

COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Michael Wells

TO: Distribution List

DATE: January 7, 2011

FROM: Maywan Krach, Community Development Technician

SUBJECT: **Granite Bay Garage Condos & Douglas Blvd Self-Storage (PMPA 20110008),
1st Submittal**

The Placer County Community Development Resource Agency is the Lead Agency for the proposed project. The proposal is being forwarded to responsible and interested agencies for early consultation pursuant to Section 15063(g) of the California Environmental Quality Act (CEQA) Guidelines. The County is in the process of preparing an Initial Study to identify what significant impacts need to be analyzed in conjunction with this project.

We would appreciate your comments at the earliest possible date, but not later than **February 4, 2011**. Comments received after February 4, 2011 may not be considered pursuant to State law and local ordinance. If no comments are received, we will assume the project will have no impacts.

County Staff – Please refer to your department's Predevelopment Checklist **PPDM 20100238** when requesting additional information (attach to comments). This will encourage consistency regarding the level of detail required for all projects.

Distribution List:

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San Juan Water District
State Department of Fish & Game
US Army Corps
Roseville Cemetery District
Granite Bay MAC
Granite Bay Community Association
Project file

cc: Engineering & Surveying Department, Rick Eiri



PLACER COUNTY PLANNING DEPARTMENT

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TAHOE OFFICE
 565 W. Lake Blvd./P. O. Box 1909
 Tahoe City CA 96145
 530-581-6280/FAX 530-581-6282
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Reserved for Date Stamp

INITIAL PROJECT APPLICATION

(For Office Use Only)

G.P. Designation Commercial Posters _____ File #'s PMPA 20110008
 Affordable Housing _____
 General Plan/Community Plan Granite Bay Taxes _____ Accepted by MWK
 Tax Rate Area _____ Date filed 1/7/11
 Zoning C1-UP-DC
 Major Project: Yes No _____ Geographic Team: _____ Hearing Body _____
 Pre-Development Meeting Date 8/3/10 Acceptable for EQ Filing _____

Planner Signature

-- TO BE COMPLETED BY THE APPLICANT --

1. Project Name (Douglas Blvd. Self Storage & Granite Bay Garage Condos)
 2. Property Owner Kurt Hilbers (Hilbers Inc.)
 Mailing Address 1210 Stabler Lane, Yuba City, CA 95993
 Telephone 530-673-2947 Fax _____ E-Mail kurt@hilbersinc.com
 3. Applicant Al Johnson (Al Johnson Consulting)
 Mailing Address 1700 Eureka Rd. Suite 110, Roseville, CA 95661
 Telephone 916-773-7328 ^{916-768-0201 (cell)} Fax _____ E-Mail aljohnson@aljohnsonconsulting.com
 4. Size of Property (acreage or square footage) 8.7 acres (378,789.16 sq)
 5. Assessor's Parcel Number(s) 047-060-013 and 047-060-033
 6. Project Location 7136, 7165, and 7175 Douglas Blvd., Granite Bay, CA
.17 miles east of the intersection of Douglas Blvd and Auburn Folsom Rd.
 (Be specific: cross streets, distance and direction from nearest intersection, etc.)

7. What actions, approvals, or permits by Placer County does the proposed project require?
 Additional Building Site Environmental Questionnaire Minor Use Permit
 Administrative Approval Extension of Time Project undertaken by County
 Administrative Review Permit General Plan Amendment Rezoning
 Certificate of Compliance Major Subdivision (5+ parcels) Variance
 Conditional Use Permit Minor Boundary Adjustment Other (Explain) _____
 Design Review Minor Subdivision (4 and under parcels)

Does the proposed project need approval by other governmental agencies? Yes No. If so, which agencies? _____

8. Which agencies, utility companies provide the following services? **This information must be ACCURATE!**

Electricity PG&E Fire Protection South Placer Fire District
Sewer Placer County Sewer Maintenance District #2
Telephone Surewest Communications Natural Gas PG&E Water San Juan Water District
High School Granit Bay High School Elementary School Greenhills Cable Starstream Communications

9. Describe the project in detail so that a person unfamiliar with the project would understand the purpose, size, phasing, duration and construction activities associated with the project. In response to this question, please attach additional pages, if necessary.

This project consists of two parts - 73,975 sf of self storage units on the western parcel and 74,902 sf of garage condos on the eastern parcel. The self storage portion will include a 2 story office with a sales/rental area and a residence for the manager. The garage condos will include a 2 story club house for condo owners with restrooms, lounge area, meeting rooms, and kitchen area. Additionally the garage condos will provide a hand held self service vehicle rinse area. The project will be phased with the garage condos being built first. The construction of the first phase of this project is estimated to take 4 to 5 months.

**For additional information please refer to the detailed project description attached.

10. I hereby authorize the above-listed applicant to make application for project approvals by Placer County, to act as my agent regarding the above-described project, and to receive all notices, correspondence, etc. from Placer County regarding this project, or

11. As owner I will be acting as applicant. In addition, as owner, I will defend, indemnify, and hold Placer County harmless from any defense costs, including attorneys' fees or other loss connected with any legal challenge, brought as a result of an approval concerning this entitlement. I also agree to execute a formal agreement to this effect on a form provided by the County and available for my inspection.

12. The signature below authorizes any member of the Placer County Development Review Committee (DRC), and other County personnel as necessary, to enter the property/structure(s) that is (are) the subject of this application.

Signature(s) of Owner(s):

Please Print

Kurt H. Burns

If application is for a Boundary Line Adjustment, signature of both the transferring and acquiring property owners are required. Boundary Line Adjustments shall not be used to create new parcels.

Signature of Transferring Property Owner

Please Print

Signature of Acquiring Property Owner

Please Print

The Planning Department is prohibited from accepting applications on tax delinquent properties pursuant to Board of Supervisors direction.

Prior to the commencement of any grading and/or construction activities on the property in question, that are based upon the entitlements conferred by Placer County permit approval(s), the applicant should consult with the California Department of Fish & Game (DFG) to determine whether or not a Streambed Alteration Agreement [§1603, CA Fish & Game Code] is required. The applicant should also consult with the U.S. Army Corps of Engineers to determine whether or not a permit is required for these activities pursuant to Section 404 of the Clean Water Act. Fees may be required to be paid to the Department of Fish and Game for their participation in the environmental review process as required by State law. The applicant's signature on this application form signifies an acknowledgement that this statement has been read and understood.

