

ITEM 6.2: **Design Review Permit and Tentative Parcel Map – 111 Wills Road – INFILL PCL 32B, 241, 288 – Wills Road U-Haul**

REQUEST

The applicant requests approval of a Design Review Permit and Tentative Parcel Map to expand the existing U-Haul business. The project includes the demolition of the existing buildings on the site and construction of a three-story self-storage building and a one-story general storage building. The total proposed building square footage is 151,797. A new parking lot with landscaping, lighting and bioretention will also be included. The existing parcels will be merged and re-subdivided into four new parcels.

Applicant – Tiffany Wilson, RSC Engineering, Inc.
Owner – Amerco Real Estate Company

SUMMARY RECOMMENDATION

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

- A. Adopt the Wills Road U-Haul Initial Study/Mitigated Negative Declaration.
- B. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty-seven (87) conditions of approval.
- C. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to thirty-five (35) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

The project site is located at 111 Wills Road on the southeast side of the intersection of Wills Road and Harding Boulevard (Figure 1). The site is currently developed with an existing industrial use (U-Haul facility) and is surrounded by Atlantic Street to the north, Harding Boulevard to the west, the interstate 80 onramp to the east, and properties with a Floodway designation to the south. The project is within the City's Infill planning area. The General Plan Land Use designation for the subject property is Industrial (IND) and the zoning is General Industrial (M2).

Figure 1: Project Location



In June 2002, the Design Committee approved a Design Review Permit and Tentative Parcel Map to construct a new three-story U-Haul facility on the site (DRP 01 & PM 01-12). In 2004, these permits were extended. The project was never constructed and the permits ultimately expired.

The applicant requests a Design Review Permit and Tentative Parcel Map to expand the existing U-Haul business including construction of a new three-story self-storage building with a retail/showroom area and a new one-story general storage building. The existing building will be demolished and replaced with the new single story building. The total building square footage is 151,797 square feet. A new parking lot with landscaping, lighting and bioretention will also be included. The existing parcels will be merged and divided into four new parcels.

SITE INFORMATION

Location: 111 Wills Road

Total Size: 6.74 acres

Topography and Setting: The site has been heavily disturbed from development and use of the existing U-Haul facility. Vegetation on the site is sparse with few trees and shrubs along the perimeter of the property. Topography of the site is generally flat with an elevation change of about two feet from the northern portion of the site to the southern portion of the site. The site drains from the north and west toward a central location in the southern portion of the site. The majority of the site is unpaved and covered with gravel.

EVALUATION: DESIGN REVIEW PERMIT

The City's Zoning Ordinance contains development standards for buildings within the industrial zones. Additionally, Section 19.54.030 of the Zoning Ordinance includes specific design standards for the development of personal storage facilities. Section 19.78.60 of the Zoning Ordinance requires that four findings of fact be made to approve a Design Review Permit. The four findings are listed can be found below in ***bold, italicized*** text and are followed by an evaluation.

- 1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.***
- 2. The project site design as approved provides open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas, landscaping and irrigation and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies, and objectives set forth in the General Plan, the Community Design Guidelines, and the applicable Specific Plan and/or applicable design guidelines.***
- 3. The building design, including the materials, colors, height, bulk, size, and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies, and objectives set forth in the General Plan, the Community Design Guidelines, and the applicable Specific Plan and/or applicable design guidelines.***
- 4. The design of the public services, as approved, including, but not limited to, trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and building designs.***

Site Design

The project will construct a new 122,724 square-foot three-story self-storage building with a retail/showroom area and a new 29,073 square-foot one-story general storage building. The total building square footage is 151,797 square feet. A new parking lot with landscaping, lighting and bioretention will also be constructed. The proposed three-story building will be located in the northern portion of the site with building elevations facing Atlantic Street, I-80 onramp, and the interior of the site. The 2-story building will be adjacent to Wills Road with the entrance facing the interior of the site. All bays and loading areas are oriented away from primary streets. Twenty-two parking spaces and one accessible space will be provided. The site will be accessed directly from Wills Road. The applicable development standards are shown in Table 1 and the site plan is shown on Figure 2.

