RECOMMENDED CONDITIONS OF APPROVAL - DEVELOPMENT AGREEMENT -WILSON MINI-STORAGE (DAG-003)

1.1. This Development Agreement (DAG-003) approves the development of Wilson Mini-Storage pursuant to the terms and conditions as described in said Agreement and authorized by the Board of Supervisors, County of Placer, by Resolution No. 84-121 duly passed on April 3, 1984.

DAG-003 was amended pursuant to Amendment to DAG-003 as approved by the Planning Commission on August 22, 1991, and by the Board of Supervisors on ______. The Design/Site Review Committee will be responsible for the review and approval of the modifications contained in Amendment to DAG-003. (Conditions affected by this modification are 1, 14, 15, & 16). (8-22-91 PC)

- 2. Submit and obtain approval by the Department of Public Works for the Improvement Plans, Specifications, and Engineer's Estimate of Cost in accordance with all local ordinances. Improvement Plans shall show the plan and profile of roads, sewer, water systems (including fire facilities), storm drainage (including fire facilities), storm drainage (including during construction), underground electrical and telephone detail, location and scheduling and all conditions imposed on this project must be included in the plans and specifications prior to submittal to the County for checking and processing. No grading or clearing, other than that necessary for surveying purposes, shall occur on the site until the Improvement Plans have been signed by the Department of Public Works.
- 3. A drainage report shall be submitted to and approved by the Department of Public Works. The report shall, at a minimum, include: All appropriate calculations, diversions to drainage, increases in downstream flows, proposed on and off-site improvements, and drainage easements to accommodate flows from this project. The report shall be prepared by a registered civil engineer.
- 4. Will-serve letters shall be provided from:
 - A. Nevada Irrigation District (water service)
 - B. Placer County S.A.D. #1 (sewer service)
 - C. Rock Creek Fire District (fire protection)
 - D. Pacific Gas & Electric (electric and gas service)
 - E. U. S. Post Office (postal service and mailbox location)
 - F. Pacific Bell (telephone service)
 - G. Auburn Disposal (solid waste disposal service)
- 5. Road requirements shall be as follows:
 - A. Entrance road from Third Street: 30' minimum easement or other evidence of access right acceptable to the Development Review Committee (DRC); 24' of paved surface (6" AB/2" AC minimum) width with 2' AB shoulders on each side of the road.
 - B. Plate 27 (of the Land Development Manual) flare from the entrance road onto Third Street.
 - C. All internal roads: 30' paved width (4" AB/2" AC minimum)
 - D. Parking areas adjacent to buildings shall be 4" AB/2" AC and striped to the satisfaction of DRC.
 - E. RV/Boat storage area shall be surfaced with 4" AB minimum.
- 6. A landscape plan shall be submitted to and approved by DRC prior to occupancy of buildings constructed for Phase I. This plan shall include plant types and sizes, the number of plants, existing trees and/or bushes to remain, irrigation systems, and provisions for the maintenance of the landscaping materials. If installation of plants on adjacent County property is proposed, submit evidence of appropriate permission for such installation and maintenance. Provide security to insure the survival of the

APRIL, 1984 AUGUST, 1991 landscaping acceptable to DRC.