Project Narrative

Douglas Blvd Self Storage & Granite Bay Garage Condos

Overview

The subject of the application submitted for approval by the Placer County Planning Department includes the construction of a two phased project consisting of a 74,900 square foot Garage Condominium development and a 73,975 square foot Self Storage Facility. The projects are proposed for construction on two sites totaling 8.7 acres and zoned C1-UP-Dc east of the northwest corner of Auburn Folsom Road and Douglas Boulevard in Granite Bay. Provided below is a detailed description of each component of the proposed development including statistical and operational information:

Granite Bay Garage Condos - Phase 1

The Garage Club of Granite Bay is a self storage **condominium** development proposed on an existing 4.27 acre parcel known by assessor's parcel # 047-060-033. This development will provide opportunity for fee simple ownership of garage condominiums for the enclosed storage of automobiles, boats, recreational vehicles, water craft, motor cycles, travel trailers or other personal items of the condominium owner. The individual condominiums will range from 640 to 4,000 square feet in size and will be constructed in four buildings ranging in size from 15,250 to 21,200 square feet plus a 2,780 square foot, two story private owners Club House.

Project Areas: The table below shows the proposed building and unit sizes:

Land Area = 4.27 acres

Total Building Area = 74,900 sf

Total Condominium Units = 59 units

<i>Bldg</i>	<i>Area</i>	<i>Units</i>	<i>Unit Sizes</i>
Building A	18,170 sf	12 units	20' x 50' to 50' x 80'
Building B	17,500 sf	16 units	20' x 50' to 25' x 50'
Building C	15,250 sf	12 units	16' x 50' to 50' x 70'
Building D	21,200 sf	19 units	16' x 40' to 25' x 60'
Club House	2,780 sf		
Total	74,900 sf	59 units	

Site Coverage: The proposed garage condominiums provide the following site coverage:

Site Area = 4.27 acres = 186,002 square feet

Project Area = 74,900 square feet

Site Coverage = 74,900 / 186,002 = 40%

Project Narrative

Douglas Blvd Self Storage & Granite Bay Garage Condos

Parking: Parking for the garage condominiums is provided by both surface parking as well as parking within each of the condominium units. There are seven (7) guest or public parking spaces located outside the security gates including one handicap accessible parking stall and a minimum of 59 spaces located within the condominium units themselves for a total minimum parking capacity of 66 stalls. The Placer County Zoning Code has no requirement for this type of use but based on the requirements for self storage facilities of 1 space per 1,500 square feet, the project would require 50 spaces.

Building Setbacks: The proposed project has setbacks that vary at each property line but that in all cases exceed the requirements of the Placer County Zoning Code. The table below shows the required and proposed building setbacks:

<i>Property Side</i>	<i>Required Setback From Property Line</i>	<i>Proposed Setback From Property Line</i>	<i>Proposed Setback From Right of Way</i>
North	10'	20'-0"	N/A
South (Douglas)	10'	13'-6"	34'-6" min
East (Melwood)	5'	22'-2"	N/A
West	0'	1'-0"	N/A

Building Heights: The proposed building design for the garage condominiums proposes condominium structures that have an interior building height of 18' and exterior parapet walls that vary from 23' to 25' from the finish floor elevation. ***Because of the proposed grading, the apparent height of the structures from outside the site is only 15' to 18' from finish grade.*** This is due in part to constructing the buildings below existing grade along the north and east property lines and by berming the south façade along Douglas Boulevard to a height of approximately 5' to 6'. The exterior elevations provided with the application illustrate the exposed facades of the buildings and the finish floor elevations below grade. The owner's private club house is a two story structure with a proposed maximum height of 30' consistent with the maximum height allowed by Placer County Zoning Code requirements.

Users: The garage condominiums will all be privately owned units and by limitations imposed by the Conditions, Covenants & Restrictions (CC&R's) of the Condominium Association, can **only** be used by the owners, their guests or designees. The units cannot be used for any public commercial purposes and cannot be made available for use or access by the general public. Refer to the draft CCR's included with the application.

Hours of Use: Because the condominium units are privately owned and not operated for public commercial purposes of any kind, access to the units will be permitted to owners, guest or designees of the owner on a twenty four hour basis each day, three hundred sixty five days per year.

Project Narrative

Douglas Blvd Self Storage & Granite Bay Garage Condos

Permitted Activities: The condominium units shall be used for authorized storage purposes and incidental activities related to authorized storage within the unit including routine maintenance of vehicles if conducted solely within the unit, storage of permissible inventory used in a lawful trade or business and storage of business and personal records.

Prohibited Activities: It is the explicit intent that the condominium development be used and maintained as a first class storage facility and any activities that create waste, noise, odor, uncleanness or risk shall be prohibited including residential use or use for overnight occupancy, retail use of goods or services to the public, manufacturing or assembly of any item or items for resale, storage of animals or living creatures of any kind, commercial repair activities of any type or personal repair activities conducted outside the condominium unit.

Utility Services: Each garage condominium will be provided with basic electrical service for lighting and convenience electrical power. Optional heating and air conditioning is available for additional cost but no unit shall be provided with water or sewer services except for the overhead fire protection sprinkler system installed throughout the complex. Toilet rooms for use by owners and their guests will be available at the owner's private club house (see description below).

Management: The garage condominiums will be governed by an Owners Association and managed by an Association and Property Manager. The duties of the Association Manager are outlined in the CC&R's provided with this application and include maintenance of the common areas, the owners private club house, the building exteriors, the site, landscaping, utilities, walls, fences and security system. The Association is responsible for enforcement of the CC&R's through the Association Manager or the Property Manager. It is anticipated that the on-site manager of the Phase II self storage facility will serve as the Property Manager for the garage condominiums.

Security: Security for the site and for the units will be provided by individual unit alarms and closed circuit cameras located so as to monitor the exterior areas of the facility as well as the interior and exterior of the owner's club house. The buildings within the complex will be accessed by fob or card activated access gates at the entrance to the facility. Individual owners may elect, but are not required, to provide additional motion activated security systems for individual condominium units.

Owners Club House: The Granite Bay Garage Condos will include a 2,780 square foot private club house and business center for use by the owners, their guests or their designees. This two story facility will include toilet rooms and showers, a small kitchen for snack food preparation, a TV room with wide screen TV, a small conference room and two private offices. This facility will also serve as a temporary sales and management center until the completion of construction but is primarily provided as a social gathering space for the condominium owners and their guests.

Project Narrative

Douglas Blvd Self Storage & Granite Bay Garage Condos

Vehicle Wash Bay: The facility will be provided with a drive thru high pressure vehicle wash bay located behind the Owner's Club House. This wash facility will be a self serve, water only, wand type washing system used for rinsing of vehicles or water craft. The drain system within the wash bay will be connected to a sand/oil separator prior to discharge into the public sewer system. Operation of the wash system will be limited to daylight hours.

