Remove from site all weeds and debris within the proposed landscape areas. Verify sub - grades and -5 inches below finish elevation in all shrub and groundcover areas.
Do not work soil when moisture content is so great that excess compaction will occur nor when it so dry that dust will form in the air or that clods will not break readily.
Apply water if necessary to provide ideal moisture content for tilling and for planting as specified.
Thoroughly scarify and rip all landscape grades which have become compacted to a depth of 4 feet with multiple passes, perpendicular to each other.
Scarify areas inaccessible to power equipment with hand tools.
Remove all surface lumps, rocks, vegetation and/or debris larger than 1 inch from all grades prior to any soil preparation.
Thoroughly roto till all landscape areas to a depth of 6 inches.
Place additional amended soil as required to meet finish elevations.
Apply soil preparation materials to all planting areas and thoroughly incorporate into the top 6 inches of soil.
Wet soil thoroughly and allow to settle. Repeat this compacting procedure until soil is stable enough to permit aeration and drainage for plant material.
Finish grade all planting areas to a smooth, uniform surface draining away from buildings and ready for planting.

Finish grade to be 3 inches below grades to be approved prior to placement of any plant material.
Parking Planter Islands shall be over excavated.
Remove all paving waste, gravel base and underlying subsoil to 18 inches below top of the paving.
Scarify and over excavate pit bottom 12 inches to minimize structural compaction.

MULCH
Nitrogen broken bark mulch or bee wood chips as noted in tree planting detail. Shredded wood will not be allowed.

STAKES
2 inch diameter by 10 - foot minimum pressure treated lodge pole pine tree stake. Refer to tree planting diagram "A" for details.

GUY MATERIAL
Cinch hype hes, no wire allowed

HERBICIDE
Not recommended for the first year. Thereafter application to comply with soil test recommendations.

ANTI DESICCANT
"Wilt-Proof" (or equal) 48 hours prior to shipment to site from June 1 through September 30. Thoroughly mist water plants prior to deliver. Plant material delivered to site to be kept continually moist through installation.

EXECUTION

FINISH GRADES
Fine grade and remove rock and foreign objects over two inches in diameter from top three inches of prepared planting bed. All finish grades to be smooth, even grades, and lightly compacted, as shown on the plan and details. Site civil drawing identify final elevations.

TREES
Arrange trees on site in proposed locations per drawings.
Excavate pit, plant and stake and guy, as called on details.
All trees and supports to stand vertical.

Trees to be placed as shown on the planting plan, located as detailed and as called out on plant list. Back fill shall be pit spoils.
Settle back fill with water only, no mechanical compaction.
May adjust location slightly to accommodate existing utilities.

SHRUBS
Install shrubs as specified. May adjust location slightly to accommodate existing utilities.

GROUNDCOVERS
Excavate pits to a minimum of 2" below & twice the root ball diameter. Water thoroughly and ensure that root crown is at grade specified in groundcover detail.

MULCH
Mulch all landscape areas with a 2" layer of mulch as noted on details.

UTILITY CLEARANCES
Field adjust plant locations to achieve an 8' separation of trees/ shrubs and 2' separation for groundcover from fire hydrants and utility vaults.

PLANTING MAINTENANCE
Contractor shall maintain plantings through completed installation and until acceptance of landscape installation.
Planting maintenance to include watering, weeding, cultivating, tightening and repairing of tree guys, resetting plants to proper grades or position. Herbicide is not recommended for one year after planting, thereafter as needed, either pre-emergent/contact spray.

FERTILIZATION FOR GROUNDCOVER AREAS
Uniformly broadcast sulfur coated urea at the rate of 5 lbs. per 1,000 sq. ft. The first application to occur approximately 45 days after planting. In early Fall and Spring, substitute a complete fertilizer i.e. 16 - 6 - 8 (or equal (instead of the sulfur coated urea) at a rate of 6 lbs. per 1,000 sq ft. Follow each fertilization with a thorough irrigation application.
Provide owner with 2 copies of a landscape maintenance manual indicating proper care of all plant material and landscape areas. Instruct the owner on the layout and use of the manual.

IRRIGATION MAINTENANCE
the irrigation system shall be maintained including adjustments for balanced water distribution and precipitation.
Failed or malfunctioning irrigation equipment shall be replaced or corrected.
Plant and irrigation maintenance to include those operations necessary to the proper growth and survival of all plant materials.
Contractor to provide this work in addition to specific warranty/guarantees.

LANDSCAPE DESIGN SOLUTIONS

PRISCILLA GIBSON:
Landscape Designer

8125 Cook Riolo Road
Roseville, Ca 95747

916-532-6395 cell
landesolpg@gmail.com

LANDSCAPE PLAN FOR:
DOUGLAS RIDGE STORAGE FACILITY

DOUGLAS BLVD.
ROSEVILLE, CA

Revised:
10/03/2016
DATE

LANDSCAPE PLAN
AREA & SCOPE

1 OF 2
PAGE

1" = 30' 0"
SCALE

N

DOUGLAS RIDGE INDOOR STORAGE

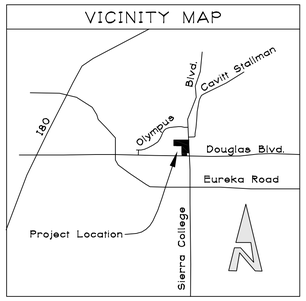
3991 Douglas Boulevard
APN 048-021-058

ABBREVIATIONS

APN	Assessor's Parcel Number
Conc	Concrete
Elect	Electric
Esmnt	Easement
Ex	Existing
LS	Landscaping
PL	Property Line
PM	Parcel Map
Pr	Proposed
ROW	Right of Way

