PLANNING COMMISSION Anthony Adams, Chair Albert Enault, Member Vinay Tewari, Member Jessie Pooni, Member Angel Borja, Member



A G E N D A SPECIAL MEETING OF THE SUISUN CITY PLANNING COMMISSION WEDNESDAY, NOVEMBER 30, 2022 6:30 PM

Suisun City Council Chambers - 701 Civic Center Boulevard - Suisun City, California

NOTICE

Pursuant to Government Code Section 54953, subdivision (b), and in accordance with the provisions of SB 361 (2021), the following Planning Commission meeting includes teleconference participation by: Commissioners Angel Borja, Albert Enault, Jessie Pooni, Vinay Tewari and Chair Anthony Adams. Teleconference locations are on file at City Hall, 701 Civic Center Blvd., Suisun City, CA 94585.

FACE MASKS ARE RECOMMENDED FOR MEMBERS OF THE PUBLIC WHILE IN CITY FACILITIES IF NOT FULLY VACCINATED. IF YOU DO NOT HAVE A FACE MASK, ONE WILL BE PROVIDED FOR YOU.

THE PLANNING COMMISSION HAS RESUMED IN-PERSON MEETINGS IN ADDITION TO ZOOM. A LIMITED NUMBER OF SEATS ARE AVAILABLE, TO RESERVE A SEAT PLEASE CONTACT THE CITY CLERK AT clerk@suisun.com OR 707 421-7302.

ZOOM MEETING INFORMATION:
WEBSITE: https://zoom.us/join
MEETING ID: **814 9543 4826**CALL IN PHONE NUMBER: (707) 438-1720

REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE CITY COUNCIL MEETING BY EMAILING CLERK@SUISUN.COM (PRIOR TO 6 PM) OR VIA WEBSITE OR PHONE APPLICATION, ZOOM

(If attending the meeting via phone press *9 to raise your hand and *6 to unmute/mute for public comment.)

(Next Resolution No. PC 22-06)

ROLL CALL

Planning Commissioners Pledge of Allegiance Invocation

CONFLICT OF INTEREST NOTIFICATION

(Any items on this agenda that might be a conflict of interest to any Commissioners should be identified at this time.)

REPORTS: (Informational items only.)

1 City Manager/Staff

PUBLIC COMMENTS

(Request by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3. Comments are limited to no more than 3 minutes unless allowable by the Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the Clerk. By law, no prolonged discussion or action may be taken on any item raised during the public comment period, although informational answers to questions may be given and matters may be referred for placement on a future agenda.)

CONSENT CALENDAR

Consent calendar items requiring little or no discussion may be acted upon with one motion.

2 Planning Commission Approval of the Minutes of the Regular Meeting of the Suisun City Planning Commission held on October 25, 2022 - (Vasquez: bvasquez@suisun.com).

PUBLIC HEARING

Commission Adoption of Resolution No. PC22-___: A Resolution of the Planning Commission of the City of Suisun City Approving Addition of 13,500 Square Feet of Portable Storage on Property Located at 621 Railroad Avenue, Assessor's Parcel Number 0037-090-060, (Exempt from California Environmental Quality Act per Section 15303, New Construction or Conversion of Small Structures) – (Kearns: jkearns@suisun.com).

GENERAL BUSINESS NONE

REPORTS: (Informational items only.)

- a. Commission Member
 - b. Commission Chairperson

ADJOURNMENT

A complete packet of information containing staff reports and exhibits related to each item for the open session of this meeting, and provided to the City Council/Commissions, are available for public review at least 72 hours prior to a Council/Agency/Authority/Commission Meeting at Suisun City Hall 701 Civic Center Blvd., Suisun City. Agenda related writings or documents provided to a majority of the Council/Board/Commissioners less than 72 hours prior to a Council/Agency/Authority/Commission meeting related to an agenda item for the open session of this meeting will be made available for public inspection during normal business hours. An agenda packet is also located at the entrance to the Council Chambers during the meeting for public review. The city may charge photocopying charges for requested copies of such documents. Assistive listening devices may be obtained at the meeting. PLEASE NOTE:

- 1. The City Council/Agency/Authority/Commission hopes to conclude its public business by 10:00 P.M. Ordinarily, no new items will be taken up after the 10:00 P.M. cutoff and any items remaining will be agendized for the next meeting. The agendas have been prepared with the hope that all items scheduled will be discussed within the time allowed.
- 2. Suisun City is committed to providing full access to these proceedings; individuals with special needs may call 421-7300.
- 3. Agendas are posted at least 72 hours in advance of regular meetings at Suisun City Hall, 701 Civic Center Boulevard, Suisun City, CA. Agendas may be posted at other Suisun City locations including:
- Suisun City Fire Station, 621 Pintail Drive, Suisun City, CA;
- Suisun City Senior Center, 318 Merganser Drive, Suisun City, CA;
- Joe Nelson Center, 611 Village Drive, Suisun City, CA;
- Harbor Master Office, 800 Kellogg Street, Suisun City, CA.
- I, Donna Pock, Deputy City Clerk for the City of Suisun City, declare under penalty of perjury that the above agenda for the meeting was posted and available for review, in compliance with the Brown Act.

PLANNING COMMISSION Anthony Adams, Chair Angel Borja Albert Enault Jessie Pooni Vinay Tewari



PLANNING COMMISSION MEETING

Second and Fourth Tuesday Every Month

MINUTES

REGULAR MEETING OF THE CITY OF SUISUN CITY PLANNING COMMISSION TUESDAY, OCTOBER 25, 2022 6:30 P.M.

SUISUN CITY COUNCIL CHAMBERS -- 701 CIVIC CENTER BOULEVARD -- SUISUN CITY, CALIFORNIA

NOTICE

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ZOOM MEETING INFORMATION: WEBSITE: https://zoom.us/join MEETING ID: 893 0598 5651

CALL IN PHONE NUMBER: (707) 438-1720

TO VIEW TONIGHT'S MEETING ON SUISUN WEBSITE, LIVESTREAM (URL: https://www.suisun.com/government/meeting-video/)

REMOTE PUBLIC COMMENT IS AVAILABLE FOR THE PLANNING COMMISSION MEETING BY EMAILING CLERK@SUISUN.COM (PRIOR TO 5 pm) OR VIA WEBSITE OR PHONE APPLICATION, ZOOM

(If attending the meeting via phone press *9 to raise your hand and *6 to unmute/mute for public comment.)

(Next Resolution No. PC 22–06)

ROLL CALL

Chairperson Adams called the meeting to order at 6:31 PM with the following Planning Commissioners present:

PRESENT: Borja, Pooni, Adams

ABSENT: Enault, Tewari

Pledge of Allegiance led by Commissioner Borja

DEPARTMENTS: AREA CODE (707)

ADMINISTRATION 421-7300 ■ PLANNING 421-7335 ■ BUILDING 421-7310 ■ FINANCE 421-7320

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Invocation led by Commissioner Borja

CONFLICT OF INTEREST NOTIFICATION

(Any items on this agenda that might be a conflict of interest to any Commissioners should be identified at this time.)

REPORTS: (Informational items only.) NONE

1. City Manager/Staff

PUBLIC COMMENTS

(Request by citizens to discuss any matter under our jurisdiction other than an item posted on this agenda per California Government Code §54954.3. Comments are limited to no more than 3 minutes unless allowable by the Chair. Speaker cards are available on the table near the entry of the meeting room and should be given to the Clerk. By law, no prolonged discussion or action may be taken on any item raised during the public comment period, although informational answers to questions may be given and matters may be referred for placement on a future agenda.)

Steve Olry commented on presentations having pros and cons.

George Guynn commented on homes being out of compliance with Code Enforcement.

James Berg commented on the PG&E repairs downtown being halted until next year.

Chairperson Adams addressed Director Bermudez for any information on the comment from Mr. Berg.

Director Bermudez replied that the comments made have been noted and they will look at the concern with PG&E and forward the information to the Public Works Director.

Michelle Chavez addressed commissioners with questions on submissions to the Planning Commission, common practice, and companies that want to build being global citizens.

Chairperson Adams commented on Ms. Chavez's questions.

CONSENT CALENDAR

Consent calendar items requiring little or no discussion may be acted upon with one motion.

2. Planning Commission Approval of the Minutes of the Regular Meeting of the Suisun City Planning Commission held on September 27, 2022 - (Vasquez: bvasquez@suisun.com).

Motion by Commissioner Borja to approve Consent Calendar and seconded by Commissioner Pooni. Motion passed by the following vote:

AYES: Borja, Pooni, Adams ABSENT: Enault, Tewari

PUBLIC HEARING: NONE

GENERAL BUSINESS:

3. Zoning Ordinance Update: Planning Commission Public Workshop on Proposed Amendments to the Zoning Ordinance Regarding Zoning Districts and Allowable Uses in Residential and Commercial Zones – (Bermudez: jbermudez@suisun.com).