Operational Controls: For the express purpose of establishing, maintaining and enforcing rights, rules and responsibilities of the unit owners and the operation of the condominium complex, the developer shall prepare and record Conditions, Covenants and Restrictions (CC&R's) defining operational controls for the development including but not limited to establishment of property boundaries and common areas, easement & development rights, use restrictions, maintenance and repair responsibilities, an owners association, assessment rights, insurance requirements, mortgagee rights, enforcement regulations, claims procedures and other general provisions. A draft copy of the proposed CC&R's is provided with the application.

Trash: All trash generated from a unit shall be the responsibility of the unit owner for proper disposal. One commercial trash bin shall be provided within the project for disposal of incidental trash, paper, glass, metal or cardboard but shall not be used for disposal of any motorized vehicle or water craft parts, fluids, batteries or hazardous substances. No trash shall be stored or disposed outside a condominium unit except as allowed in the public trash receptacle.

Noise: Because the garage condominiums are privately owned fee simple properties, noise restrictions within the units and within the facility are governed by Chapter 9.36 of the Placer County Code as they would be for private residential uses. Limits are established by the code for allowable daytime and nighttime sources with enforcement responsibilities, violations and penalties defined by the ordinance.

Traffic Generation: Since the proposed development is unique and there is no historical traffic generation data available, we have used information related to self storage facilities as the basis for our estimates of trip generation even though we believe that the garage condominiums will generate less traffic than a self storage facility. Based on ITE Trip Generation data, a self storage facility (Code 151) would generate approximately 2.5 trips per day per 1,000 sf of building area or approximately 187 trips for this project. Under the previously approved development plan, each of the 52 residential dwelling units would generate approximately 10 vehicle trips per day (9.57 vpd) or the equivalent of 472 vehicle trips for this site. While the residential development would its highest trip generation in the AM and PM hours, the garage condominiums will generate the majority of their traffic in the off-peak hours and on weekends.

Project Narrative

Douglas Blvd Self Storage & Granite Bay Garage Condos

Adjacent Land Use & Compatibility: The proposed project is located in an area of Granite Bay dominated by both commercial and residential development. The properties directly to the east and southeast of the project site are commercial and represent primarily retail shopping centers, restaurants and gas stations. The properties to the north and west are single family residential in larger parcels and the properties to the southwest are single family residential on small parcels. This project, because of its low use, traffic generation and activity level is an ideal transitional development that will buffer the higher use commercial areas from the existing residences. The garage condominiums proposed will be more compatible with the existing residences and less intrusive than most of the commercial uses allowed by the properties zoning.

Neighborhood Character Change: The character of the neighborhood around the intersection of Douglas Blvd. and Auburn Folsom Road is one that is predominantly commercial in nature. Further to the east along Douglas Blvd. the character changes from commercial to residential and is comprised of one and two story homes. The existing commercial buildings in this area are single story but the height and scale of the structures is significantly more dominant than the nearby housing due to the overall size and nature of the developments. Since the existing property is mostly undeveloped, the construction of any buildings on the site will have an impact on the character of the neighborhood. To mitigate this impact, the project has been designed in accordance with the Granite Bay Design Guidelines with "Craftsman" inspired influences and materials. Additionally, the project has been designed with finish floor elevations below existing adjacent grades so as to lower the overall building heights when viewed from off-site. The project includes a two story clubhouse with residential scaled design elements that allows it to conform to the 30' maximum building height. The exterior walls that encompass the project are designed with vertical and horizontal articulation, varied parapet heights and varied materials that break down the projects mass and scale and help create a pleasing transition from the existing commercial structures to the existing homes.

Project Narrative

Douglas Blvd Self Storage & Granite Bay Garage Condos

Douglas Blvd. Self Storage – Phase II

Douglas Blvd. Self Storage is a conventional commercial self storage rental facility proposed on an existing 4.43 acre parcel known by assessor's parcel # 047-060-013. This development will provide opportunity for monthly or long term rental of storage space for the enclosed storage of automobiles, boats, recreational vehicles, water craft, motor cycles, travel trailers or other personal items or the open uncovered storage of automobiles, boats, recreational vehicles, water craft, motor cycles or travel trailers. The individual storage units will range from 40 to 750 square feet in size and will be constructed in seven buildings ranging in size from 9,150 to 14, 250 square feet plus a 3,480 square foot, two story rental office and on-site manager's apartment.

Project Areas: The table below shows the proposed building and unit sizes:

Land Area = 4.43 acres

Total Building Area = 73,975 sf

Total Storage Units = 257 units

<i>Bldg</i>	<i>Area</i>	<i>Units</i>	<i>Unit Sizes</i>
Building A	10,400 sf	21 units	10' x 40' to 14' x 40'
Building B	9,705 sf	39 units	5' x 8' to 14' x 30'
Building C	10,240 sf	25 units	10' x 10' to 14' x 40'
Building D	7,600 sf	24 units	10' x 15' to 14' x 35'
Building E	9,150 sf	74 units	5' x 10' to 10' x 30'
Building F	9,150 sf	74 units	5' x 10' to 10' x 30'
Building H	14,250 sf	19 units	15' x 50'
Office/Mgr	3,480 sf		
Total	73,795 sf	257 units	

Site Coverage: The proposed self storage facility provides the following site coverage:

Site Area = 4.43 acres = 192,771 square feet

Project Area = 73,975 square feet

Site Coverage = 73,995 / 192,771 = 38.3%

Project Narrative

Douglas Blvd Self Storage & Granite Bay Garage Condos

Parking: Parking for the self storage facility is provide by surface parking within a striped parking lot at the rental office as well as with striped parking spaces around the perimeter of the self storage buildings. There are five (5) guest or public parking spaces located outside the security gates including one handicap accessible parking stall and 44 striped spaces located around the perimeter of the self storage building for a total parking capacity of 49 stalls. The Placer County Zoning Code requirement for self storage facilities is 1 space per 1,500 square feet and the project would require 49 spaces.

Building Setbacks: The proposed project has setbacks that vary at each property line but that in all cases exceed the requirements of the Placer County Zoning Code. The table below shows the required and proposed building setbacks:

<i>Property Side</i>	<i>Required Setback From Property Line</i>	<i>Proposed Setback From Property Line</i>	<i>Proposed Setback From Right of Way</i>
North	10'	20'-0"	N/A
South (Douglas)	10'	13'-0"	34'-0" min
East	0'	1'-0"	N/A
West	0'	1'-0"	N/A

Building Heights: The proposed building design for the self storage facility proposes storage structures that have an interior building height of 12' and exterior parapet walls that vary from 17' to 20' from the finish floor elevation. ***Because of the proposed grading, the apparent height of the structures from outside the site is only 12' to 18' from finish grade.*** This is due in part to constructing the buildings 2' – 4' below existing grade along the north and east property lines and by berming along the west property line and the south façade along Douglas Boulevard to a height of approximately 5' to 6'. The exterior elevations provided with the application illustrate the exposed facades of the buildings and the finish floor elevations below grade. The rental office and manager's apartment is a two story structure with a proposed maximum height of 28' which is less than the 30' maximum height allowed by Placer County Zoning Code requirements.