Table 1: Development Standards

Development Standard	Required	Proposed Three-Story Building	Proposed One-Story Building
Building Setbacks	None required	Front – Exceeds 100 feet Side – Exceeds 75 feet Rear – 22 feet at closest point	Front – 15 feet (faces parking) Side – 25 feet (at Wills Road) Rear – 26 feet at closest point
Building Height Limit	50 feet	40 feet	40 feet
Parking Spaces	22		22
Bicycle Spaces	2		2

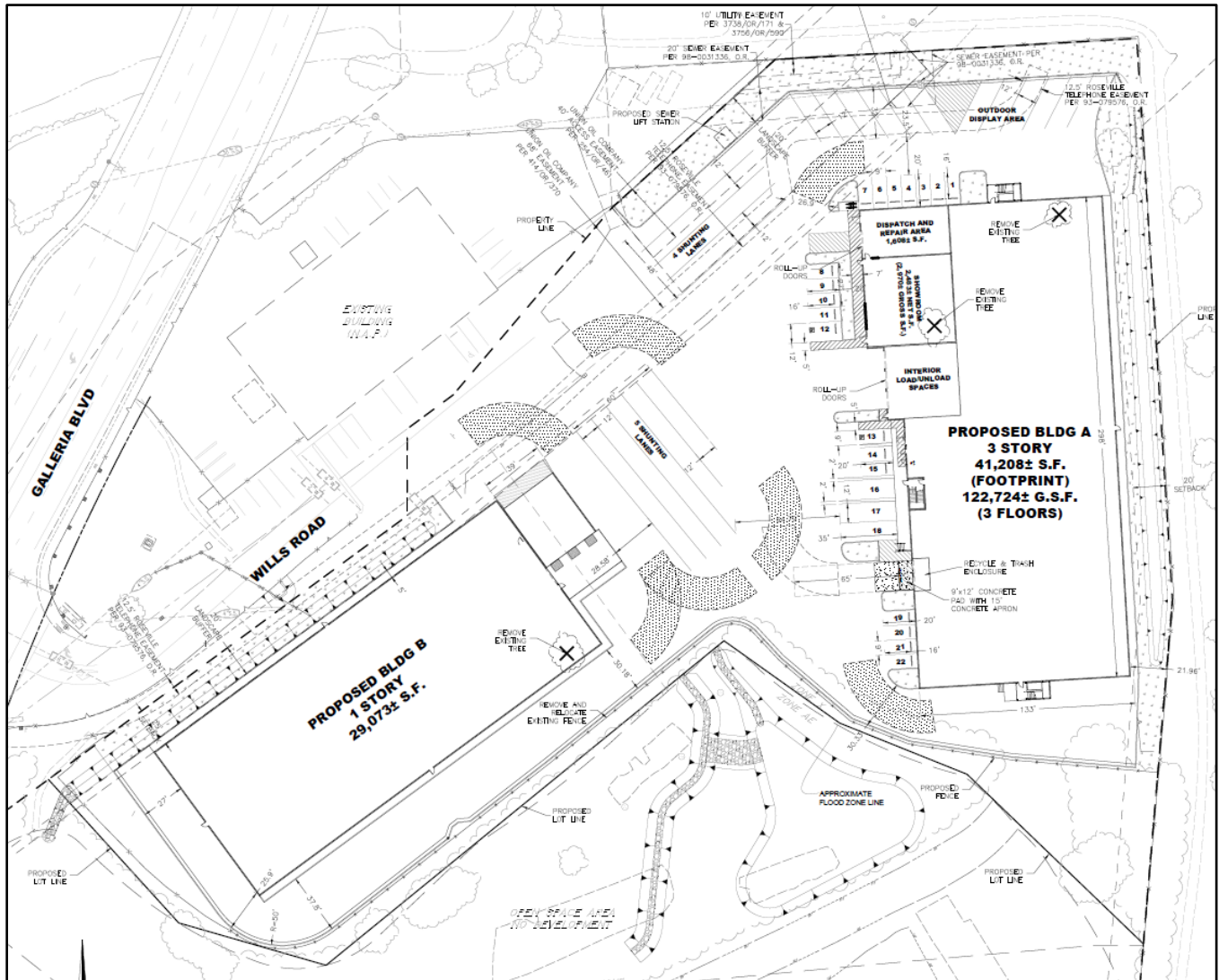
The Zoning Ordinance requires six parking spaces for storage facilities, which consists of four customer spaces and two manager spaces, one space for every 300 square feet of retail space, and one space for every 1000 square feet of display area. Based on these requirements, the parking requirement for the project is 22 spaces. The project meets the required parking.