- 7. Quarters may be provided for security personnel for the project. Such quarters may be permanent or temporary, subject to the following provisions:
 - A. Permanent structure(s) must be constructed in substantial conformance with the site plan (Exhibit "B")
 - B. Such permanent structure(s) must be constructed based upon all necessary building and occupancy permits being obtained by the developer.
 - C. Such permanent structure(s) must obtain design review approval from the DRC.
 - D. If temporary structure(s) or other portable shelter(s) are proposed for occupancy by project security personnel, proper County permits must be obtained and a time limit of no more than five years shall be established for the removal of said temporary structure(s) or shelter(s).
- 8. The project shall be subject to design review approval by the DRC. Such review shall include all structures, signs, landscaping, lighting, fencing, circulation, parking, drainage, et.
- 9. Parking spaces adjacent to the guard's quarters shall be signed "For Office Use Only". No less than three such spaces shall be provided.
- 10. A solid barrier no less than six feet in height and no more than eight feet in height shall be provided along the northern boundary of the mini-storage project to separate it from adjacent residential uses. A fence no more than 8 feet in height shall be provided on the balance of the project's perimeter and shall be provided of a type and design approved by DRC. The fence may be constructed by phases as appropriate, however, the solid barrier on the north property line shall be constructed with Phase I.
- 11. With each phase of development of the Wilson property, an off-site improvement to Third Street shall be constructed by the developer. Certificates of Occupancy shall not be issued by the County for buildings in Phase I of the mini-storage project without the parking lot adjacent to the Sierra Council on Alcoholism building (no less than eight parking spaces) having been completed by the developer and accepted by Placer County. When the first building permit for Phase II is sought by the developer, the remainder of the off-site improvements listed below shall be constructed. No occupancy of any buildings in Phase II shall be approved by Placer County until those improvements are complete and accepted by the County.
 - **PHASE I:** Off-site improvement required: Parking lot adjacent to the Sierra Council on Alcoholism building (8 spaces minimum).
 - **PHASE II thru IV:** Off-site improvement required: To be agreed upon following negotiations among the developer, the Development Review Committee (DRC) and the DeWitt Development/Capital Improvements Committee (DD/CIC). Said improvements may consist of, but are not limited to, walkways, street, widening, parking, drainage, access, etc. These improvements may be constructed by the developer (subject to County inspection and approval) and may be pro-rated depending upon development phasing.

All work required by this condition shall be shown on the project's improvement plans.

The developer's total share of the improvements listed above shall be \$15,500 and shall be based upon 1983 prices. An inflation factor based upon the C.P.I. shall be applied to the amount due from the developer as future phases are proposed for construction.

- 12. Mitigate the project's impacts upon the regional transportation system by paying \$20.00 per trip-end generated by the project to the North Auburn Transportation Improvement Program. If an alternate fee system is adopted, then the fee shall be based upon the new formula. The fee may be paid on a phase-by-phase basis.
- 13. The mini-storage project may be operated up to 24 hours per day, seven days per

week.

- 14. Within 30 days of the date of approval of the Amendment to DAG-003 by the Board of Supervisors, the applicant shall resolve all remaining violations of DAG-003 and DSA-1014 as described in the Planning Department letter addressed to Garlon Wilson, Wilson Mini Storage, dated May 22, 1991. (8-22-91 PC)
- 15. Prior to any further County entitlements, including, but not limited to, issuance of a Certificate of Occupancy, applicant shall construct approximately 700 lineal feet of a 4' wide trail along the east side of Richardson Drive, from "B" Avenue to the south end of the Bell Garden Apartments parking lot. The portion of the trail adjacent to the Placer County employee parking lot shall abut the travelled way of Richardson Drive and be a minimum of 3" asphaltic concrete over 8" Class II AB. The remainder of the trail shall be separated from Richardson Drive by the existing tree line and shall be constructed on an alignment acceptable to the DRC with a minimum of 2" AC over 4" Class II AB. Improvement plans shall be required prior to construction.

NOTE: These improvements shall be accepted by DPW and "as-builts" shall be furnished to DPW prior to issuance of a Certificate of Occupancy for Phase II.

The engineer's cost estimate shall be used to determine the value of these improvements when computing remaining requirements by this condition for future phases.

This condition shall satisfy the intent of Condition #11 for Phase II development of off-site improvements required. Phases III and IV will require additional improvements as determined by negotiations among the developer, the Development Review Committee, and the Dewitt Development/Capital Improvement Committee, as specified in Condition #11. (8-22-91 PC)

16. The chemical toilet on-site will continue in use only until the September 21, 1991 deadline for completion of the permanent office, or until any Development Review Committee authorized extensions of time. (8-22-91 PC).