Users: The self storage facility will be a commercial storage rental facility available for use by the general public for storage of personal or business property subject to the rules and regulations of the facility (copy included with this application). Users of the facility will include the renters, their authorized guests and any other designees given access authority. The units cannot be used for any publicly accessible commercial purposes.

Hours of Use: Tenant access to the self storage facility will be daily from 6:00 am to 8:00 pm throughout the year. The rental and management office will be open Monday thru Saturday from 9:00 am to 5:00 pm, Sunday from 10:00 am to 4:00 pm and closed for the traditionally observed holidays.

Project Narrative

Douglas Blvd Self Storage & Granite Bay Garage Condos

Permitted Activities: The self storage units shall be used exclusively for authorized storage purposes only with no exceptions in accordance with the Rules and Regulations of the facility (see attached copy of lease).

Prohibited Activities: In accordance with the Rules & Regulations for the facility contained in the lease agreement addendum, the self storage units shall not be used for any type of maintenance of vehicles, water craft, travel trailers, motorcycles or motorized equipment, nor anything that would create waste, noise, odor, uncleanliness or risk including residential use or use for overnight occupancy, retail use of goods or services to the public, manufacturing or assembly of any item or items for resale, storage of animals or living creatures of any kind.

Utility Services: The self storage units shall not be provided with any utility services except for the overhead fire protection sprinkler system installed throughout the complex. Lighting of the units will be provided by translucent roof/ceiling panels. No electricity of any kind shall be supplied to the storage facilities.

Management: The self storage facility and the grounds will be managed and operated by an on-site resident manager. The manager will be an employee of the owners of the facility and will be charged with managing the rental process for the units and for enforcement of the Rules & Regulations. The manager will reside in an apartment located above the rental office and will be on-site continuously during the operating hours of the facility. The manager will also provide property management functions for the adjacent garage condominium project.

Office & Manager's Apartment: Douglas Blvd. Self Storage will include a 3,480 square foot rental office and storage garage for use by the on-site resident manager and their employees. This two story facility will include the rental office, private toilet room, utility rooms, manager's office and the facility storage garage on the first level. The resident manager's two bedroom apartment will be located on the second level for exclusive use by the manager and their guests.

Security: Security for the site and for the exterior of the storage units will be provided by closed circuit cameras located so as to monitor the exterior areas of the facility as well as the interior and exterior of the rental office. Access to the site and individual storage units will be provided by numerical code activated access gates at the entrance to the facility and a numerical keypad at each storage unit that monitors and records access and egress.

Operational Controls: For the express purpose of establishing, maintaining and enforcing rights, rules and responsibilities of the storage unit tenants, a "Rental Agreement" has been drafted defining operational controls for the development including but not limited to establishment of rental terms, use of storage spaces, hazardous material prohibitions, insurance, liability, conduct condition of storage

Project Narrative

Douglas Blvd Self Storage & Granite Bay Garage Condos

spaces, rules and security. A draft copy of the proposed Rental Agreement is provided with the application.

Trash: All trash generated from a unit shall be the responsibility of the renter and no trash shall be stored within or outside a storage unit. Renters are expressly responsible for removal of all trash as no trash facilities shall be provided on site except for use by the on-site manager or their staff.

Noise: Because the self storage facility is a publicly accessible development, responsibility for noise control rests with the on-site management. Per the Rules & Regulations, all renters are responsible for complying with noise restrictions per the requirements of Chapter 9.36 of the Placer County Code. Noise limits are established by the code for allowable daytime and nighttime sources with enforcement responsibilities, violations and penalties defined by the ordinance. Because of the restricted uses allowed and the limited operational hours of the facility, noise issues usually associated with after-hours activities are not anticipated.

Traffic Generation: Based on ITE Trip Generation data, a self storage facility (Code 151) would generate approximately 2.5 trips per day per 1,000 sf of building area or approximately 185 trips for this project. Under the previously approved development plan, each of the 52 residential dwelling units would generate approximately 10 vehicle trips per day (9.57 vpd) or the equivalent of 490 vehicle trips for this site. While the residential development would its highest trip generation in the AM and PM hours, the garage condominiums will generate the majority of their traffic in the off-peak hours and on weekends.

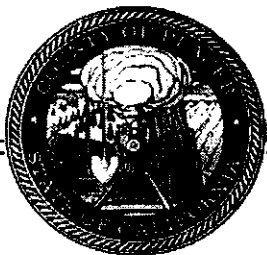
Adjacent Land Use & Compatibility: The proposed project is located in an area of Granite Bay dominated by both commercial and residential development. The properties directly to the east and southeast of the project site are commercial and represent primarily retail shopping centers, restaurants and gas stations. The properties to the north and west are single family residential in larger parcels and the properties to the southwest are single family residential on small parcels. This project, because of its low use, traffic generation and activity level is an ideal transitional development that will buffer the higher use commercial areas from the existing residences. The self storage facility proposed will be more compatible with the existing residences and less intrusive than most of the commercial uses allowed by the properties zoning.

Neighborhood Character Change: The character of the neighborhood around the intersection of Douglas Blvd. and Auburn Folsom Road is one that is predominantly commercial in nature. Further to the east along Douglas Blvd. the character changes from commercial to residential and is comprised of one and two story homes. The existing commercial buildings in this area are single story but the height and scale of the structures is significantly more dominant than the nearby housing due to the overall size and nature of the developments. Since the existing property is mostly undeveloped, the construction of any buildings on the site will have an impact on the character of the neighborhood. To mitigate this impact, the project has been designed in accordance with the Granite Bay Design Guidelines with "Craftsman" inspired influences and materials. Additionally, the project has been

Project Narrative

Douglas Blvd Self Storage & Granite Bay Garage Condos

designed with finish floor elevations below existing adjacent grades so as to lower the overall building heights when viewed from off-site. The project includes a two story office/manager's residence with residential scaled design elements that allows it to conform to the 30' maximum building height. The exterior walls that encompass the project are designed with vertical and horizontal articulation, varied parapet heights and varied materials that break down the projects mass and scale and help create a pleasing transition from the existing commercial structures to the existing homes.