Zoning Ordinance Section 19.54.030.B provides site design standards for personal storage facilities. The section states that entry/exit locations shall be placed as far from residential land uses as possible; manager’s residence and office shall be placed as close as possible to the project entrance; outdoor storage of materials shall be placed a minimum of 20 feet from the property lines adjacent to residential land uses; and storage buildings over one story in height shall be placed a minimum of 30 feet from property lines adjacent to residential uses. The proposed storage facility is located in an industrial area with no adjacent residential uses. No conflict with these standards will occur.

The site is adjacent to Dry Creek and the Dry Creek Floodplain, however all construction activities will occur outside the floodplain. The site does not include trees, wetlands, or watercourses and has been previously graded and heavily disturbed. The proposed site improvements for this project include stormwater swales and drainage improvements which have been found to be adequate by the City’s Engineering Division. The improvement of the surrounding roadways and of the site itself will allow beneficial use of the site.

The project includes reconstruction of the stormwater drainage outfall, biofiltration, and hydroseed for stability. Although these activities occur within the FW designation, they are outside the ultimate extent of the floodplain. The project was reviewed by the City’s Floodplain Manager and the improvements were determined consistent with City standards. The project is conditioned to provide a post-construction elevation certificate documenting that the finished floor elevations are a minimum of two feet above the City’s Full Buildout Base Flood Elevation.

Figure 2: Site Plan



The trash and recycle facilities will be enclosed within the three-story building with access provided consistent with City requirements. The design of public services and other equipment is harmonious with the site and building designs, and is appropriately screened. Landscaping will be installed throughout the site.

The access and circulation design has been evaluated by the Engineering Division and was found to be consistent with City standards. The project as proposed is consistent with the Site Design requirements for personal storage facilities, as required by the Zoning Ordinance.

Landscape and Lighting:

Section 19.54.030.D of the Zoning Ordinance provides specific standards for lighting for personal storage facilities to minimize visual impacts to adjacent properties. The Zoning Ordinance section requires the use of cut-off lenses to prevent off-site glare, downward facing lighting for wall-mounted fixtures, a maximum of 16-foot-tall lighting standards, and a minimum 50-foot setback from any residential property line. As shown on the photometric plan for the project, the project conforms to these requirements.

The project includes landscaping around the perimeter site and around the storage buildings. Parking lot shading is also provided consistent with City standards. A 20-foot landscape buffer of trees, shrubs, groundcover, and biofiltration consisting of a native grass blend is proposed between Wills Road and the general storage building and along the northern and eastern property boundaries adjacent to the three-story storage building. Additionally, biofiltration will be installed just south of the development footprint. The proposed landscaping is consistent with the City's Design Guidelines.