Land Use: CC
Zoning: GC/SA

VICINITY MAP

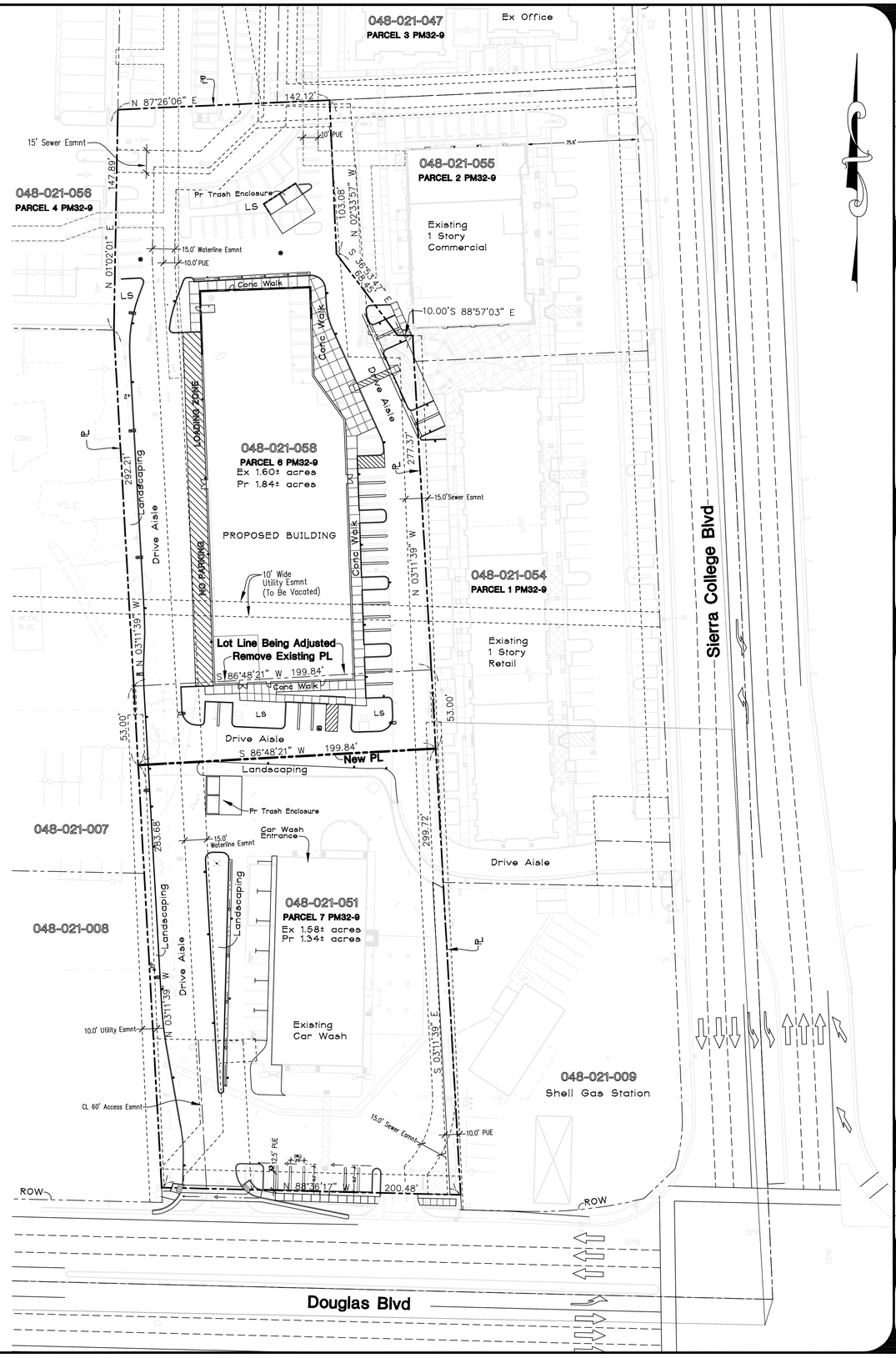


GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

LOT LINE ADJUSTMENT PLAN

Scale: 1"=40'



No	Description	Date
	Engr. Init	
	City Approval By	

ENGINEER
GREGORY J. COOK R.C.E.
P.O. BOX 18442
SOUTH LAKE TAHOE, CA 96151
530-544-7774

REGISTERED PROFESSIONAL ENGINEER GREGORY J. COOK R.C.E. 31570 EXP. 11-31-16 CIVIL STATE OF CALIFORNIA
11-3-16

Lot Line Adjustment Plan

Commercial Development for:
MR. JOHN TANNER
3991 Douglas Blvd
Roseville, Placer County, CA
APN 048-021-058

project no.	TANN-08
drawn	S.A.M.
date	November 3, 2016
scale	As Noted

sheet 1 of 1 sheets