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Date Received	Filing Fee	Check No.	Receipt No.
	\$	#	#

ENVIRONMENTAL QUESTIONNAIRE

Answer all questions that are applicable.

Please note: If you are applying for a Conditional Use Permit, Subdivision over 4 lots, General Plan amendment, Specific Plan and/or Rezoning, you must schedule a pre-development meeting before this Environmental Questionnaire can be accepted. Please contact the Planning Department at 530-745-3000 for scheduling.

I. GENERAL

- Project name (same as on IPA) Douglas Blvd. Self Storage & Granite Bay Garage Condos
Project site area 8.7 acres, or 378,789.16 square feet
General Plan/Community Plan Granite Bay Community Plan
Land use description Neighborhood Commercial
Zoning C1-UP-DC
- Project description in detail, including the number of units or gross floor area proposed, site area in acres/square feet (PLN)
The total area of both parcels is 8.7 acres. This will accommodate 73,973 sf of self storage bldgs and 74,902 sf of garage condos – the total area of the project is 148,877 sf. Site coverage of the site is 39.3%.
Please see attached detailed project description for additional information.
- Describe existing uses and facilities onsite (buildings, wells, septic systems, parking, etc) _____
Existing on site are a currently operating boat sales and repair shop and an unoccupied house and shed in disrepair.
- Is adjacent property in common ownership? yes no
If yes, indicate acreage _____ and Assessor's Parcel Number(s) _____
- Indicate all historic uses of the property to its first known use and show areas of such use on site plan (ie. animal enclosures, livestock dipping areas, carcass burial locations, chemical mixing structures, clandestine drug labs or dumpsites, fuel tanks, crop areas, mining shafts, buildings, processing areas, storage, hazardous waste, spoils piles, etc.):
a. Residential uses? yes no
If yes, describe uses: House and shed located on property – currently uninhabited and in disrepair
b. Commercial agriculture uses? yes no
If yes, what types of uses have occurred? animal husbandry crops other
Describe use, era/decade, associated pesticides, herbicides, or other hazardous materials storage or use: _____
c. Mining uses? yes no
If yes, describe types, features, and any related uses: _____
d. Physical hazards (i.e. mine audit, air shaft, etc)? yes no
If yes, describe hazards: _____

e. Commercial uses? yes no

If yes, describe types and any related uses: Currently in operation on the site is a boat sales and repair shop. Previously in the uninhabited house there was a retail smoke shop.

6. Is any portion of the site under a Williamson Act contract? yes no

If yes, indicate contract name and number: _____

II. GEOLOGY & SOILS

1. Have you observed any building or soil settlement, landslides, slumps, faults, steep areas, rock falls, mud flows, avalanches or other natural hazards on this property or in the nearby surrounding area? yes no

If yes, describe _____

2. How many cubic yards of material will be moved onsite? 44,000 cubic yards

How many cubic yards of material will be imported? 0

How many cubic yards of material will be exported? 0

Describe material sources or disposal sites, transport methods and haul routes: non-required

3. What is the maximum proposed height and slope of any excavation/cut? 10 feet

What is the maximum proposed height and slope of any fill? 10 feet

4. Are retaining walls proposed? yes no

If yes, identify location, type, height, etc. West side of project – CMU retaining wall – approx 8 feet tall

5. Is there a potential for any blasting during construction? yes no

If yes, explain _____

6. How much of the area is to be disturbed by grading activities? 95%

7. Would the project result in the direct or indirect discharge of sediment into any lakes or streams? yes no

If yes, explain _____

8. Are there any known natural economic resources such as sand, gravel, building stone, road base rock, or mineral deposits on the property? yes no

If yes, describe _____

9. Are any frontage or offsite road and/or drainage improvements proposed or required? yes no

If yes, explain and show on site plan Frontage to be developed with curb/gutter, curb cuts, sidewalk, and landscaping

10. What are the current California Department of Conservation Farmland categories for the property? (Contact California Farmland Mapping & Monitoring Division, 916-324-0859, for information) Urban Land

How many acres of each category? 100% of site is classified as Urban Land

III. DRAINAGE, HYDROLOGY & WATER QUALITY

1. Is there a body of water (lake, pond, stream, canal, etc.) within or on the boundaries of the property? yes no If yes, name the body of water here and show location on site plan: _____

2. If answer to the above is yes, would water be diverted from or into this water body? yes no

If yes, does applicant have an appropriative or riparian water right? yes no

3. Where is the nearest off-site body of water such as a waterway, river, stream, pond, lake, canal, irrigation ditch, or year-round drainage-way? Include name, if applicable Folsom Lake State Recreation Area (.83 miles)

4. What percentage of the project site is presently covered by impervious surfaces? 23,643 sf = 6.2%

What percentage of the project site will be covered by impervious surfaces after development? 316,945.4 = 83.7%

5. Would any run-off of water from the project enter any offsite canal/stream or watershed drainage? yes no
If yes, describe _____
6. Is stormwater run-off currently being intercepted by an upstream and/or onsite canal? yes no
If yes, describe _____
7. Will there be discharge to surface water of wastewaters other than storm water run-off? yes no
If yes, a) what materials will be present in the discharge? _____
b) what contaminants will be contained in storm water run-off? _____
8. Would the project result in the physical alteration of a body of water? yes no
If yes, how? _____
9. Will drainage from this project cause or exacerbate any downstream flooding condition? yes no
If yes, explain: _____
10. Are any improvements (streets, building sites, earthwork, etc) proposed within the limits of the 100-year floodplain?
 yes no
If yes, accurately identify the location of the future, fully developed, unmitigated 100-year floodplain on the site plan.
11. Are any areas of the property subject to flooding or inundation? yes no
If yes, accurately identify the location on the site plan.
12. Would the project alter any on or off site drainage channels or patterns? yes no
If yes, explain _____
a. How will drainage be discharged to offsite project boundaries? Storm Drain System
b. Are downstream improvements required to upgrade, replace, or mitigate existing facilities? yes no
If yes, explain _____
c. Will grading be required for drainage conveyance, either in right of way or on private property? yes no
If yes, describe _____
13. What specific temporary and permanent Best Management Practice (BMP) measures will be provided? _____
Straw wattles at site perimeter, silt fencing if needed, DI and field inlet protection, and rock driveway for entrance/exit to site during construction.

IV. VEGETATION AND WILDLIFE

All projects disturbing wetlands, streams, vernal pools, or marshes are required to notify the U.S. Army Corps of Engineers and federal permits may be required prior to land disturbance activities. In addition, consultation with the California Department of Fish and Game, U.S. Fish and Wildlife Service, National Marine Fisheries Service, and/or the Central Valley Regional Water Quality Control Board may be required depending on the types of vegetation and wildlife resources affected by project-related activities. See attached state and federal natural resource permitting information guidance document for more information.