Architecture

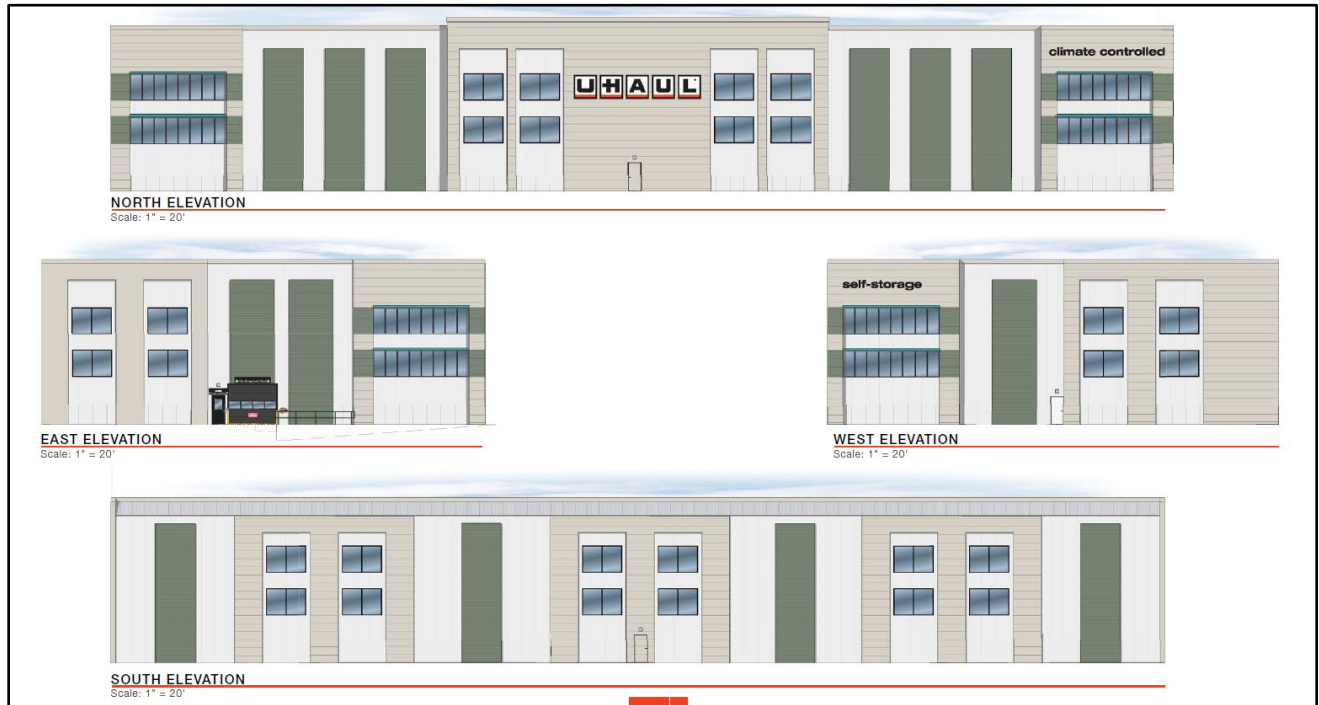
The architecture of the three-story building consists of metal panel siding with a parapet wall and metal awning over the public entrance and customer loading areas (Figure 3). Raised parapets will provide roofline variation and variation in metal paneling will provide articulation, depth, and texture to the building façade. The building façade includes architectural elements such as pop outs, metal trellises, and faux doors to add interest and texture to the building façade. External stairwells will be enclosed on the rear and sides while open toward the front façade of the building. The building facades include extensive use of glazing. A mixture of complimentary colors will be used on the buildings including shades of gray with green, blue, and orange accents. The accent colors are used to enhance entrances and architectural details.

Figure 3: Three-Story Building Elevations



The building materials from the three-story building are repeated on the one-story building in a more muted form (Figure 4). This building includes extensive glazing, variation in roofline and articulation of the building façade. The building colors include the gray, green, and blue accents to enhance the articulation of the building.

Figure 4: One-Story Building Elevations



The variation in material form, colors, and architecture, as well as the massing and overall location of the buildings is consistent with the applicable goals, policies, and objectives set forth in the General Plan and the Community Design Guidelines.

EVALUATION: TENTATIVE PARCEL MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a tentative map. The three findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to the findings.

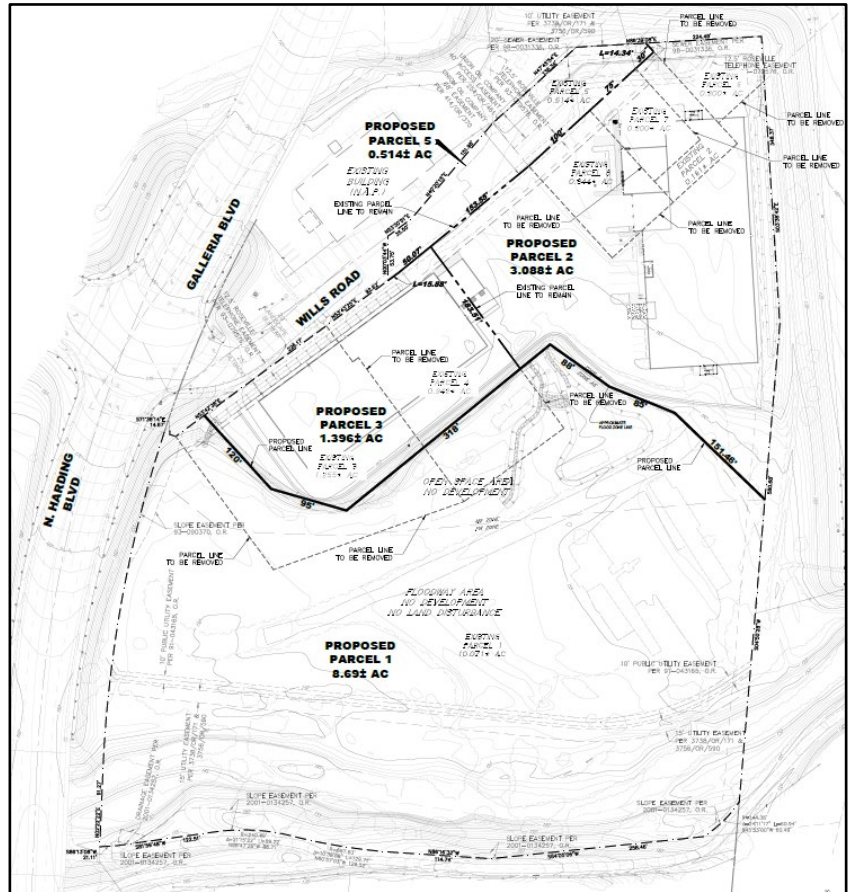
- 1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.***
- 2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***