Director Bermudez presented workshop on Zoning Ordinance.

Chairperson Adams opened a discussion for any clarifying questions that the commissioners and the public had for Director Bermudez.

Commissioner Borja asked clarifying questions.

Director Bermudez answered Commissioner Borja's questions.

Michelle Chavez asked if there were conditional uses that come up for review or spot zoning and what are the qualifications for development standards to be renewed.

Director Bermudez answered Ms. Chavez's questions.

Steve Olry commented that a recommendation would be beneficial so the public can tell where the city is coming from and respond to that.

George Guynn commented that the direction should be to clean up the city to attract business.

Chairperson Adams informed the public that this is a time to ask Director Bermudez any clarifying questions as this is a chance to educate yourself on what's being presented so that better questions can be asked in an informed manner.

George Guynn asked what Director Bermudez proposed for the city and would like to hear a plan presented.

James Berg asked if there was a building code on height restrictions.

Director Bermudez answered Mr. Berg's question and continued with the presentation.

Chairperson Adams posed a question to commissioners and asked for a brief discussion on goals and strategies.

Commissioner Borja commented and provided suggestions.

Commissioner Pooni agreed with the comments stated by Adams and Borja.

Chairperson Adams commented.

Director Bermudez responded to Commissioners' suggestions and comments.

Chairperson Adams provided feedback to Director Bermudez.

Director Bermudez commented.

Chairperson Adams opened for a consensus on the direction to create a purpose and create goals. What are we trying to attain out of this and how can we come up with strategies that would inform everything that you're doing with this update?

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Commissioner Borja agreed with the approach Adams suggested. Borja commented that its key not only to come up with what we're doing but the timeline. Our mission and what we're trying to achieve should be developed. Coming up with workshops to review past stuff, public issues, etc.

Chairperson Adams commented.

Commissioner Pooni agreed with the suggestions mentioned.

Chairperson Adams addressed Director Bermudez with how he would like to proceed with the direction from Commissioners.

Director Bermudez commented that he is okay if Commissioners would like to suspend this topic and he can regroup with the City Manager to discuss with more detail of what was discussed tonight to come up with a strategy of how to move forward with the updates. We do have another lens with a third-party type of consultant to utilize the latest and greatest type of concepts that are found.

Commissioner Borja commented that he would like a conclusion or an executive summary that can be shared during one of the workshops unless there is none.

Chairperson Adams commented that he would like to ensure the community is satisfied with the product their getting in the end because they also have the best interest in how things turn out. Suggested suspending the topic for the evening and opened the discussion to the public.

Michelle Chavez commented that changes in code could set Suisun City apart and do something that hasn't been done before.

James Berg commented on the height restrictions, pacific flyaway center, solar roof panels and the Surplus Land Act.

George Guynn commented that the rules we have set in place for code violations need to be enforced.

REPORTS: (Informational items only.) NONE

- 4. a. Commission Members
 - b. Commission Chairperson

ADJOURNMENT

There being no further business the meeting was adjourned at 7:41 p.m.

Bianca Vasquez Administrative Assistant



Planning Commission Agenda Report

Meeting Date 11/30/2022

Files: AR 21/22-003

DATE: 11/30/2022

TO: PLANNING COMMISSION

FROM: John Kearns, Principal Planner (707.421.7337, <u>ikearns@suisun.com</u>)

RE: Resolution No. PC22-: A Resolution of the Planning Commission of the City

of Suisun City Approving Addition of 13,500 Square Feet of Portable Storage on Property Located at 621 Railroad Avenue, Assessor's Parcel Number 0037-090-060, (Exempt from California Environmental Quality Act per Section 15303, New

Construction or Conversion of Small Structures)

SUMMARY

Planning Division staff is bringing forward a request to consider approval of a Site Plan/Architectural Review application to add 13,500 square feet of portable storage on property located at 621 Railroad Avenue (APN 0037-090-060). The proposed portable storage units would predominantly be located on the eastern portion of the property adjacent to the existing self-storage space.

<u>Recommendation:</u> Planning staff recommends adoption of Resolution No. PC22-___; A Resolution of the Planning Commission of the City of Suisun City Approving Addition of 13,500 Square Feet of Portable Storage on Property Located at 621 Railroad Avenue, Assessor's Parcel Number 0037-090-060, (Exempt from California Environmental Quality Act per Section 15303, New Construction or Conversion of Small Structures).