1. Identify the vegetation communities occurring on the project site – Please refer to biological survey – 80% Oak Woodland and 20% Ruderal

_____ % alpine	_____ % orchard/vineyard
_____ % coniferous forest	_____ % perennial stream
_____ % freshwater wetland/marsh	_____ % pond-stock pond
_____ % grassland (dry pasture)	_____ % rice
_____ % hardwood woodland	_____ % row crop
_____ % intermittent stream	_____ % scrub/chaparral
_____ % riparian (stream zone) woodland	_____ % vernal pool
_____ % irrigated pasture	_____ % meadow (above 3000 ft)

Information specific to western county vegetation types is summarized in the *Placer County Natural Resources Report 2004*, available from the Placer County

2. Estimate how many individual trees of 6-inches diameter or larger would be removed by the ultimate development of this project as proposed: Please see attached tree survey
If oak trees (Quercus sp.) are present, estimate how many individual oak trees 5 inches diameter or larger would be removed by ultimate development of this project as proposed. Please see attached tree survey
3. Estimate the percentage of all existing trees that would be removed by the project as proposed 95%
4. Have any biological surveys been conducted on the property? yes no
If yes, give date of the survey(s) and attach a copy of the survey(s) Copy attached – survey date December 2010
5. List any known endangered species of plants or animals (as defined in Section 15380 a-d of the California Environmental Quality Act Guidelines) found in the project area Special Status Species with a low probability of occurrence include Big-Scale Balsam-root, Brandegees's Clarkia, and Cooper's Hawk. There is a moderate potential for occurrence of the Valley elderberry longhorn beetle. See attached biological survey for additional information.
6. What changes to the existing vegetative communities will the project cause as proposed? Much of the existing vegetation will be removed with this project.

V. FIRE PROTECTION

1. How distant are the nearest fire protection facilities? Fire Station at Eureka Rd and Auburn Folsom Rd. (.75 miles)
2. What is the nearest emergency source of water for fire protection purposes? Describe the source and location: Existing fire hydrant located across Douglas Blvd.
3. What additional fire hazard and fire protection service needs would the project create? None
What facilities are proposed with this project? Fire hydrants
4. For single access projects, what is the distance from the project to the nearest through road? Project fronts on Douglas Blvd.
Does the fire district require an emergency vehicle access road? yes no
If yes, show on the project grading plans and site plan.
5. Are there offsite access limitations that might limit fire truck accessibility (ie. steep grades, poor road alignment or surfacing, substandard bridges, etc.)? yes no
If yes, describe: _____

VI. NOISE

Project sites near a major source of noise, and projects which will result in increased noise, may require a detailed noise study prior to environmental determination.

1. Is the project near a major source of noise? yes no
If yes, name the source(s): Nearby Roads – Douglas Blvd. and Auburn Folsom Rd.
2. What noise would result from this project, both during and after construction? Construction noise while being built. After construction there would be minimal noise from vehicles using the self storage and garage condos.
3. If noises attenuation measure (ie. berms, walls, special construction) are proposed, please attach noise study, describe measures and include on the site plan and in cross-sectional details. See attached noise study.

VII. AIR QUALITY

Specific air quality studies may be required by the Placer County Air Pollution Control District (APCD). It is suggested that applicants with residential projects containing 20 or more units, industrial, or commercial projects contact the APCD before proceeding.

1. Are there any sources of air pollution within the vicinity of the project? yes no
If yes, name the source(s): Vehicles traveling on Douglas Blvd. and Auburn Folsom Rd.
2. At full buildout of the project, what are the quantities of air pollutants in terms of vehicle and stationary sources (ie. woodstove emissions, etc.)? Include short-term (construction) impacts: minimal impact from construction machinery and minimal impact after construction from vehicles using the self storage and garage condos.
3. Are there any sensitive receptors of air pollution located within one quarter mile of the project (ie. schools, hospitals, etc.)?
 yes no
If yes, describe _____
Will the project generate any toxic/hazardous emissions? yes no
If yes, describe _____
4. What specific mobile/stationary source mitigation measures, if any, are proposed to reduce the air quality impact(s) of the project? Quantify any emission reductions and corresponding beneficial air quality impacts on a local/regional scale.

5. Will there be any land clearing of vegetation for this project? yes no
If yes, how will vegetation be disposed? Recycle at material recovery facility

VIII. WATER SUPPLY

1. Define purpose of water currently used on-site Commercial
2. Define existing water source and its location on-site Public Water System
3. List water sources (provider or system) proposed and their projected peak water usage in gallons per day:
Domestic San Juan Water District peak gallons/day approx 548 gallons
Irrigation San Juan Water District peak gallons/day 6,000 gallons – max flow 20 g.p.m.
Fire Protection San Juan Water District peak gallons/day No daily use – Emergency only
4. Is the project site located within a public domestic water district? yes no
5. Will there be public water supply for domestic use? yes no
If yes, provide district name here San Juan Water District
If no, and the water main is in close proximity, please discuss why not _____
If no, give the distance to the closest public water main _____ feet
6. Will there be groundwater for domestic or other uses? yes no
If yes, what is the projected daily peak groundwater usage? _____
7. Are there any wells, drilled or hand-dug, on the site? yes no
If yes, describe approximate year well was constructed, depth, annular seal, yield, contaminants, etc _____
Show existing and proposed well sites and label type of well on the site plan.
8. Will the project potentially impact the surrounding area's use of agricultural water? yes no
If yes, describe _____

IX. AESTHETICS

1. Describe adjacent land use and explain how the proposed project is consistent/compatible with these uses and densities
Please see attached detailed project description
2. Is the proposed project consistent/compatible with adjacent architectural styles? yes no
If no, explain _____
3. Would aesthetic features of the project (such as architecture, height, color, etc.) be subject to review? yes no If

yes, by whom (i.e. HOA, ARC)? G.B. MAC, Placer County Arc, Planning Commission

4. Describe signs and lighting associated with the project: 2 Monument signs are proposed for this project as well as several building signs (please see building elevations for locations and approx. sizes). All site lighting proposed is dark sky compliant and cut offs or shields shall be incorporated to ensure that all light is directed downward.

5. Is landscaping proposed? yes no

If yes, provide a conceptual landscape plan to describe and indicate types and location of plants.