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

The project site is currently comprised of eight separate parcels. The proposed map would merge the existing parcels and re-subdivide the site into four new parcels illustrated in Figure 5, below. The four parcels are identified as follows: Parcel 1, 8.69 acres; Parcel 2, 3.09 acres; Parcel 3, 1.39; and Parcel 5, 0.51.

The proposed re-subdivision will keep existing parcel boundaries where logical boundaries exist while updating parcel lines consistent with the proposed development. The proposed parcel boundaries are consistent with the proposed parking, buildings, and improvements on the site. Although the General Plan, Zoning Ordinance, and Community Design Guidelines do not contain minimum lot size requirements for parcels within the industrial zone, the Subdivision Ordinance specifies that new parcels be of adequate size for development. The proposed lots are of sufficient size to accommodate development as described in the Design Review Permit evaluation above.

Figure 5: Tentative Parcel Map



No water quality impacts are anticipated from this project. The project is consistent with the City's General Plan and Zoning Ordinance requirements. The design of the subdivision will not violate the Regional Water Quality Control Board discharge requirements.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on March 26, 2021, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

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

The required findings can be made for each requested entitlement, and staff requests that the Planning Commission take the actions listed in the Recommendation section of this report.

ENVIRONMENTAL DETERMINATION

An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared consistent with the California Environmental Quality Act (Exhibit A). The IS/MND was released for public comment on January 19, 2021 for a 20-day review period ending on February 8, 2021. No comments were received.

Subsequent to the release of the IS/MND, the applicant submitted a revision to the project to include the demolition of the existing building and the construction of the one-story storage building. An updated project description is included as a memorandum to the IS/MND and is included in Exhibit A. Pursuant to CEQA Section 15073.5 recirculation of the IS/MND is not required because the existing mitigation measure remain applicable to the project and the project changes do not result in new avoidable significant effects necessitating new mitigation measures.

RECOMMENDATION

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

- A. Adopt the Wills Road U-Haul Initial/Mitigated Negative Declaration.
- B. Adopt the findings of fact as stated in the staff report and approve the **DESIGN REVIEW PERMIT – 111 WILLS ROAD – INFILL PCL 32B, 241, 288 WILLS ROAD U-HAUL – PL21-0019** subject to eighty-seven (87) conditions of approval.
- C. Adopt the findings of fact as stated in the staff report and approve the **TENTATIVE PARCEL MAP – 111 WILLS ROAD – INFILL PCL 32B, 241, 288 WILLS ROAD U-HAUL – PL21-0019** subject to thirty-five (35) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **April 8, 2021** and if not effectuated shall expire on **April 8, 2023**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **April 8, 2024**. (Planning)
2. The project is approved as shown in Exhibits B - C and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the INFILL PCL 32B, 241,288 – Wills Rd. U-Haul Initial Study Mitigated Negative Declaration, and shall include all applicable mitigation measures as notes on the grading plans. (Planning)
4. The project shall be addressed as 111 Wills Rd. The address for Proposed Parcel 1 from the lot line adjustment shall be 600 Harding Bl. The address for Proposed Parcel 2 from the lot line adjustment, and the building on said parcel, shall be 111 Wills Rd. the Address for Proposed Parcel 3, and the building on said, parcel shall be 129 Wills Rd. The address for Proposed Parcel 5 shall be 101 Wills Rd. 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)
5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services.

Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)

6. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
7. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
 - b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
10. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
11. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)

12. The project Landscape Plans shall comply with the following:
- a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, 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, Environmental Utilities)
 - e. Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)
 - f. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
 - g. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
 - h. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
13. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed suite addressing for individual tenant spaces within the building. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
15. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
16. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
17. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the

International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)

18. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
19. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
20. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
21. Wills Road shall be improved per the City of Roseville street standards for pavement construction. The public road will be treated as a minor residential street section. A soils report will be required to verify section. (Engineering)
22. A note shall be added to the grading plans that states:

*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
23. All utility cuts in the roadway shall be treated with either a grind and pave or a slurry treatment. (Engineering)
24. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
25. 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)
26. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification

Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)

27. The applicant shall provide Caltrans Hydraulic Division with detailed plans and a drainage report regarding the mitigation of proposed increased runoff to the Caltrans right of way. An encroachment permit will be required for any work performed within the Caltrans right of way. (Engineering)
28. 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)
29. 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)
30. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Engineering will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
31. 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)
32. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
33. 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)
34. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
35. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.

- c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
36. 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)
37. 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)
38. 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)
39. Applicant is responsible to move their refuse bins from the building to the designated area for pick-up on trash days. (Refuse)
40. 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)
41. 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)
42. 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)
43. 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. All amendments, standards, policies and fee schedule can be found on the City's web site www.roseville.ca.us or contact the Fire and Life Safety Division for information at 916-774-5800. (Fire)
44. An approved automatic fire extinguishing system shall be provided for all buildings where the total fire area is 3,600 square feet or greater, as required by California Fire Code as adopted by this city for non-single family residential units. All amendments, standards, policies and fee schedule can be found on the City's web site www.roseville.ca.us or contact the Fire and Life Safety Division for information at 916-774-5800. (Fire)
45. Every building three stories or more in height shall be provided with a Class 1 standpipe system in accordance with the California Fire Code as amended by the Fire Department by way ordinance. Standpipes shall be spaced every 300 feet of travel distance with the location(s) to be approved by this department. One standpipe shall extend to the roof dock if the roof slope is less than 4 & 12. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
46. 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. There shall be only one fire control room per building. 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. However, if this project requires the installation of a fire pump, this room will likely be much larger than the minimum stated by ordinance. (Fire)

47. If the existing water supply is unable to support the automatic fire sprinkler system, a listed fire pump would be your only option. If this is the case, you required fire pump room will have to be enlarged to accommodate all the required apparatuses needed to operate such a system. (Fire)
48. All fire apparatuses, such as fire department connections and post indicating valves, serving identified building shall be designed and installed adjacent to each structure for first responder's operational purposes. (Fire)
49. 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, 2016 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)
50. 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)
51. At least one elevator within this proposed complex shall accommodate an ambulatory stretcher in accordance with the provisions of Chapter 30 of the California Building Code. Said elevator shall be labeled with the fire service symbol as an identifier as noted in the CBC, Chapter 30. Space shall be made to also accommodate an elevator machine room. This room is required to be fire rated as required for the hoistway. (Fire)
52. Fire breaks within combustibile concealed spaces shall meet the maximum allowable void space permissible by our standard of 160 cubic feet, provided there are no sources of ignition. (Fire)
53. According to the California Fire Code, all gates/fences/barricades shall obtain a permit for conformance to the City of Roseville's Fire Department Access Standard and the California Fire Code. Plans shall be submitted for approval prior to installation. If applicable, all manual gates shall be secured with a Knox pad lock or daisy chain with such lock. The owner or there representative shall contact KNOX Company, <http://www.knoxbox.com/>, to order your specific padlock for the City of Roseville. (Fire)
54. 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 our Hazardous Materials Division within the Fire Department at (916) 774-5800 to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)
55. 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.