<u>Proposed Motion:</u> I move that the Planning Commission adopt Resolution No. PC22-___, A Resolution of the Planning Commission of the City of Suisun City Approving Addition of 13,500 Square Feet of Portable Storage on Property Located at 621 Railroad Avenue, Assessor's Parcel Number 0037-090-060, (Exempt from California Environmental Quality Act per Section 15303, New Construction or Conversion of Small Structures).

BACKGROUND/DISCUSSION

The subject property is located at the southeast corner of Railroad Avenue and Worley Road and is designated as Commercial Services and Fabricating (CSF) in the Suisun City Zoning Code. It is located to the east and west of existing commercial land used and north of the existing Breezewood Village Apartments. The property was purchased in recent years and in 2020 received an entitlement for recreational vehicle storage and the location of 13 storage containers for existing tenants on the property. Presently, the property consists of an existing multi-tenant light industrial building and self-storage buildings. The property takes access from Railroad Avenue and is surrounded on the frontage by wrought iron fencing.

On June 24, 2020, the Planning Commission approved an entitlement for recreational vehicle storage on the eastern portion of the property in which plans were prepared and permits were pursued.

However, after much effort, the property owner chose to no longer pursue permits and instead shift away from recreational vehicle parking and instead toward portable storage concept.

The applicant has applied for a Site Plan/Architectural Review approval from the Planning Commission for approximately 13,500 square feet of portable storage space. This would operate in the same way typical self-storage space would except the structures would not have foundations and thus would be portable.

ANALYSIS

As stated previously, the proposed project is largely considered an interior project which is expected to have a somewhat minimal impact from the public right-of-way. The proposed project includes the location of approximately 13,500 square feet (112 storage containers as shown on the provided plans) of portable storage space within the subject property. In addition, to accommodate proper turning radii for the City's fire struck, demolition of the southern portion of the most eastern building will need to take place. Lastly, various site improvements are proposed as a part of the project following discussions with other city departments. These improvements can be found on the site grading/utility plan (attached).

Information on the proposed storage units has also been provided as a part of this packet for the reference of the Planning Commission, shown as a part of Attachment 2.

Plans Provided

The applicant has provided the following plans which represent the proposed project:

- Preliminary Site Grading/Utility Plan.
- Fire Truck Turning Exhibit.
- Landscape plans (5 sheets).

Attached to the draft resolution, you will find conditions of approval from Planning, Public Works, and the Fire Department. These conditions have been discussed with the applicant in advance of this agenda being distributed.

CEQA Review

The City of Suisun City Development Services Department has found the project is exempt from the California Environmental Quality Act per Section 15303 New Construction or Conversion of Small Structures. The project is in compliance with the City's General Plan and Zoning Ordinance and the structures on the site are accessory to the primary use on-site.

Planning Commission Options

The Planning Commission has several options in considering the subject entitlement application. Actions that the Planning Commission may take at this meeting include:

- Approve the project, as submitted;
- Approve the project, with modifications;
- Deny the project; or
- Continue the item for further discussion.

It is important that no matter what action is taken, that the proper findings are made by the Commission to support the decision.

Next Steps

If the entitlement application is approved by the Planning Commission, the applicant will work with staff to complete all documents to allow for delivery and location of the storage units.

PUBLIC CONTACT

The agenda was posted on the Suisun City website. As of the date of this report, no additional inquiries regarding this item had been received by City staff.

DISTRIBUTION

<u>Internal</u>

- PC Distribution
- Development Services Director Jim Bermudez
- Principal Planner John Kearns

External

• City Website https://www.suisun.com/planning-commission/

ATTACHMENTS

- 1. PC 22-__: A Resolution of the Planning Commission of the City of Suisun City Approving Addition of 13,500 Square Feet of Portable Storage on Property Located at 621 Railroad, Assessor's Parcel Number 0037-090-060, (Exempt from California Environmental Quality Act per Section 15303, New Construction or Conversion of Small Structures)
- 2. Project Plans
- 3. PowerPoint Presentation

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RESOLUTION NO. PC 22 -

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SUISUN CITYAPPROVING THE LOCATION OF PORTABLE STORAGE SPACE ON PROPERTY LOCATED AT 621 RAILROAD AVENUE, ASSESSOR'S PARCEL NUMBER 0037-090-060, (EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT PER SECTION 15303, NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES)

WHEREAS, VCS #2, LLC, (hereinafter referred to as Applicant) filed an application with the City of Suisun City for Site Plan/Architectural Review for the location of approximately 13,500 square feet of portable storage space and required site improvements on property located at 621 Railroad Avenue (APN 0037-090-060); and