X. ARCHAEOLOGY/HISTORY

1. What is the nearest historic site, state historic monument, national register district, or archaeological site?

Passenger Railroad Terminal #526 (1st in California) Located in Folsom

2. How far away is it? 8 miles

3. Are there any historical, archaeological or culturally significant features on the site (i.e. old foundations, structures, Native American habitation sites, etc.)? yes no

If yes, explain _____

XI. SEWAGE

1. How much wastewater is presently produced daily? Approx 96 gallons

2. How is sewage presently disposed of at the site? Public Sewer System

3. How much wastewater will be produced daily after the project? Approx 548 gallons from domestic uses

4. What is the proposed method of sewage disposal? Public Sewer System

5. Is there a plan to protect groundwater from wastewater discharges? yes no

If yes, attach a draft of this plan. Waste water will be piped and not come in contact with the groundwater.

6. List all unusual wastewater characteristics of the project No unusual characteristics

What special treatment processes are proposed for these unusual wastes? None

Will pre-treatment of wastewater be available? yes no

If yes, attach a description of pre-treatment processes and monitoring system.

7. During the wettest time of the year, is the groundwater level less than 8 feet below the surface of the ground onsite?

yes no

If no, explain Groundwater is at depths greater than 8 feet below surface.

8. Is this project located within a sewer district? yes no

If yes, provide the district name here: Sewer Maintenance District #2

9. Is there sewer in the area? yes no

If yes, what is the distance to the nearest sewer line? located along Douglas Blvd. 15 feet form proposed TBC.

10. Will the project be trenching offsite to connect to sewer? yes no

If yes, describe distance and impacts to roadways, adjacent properties, etc. Connect to SSMH in street, saw cut to location - no impact on adjacent property owners

XII. HAZARDOUS MATERIALS

"Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste, or any material which a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment (i.e. oils, lubricants, and fuels).

1. a. Has the site ever stored or used hazardous materials, including pesticides and herbicides? yes no
 If yes, describe Boat repair shop collects and recycles used motor oil and filters – storage drums are above ground, labeled, and placed in secondary containment.
- b. Are these materials stored in underground tanks? yes no

If yes, contact the Environmental Health Division at 530-745-2300 for additional requirements.

2. Will the proposed project involve the handling, storage or transportation of hazardous materials? yes no
 If yes, will it involve the handling, storage, or transportation at any one time of more than 55 gallons, 500 pounds, or 200 cubic feet (at standard temperature and pressure) of a product or formulation containing hazardous materials?
 yes no
 If yes, describe _____

XIII. SOLID WASTE

1. What types of solid waste will be produced? Household garbage from managers apartment and incidental garbage from vehicles stored in garage condos.
 How much? Standard residential wheeled garbage cans at the manager's apartment and 4 yard dumpster in garage condo area
 How will it be disposed of? Auburn Placer Disposal Service

XIV. PARKS & RECREATION

1. How close is the project to the nearest public park or recreation area? .83 miles
 Name the area Folsom Lake State Recreation Area
2. Describe any onsite recreational facilities proposed as part of the project Non proposed
3. How does this project propose to provide park and recreation facilities to the community? Through county park fees and assessments.

XV. SOCIAL IMPACT

1. How many new residents will the project generate? 2 to 3 residents – onsite manager
2. Will the project displace or require relocation of any residential units? yes no
 If yes, explain _____
3. What changes in character of the neighborhood (surrounding uses such as pastures, farmland, residential) would the project cause? Please see detailed project description attached.
4. Would the project create job opportunities? yes no
 If yes, explain Project will create temporary construction jobs and employ 2-3 people long term in manager and sales positions.
5. Would the project destroy job opportunities? yes no
 If yes, explain Current boat repair and sales business will be relocated or displaced.
6. Will the proposed development displace any currently productive use, including agricultural livestock grazing?
 yes no
 If yes, describe Current boat repair and sales business will be relocated or displaced.
7. Is your project in a Placer County Redevelopment Area? yes no
 If yes, you may be eligible for low interest loans. If your project contains any housing and is located in a Redevelopment Area, it is subject to the 15% inclusionary regulations of Ordinance 15.65. For more information, please contact the

Redevelopment Agency at 530-886-4240.

8. Are there any Federal funds helping to finance your project? yes no
If yes, you may have to comply with NEPA, the National Environmental Policy Act.

XVI. TRANSPORTATION/CIRCULATION

1. Does the proposed project front on a County road or State Highway? yes no
If yes, what is the name of the road? Douglas Blvd.
If no, what is the name of the private access road and nearest cross-street? _____
2. Would any non-auto traffic, not related to construction activities, result from the project (trucks, trains, etc.)?
 yes no
If yes, describe type and volume _____
3. What road standards are proposed within the development? Per Placer County Standards
County land Development Manual Standard Plate Per Placer County Standards
Show typical street section(s) on the site plan.
4. Will new roadway/driveway access onto County roads be constructed with the project? yes no
If yes, are the access points proposed in a location in which would provide sufficient sight distance along the roadway for safe entering and exiting vehicles? Yes
5. Describe any proposed improvements to County roads and/or State Highways (i.e. frontage improvements, bike lanes, curb, sidewalk): Frontage to be developed with curb/gutter, curb cuts at driveways, sidewalk, and landscaping.
6. Would any form of transit be used for traffic to/from the project site? yes no
If yes, show proposed transit stop locations on site plan.
7. How much additional traffic is the project expected to generate? What are the expected peak hours of traffic to be caused by the development (i.e. Churches on Sundays, 8:00am-1:00pm; Offices on Mondays through Fridays, 8:00-9:00am, and 4:00-6:00pm)? Please See detailed project description attached.
8. What bikeway, pedestrian, equestrian, or transit facilities are proposed with the project? Sidewalk is proposed as part of street frontage improvements.

XVII. CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

First Name Allen Last Name Johnson
Signature [Signature] Date: 12/8/2010
Work Phone (916) 768-0201 Cell Phone () _____
Email Address aljohnson@aljohnsonconsulting.com

January 07, 2011

Placer County Community Development
3091 County Center Drive
Auburn, CA 95603
(530) 745-3000

**Re: Design Review & Environmental Submittal
Douglas Blvd. Self Storage & Granite Bay Garage Condos**

Below are itemized responses and locations of items required in the pre-development checklists provided for the Granite Bay Garage Condos and Douglas Blvd. Self Storage.

Air Pollution Control District:

1. Vicinity map and site plan – see sheet SA 0.10
2. Description of project – see attached Detailed Project Description
3. Emission sources – see attached Air Pollution Statements
4. Land Clearing – Information will be provided when available
5. Diesel Particulate Matter – See attached Air Pollution Statements
6. Not required for this project
7. Not required for this project
8. Offsite Improvements – Improvements will include widening Douglas Boulevard and constructing a new curb, gutter and sidewalk as shown on the attached Off Site Improvements sheet OFF-1.
9. Construction emission and dust control plan – this will be completed once a contractor is selected for this project.