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)

56. 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

57. 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)

58. 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)

59. 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:

60. 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)
61. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. Water and sewer easements.
 - b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
 - c. Reciprocal Access and Storm Drain easements will be required between parcels.
 62. 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)
 63. 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)
 64. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
 65. 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)
 66. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for (Center Name) to be reviewed and approved by the City Manager. (Engineering, Alternative Transportation)
 67. For each new or modified building, a (FEMA) post-construction Elevation Certificate (EC) is required to be submitted to the City Floodplain Manager for review and acceptance. Buildings shall have finished floor elevations a minimum of two feet above the City's Full Buildout Base Flood Elevation that is nearest to each building. Upon acceptance, a wet-signed original EC shall be provided by the

professional (surveyor) to the owner and to the City Floodplain Manager. (Engineering, Floodplain Manager)

68. Water and sewer 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. (Electric)
75. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
76. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

77. 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)
78. 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)
79. 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)

80. 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)
81. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
82. Testing of all fire systems shall be performed prior to the sales office being opened for business. (Fire)
83. 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)
84. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
85. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)
86. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)
87. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include of the following:
 - a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
 - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c. An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONS OF APPROVAL FOR TENTATIVE PARCEL MAP

1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
2. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
3. The developer shall not commence with any on-site improvements 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)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)
5. The project shall comply with all required environmental mitigation identified in the INFILL PCL 32B, 241,288 – Wills Rd. U-Haul Initial Study Mitigated Negative Declaration, and shall include all applicable mitigation measures as notes on the grading plans. (Planning)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

6. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a) Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b) Grading shall comply with the City grading ordinance. There shall be no cut and/or fill slopes steeper than a 3:1 ratio. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans and all erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site; it is the applicant's responsibility to ensure that necessary measures are taken to minimize silt discharge from the site. Modification of the erosion control plan may be warranted during wet weather conditions.
 - c) A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - d) Access to the floodplain shall be provided as required by Engineering and the Streets Department. (Engineering)
7. The following note shall be added to the Grading and/or Improvement Plans:

To minimize dust/grading impacts during construction the applicant shall:

 - a) *Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.*
 - b) *Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.*

- c) *Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.*
 - d) *Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.*
 - e) *The City shall have the authority to stop all grading operations if, in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*
8. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on-site and shall be routed to the nearest existing storm drain stub of the natural drainage course. (Engineering)
9. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). Any drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. (Engineering)

PRIOR TO ISSUANCE OF GRADING PERMIT OR IMPROVEMENT PLANS

10. Prior to the approval of Improvement Plans, the applicant shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the final set of Improvement Plans per the Division's "Digital Submission of Utility Composites" standards. (Engineering)
11. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1,000 feet on center. (Fire)
12. Minimum fire flow is 1,500 gallons per minute with 20 pounds per square inch residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
13. There shall be two points of access for all phasing plans. (Fire)
14. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
15. If this project will be phased, the fire department requirements for access and circulation throughout shall be reviewed and approved by the Fire Department. Access roads shall comply with the California Fire Code and the City of Roseville's Amendments. (Fire)
16. 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)
17. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
18. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 10.00 of the Electric Department's "Specifications for Commercial Construction." (Electric)

19. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
- i) one (1) set of improvement plans
 - ii) load calculations
 - iii) electrical panel one-line drawings
20. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
21. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL MAP

22. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
23. 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)
24. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following item(s):
- a) A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville.
 - b) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
 - c) A clause excluding any property owned by the City from the terms of the CC&Rs. (Attorney)
25. The City shall not approve the Final Map for recordation until either:
- a) A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.
- OR
- b) The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)
26. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
27. In the event that the Final (Parcel) Map will record prior to the completion of on-site construction, all utility and access easements shall be placed on the face of the Map to the satisfaction of the City Engineer. If all on-site improvements are complete prior to the recordation of the map, then a separate agreement

allowing all parcels/lots the rights of reciprocal access, rights to construct, and parking shall be submitted to the City as a part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)

28. The Final/Parcel Map shall be submitted per “The Digital Submittal of Cadastral Surveys.” A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)
29. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
30. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
31. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the “City of Roseville Specifications for Commercial Construction.” (Electric)
32. 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)

OTHER CONDITIONS OF APPROVAL

33. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer’s expense. (Electric)
34. It is the responsibility of the developer to ensure all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
35. If site survey or earthmoving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

Exhibits

- A. Initial Study/Mitigated Negative Declaration with Memorandum
- B. Project Plans
- C. Project Elevations

<p>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.</p>