Engineering and Survey Department:

1. Preliminary grading plan – see civil sheet PG-1
2. Preliminary geotechnical report – see attached geotechnical report by Gularte & Associates dated 11/29/2010
3. Preliminary drainage report – see Preliminary Drainage Study prepared by Genesis Engineering attached.
4. Storm water & surface water quality BMP plan – The basic BMP plan will be to have silt fences around the neighboring properties during grading, straw waddles along the frontage, a rock entrance and silt bags to protect the DI's during construction. This plan will be reviewed and updated as necessary once the project is approved.

1478 STONE POINT DRIVE
SUITE 350
ROSEVILLE CA 95661

T | 916 782 7200
F | 916 773 3037

BORGESARCH.COM

5. NPDES attachment 4 – Compliance with NPDES attachment 4 will be completed with the SWPPP plan.
6. Not required for this project
7. Frontage improvements – see civil sheet PG-1 and OFF-1
8. Tentative map – See attached tentative map for Douglas Blvd. Condos
9. Not required for this project
10. Public road entrance/driveways – see civil sheet PG-1 and OFF-1
11. Offsite improvements – Improvements will include widening Douglas Boulevard and constructing a new curb, gutter and sidewalk as shown on the attached Off Site Improvements sheet OFF-1.
12. Fire protection district – Fire District will serve letter is attached.
13. Fees – Will be paid by owner
14. General comments/specific project issues – see civil sheet PG-1 and architectural sheet SA0.10

Environmental Health Services:

1. Site Plan – see civil sheet PG-1 and architectural sheet SA 0.10
2. Project usage statement – see attached Detailed Project Description
3. Not required for this project
4. Not required for this project
5. Not required for this project
6. Sewer district service availability letter – sewer will serve letter is attached
7. Not required for this project
8. Not required for this project
9. Not required for this project
10. Public water system service availability letter – water will serve letter is attached
11. Not required for this project
12. Not required for this project
13. Not required for this project
14. Solid waste service availability letter – solid waste will serve letter attached, trash enclosure dimensions have been altered to meet Auburn Placer Disposal requirements. See trash enclosure detail on sheet SA 0.30
15. Past use environmental assessment – see attached Archaeological report by Genesis Society dated 11/25/2010
16. Hazardous materials storage and use – see attached hazardous materials statement
17. Not required for this project
18. Not required for this project
19. Not required for this project

Environmental Engineering & Utilities Division:

1. Utility plan – see civil sheet PG-1

2. Not required for this project
3. Not required for this project
4. Not required for this project
5. Not required for this project
6. Placer County Commercial/Industrial waste survey – 2 copies of survey are attached
7. Average dry water flow – see attached spreadsheet Average Dry Weather Flow for calculations.
8. Not required for this project
9. Not required for this project
10. Fees – Will be paid by owner
11. External Interceptors - an oil grit separator will be provided for the self serve hand held power rinse station, see civil sheet PG-1 and architectural sheet SA0.10

Fire Protection Planning:

1. Preliminary site plan - see civil sheet PG-1 and architectural sheet SA0.10
2. Area map - see architectural sheet SA 0.12
3. Tentative map – see attached tentative map for Douglas Blvd. Condos
4. Project description - see attached Detailed Project Description
5. Traffic and circulation plan - see civil sheet PG-1 and architectural sheet SA0.10
6. Typical sections – see civil preliminary grading plan sheet PG-1
7. Fees – Will be paid by owner
8. Not required for this project
9. Fire alarm system – a fire alarm system will be provided for this project, plans will be submitted for review concurrent with building permit submittal.
10. Fire sprinkler system - a fire sprinkler system will be provided for this project, plans will be submitted for review concurrent with building permit submittal.
11. South placer fire notes – fire department notes will be incorporated into the construction documents for building permit.
12. Fire service – see Preliminary Utility Plan PU-1 for fire service layout.
13. Not required for this project

Planning Department:

1. Site plan – see architectural sheet SA 0.10
2. Tentative map – see attached tentative map for Douglas Blvd. Condos
3. 100 year flood plain – this project is not located within the 100 year flood plain
4. Project description - see attached Detailed Project Description
5. Aerial photograph – see architectural sheet SA 0.11
6. Not required for this project
7. Not required for this project
8. Vegetative land cover survey and or arborist report – see attached arborist survey by North Fork Associated , dated 12/30/2011.

9. Wetland delineation – see attached wetland delineation map prepared by North Fork, dated 12/21/2004. Please also see attached 404 Army Corps letter.
10. Biological survey – see attached biological survey by North Fork Associates dated December 2010.
11. Entrance features – see architectural site plan sheet SA 0.10 and site details on sheet SA 0.30
12. Building elevations – see architectural sheets SA 1.30 and 1.31
13. Fencing plan – all fencing shown on the architectural site plan, see sheet SA 0.10
14. Not required for this project
15. Not required for this project
16. Color material board – see attached
17. Cultural / Archaeological resources report – see attached report by Genesis Society dated 11/25/2010
18. Not required for this project
19. Paleontological resources records search report – see attached record search report by Genesis Society dated 11/25/2010
20. Not required for this project
21. Not required for this project
22. Conceptual landscape plan – see sheet LA
23. Lighting and photometric plan – see sheet SA 0.20 for photometric plan, see sheet SA 0.30 for light fixture types and light pole detail.
24. Community plan consistency - see attached Detailed Project Description
25. Pending county ordinances – county will review and provide us a list of applicable pending ordinances
26. Map and description of adjacent land uses - see attached Detailed Project Description and sheet SA 0.12
27. Noise – see attached noise study by J.C. Brennan & Associates dated 11/29/2010
28. Not required for this project

Flood Control:

1. Preliminary Grading – see civil sheet PG-1
2. Preliminary Drainage – see civil sheet PG-1 and PU-1

Sheriff:

1. Entrance/Egress Description – Entrance and egress from the self storage and garage condo area will be controlled by code activated gates going both in and out of the storage portions of the site.
2. Alarm & Security Plan – The alarm & security plan will be completed with the construction documents.
3. Contact Information – see architectural sheet SA0.10 for owner and applicant contact information.

Building Department:

All building department items will be included in the construction documents submitted for permit. No items are necessary at this time.

Thank you for your assistance in the review of this project. If you should have any questions or require additional information please let me know.

Regards,

A handwritten signature in black ink, appearing to read 'K. MacDonald', with a small dot at the end.

Karenda MacDonald

Architect

Borges Architectural Group