WHEREAS, the public notice was published in the Daily Republic on November 18, 2022; and

WHEREAS, the applicant has met all applicable requirements under State law and City ordinances related to this development plan; and

WHEREAS, a report by the City Staff was presented and made a part of the recommendations of said meeting; and

WHEREAS, the Planning Commission is required to make a determination for final action on this Project; and

WHEREAS, the Planning Commission of the City of Suisun City did conduct on November 30, 2022, a properly noticed public hearing pursuant to Government Code Section 65090 and has considered all written and verbal testimony presented during the hearing; and

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Commission of the City of Suisun City does hereby approve the location of portable storage space on property located at 621 Railroad Avenue, Assessor's Parcel Number 0037-090-060 subject to the following Findings and all other Suisun City Codes and Ordinances:

- A. The City of Suisun City Development Services Department has found the project is exempt from the California Environmental Quality Act per Section 15303 New Construction or Conversion of Small Structures. The project is in compliance with the City's General Plan and Zoning Ordinance as it expands a permitted use land use on property designation commercially.
- B. The Planning Commission approves the Site Plan/Architectural Review consisting of the application materials submitted and considered by the Planning Commission on November 30, 2022 and subject to Conditions of Approval attached as Exhibit A to this Resolution:

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- 1. That the establishment, maintenance or operation of a use or building applied for are in conformity with the General Plan for the City in regard to circulation, population densities and distribution, design, and/or other aspects of the General Plan considered by the Development Services Director to be pertinent;
- 2. That adequate utilities, access roads, pedestrian and bicycle access, drainage, parking, and/or other necessary facilities have been or are being provided;
- 3. That the applicant exhibits proof that such use will not, under the circumstances of the particular case, constitute a nuisance or be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in or passing through the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city, provided that if any proposed building or use is necessary for the public health, safety or general welfare, the finding shall be to that effect.
- 4. That the proposed use conforms with all relevant federal, state, and local laws and regulations.

The forgoin	ng motion was made Commissioner and seconded by Commissioner
and carried	by the following vote:
AYES:	Commissioners:
NOES:	Commissioners:

ABSENT: Commissioners: ABSTAIN: Commissioners:

WITNESS my hand and the seal of said City this 30th day of November 2022.

Exhibit A: Conditions of Approval 621 Railroad Avenue

FIRE

- F-1 The existing fire hydrants will be inadequate for the facility. The measured distances to the furthest access of the facility exceed 400 feet (CFC 507.5.1 Where required). Based on information provided, building B will require two (2) additional on-site hydrants and building C will require three (3) additional on-site hydrants (CFC 507.5 Fire Hydrant Systems).
- F-2 On-site fire hydrants shall be protected with vehicle impact protection (CFC 312; 507.5.6)
- F-3 Fire apparatus access road shall be provided for every facility or building at 20 feet minimum and including the minimum turning radius according to attached specifications. Be sure minimum turning radius considers shoulders or curbs. (CFC 503 Fire Apparatus Access Roads; 503.2.2; 503.2.3; 503.2.4).
- F-4 The fire department reserves the final approval for any location requiring the words NO PARKING FIRE LANE to prohibit obstructions for fire vehicle access (CFC 503.3).
- F-5 The security gate shall allow 20 feet minimum, unobstructed emergency vehicle access. The new and existing security gate shall have an approved means of emergency operations, including Public Safety Power Shutoff (PSPS) PG&E events (CFC 503.6 Security Gates).
- F-6 The security gates shall have an approved key box or keyed entry system to allow for emergency access (CFC 506.1).

PLANNING

- P-1 Provide design and specifications for site ingress/egress gates for approval of Development Services Department.
- P-2 The applicant or applicants successor in interest shall indemnify, defend and hold harmless the City of Suisun City it's agents, officers, and employees from any and all claims, actions or proceedings against the City of Suisun City, its agents, officers, and employees to attach, set aside, void or annul, any approval by the City of Suisun City and its advisory agency, appeal board, or legislative body concerning this application which action is brought within applicable statutes of limitations. The City of Suisun City shall promptly notify the applicant or applicant's successor in interest of any claim or proceedings and shall cooperate fully in the defense. If the City fails to do so, the applicant or applicant's successor in interest shall not thereafter be responsible to defend, indemnify or hold the City harmless. This

- condition may be placed on any plans, or other documents pertaining to this application.
- P-3 The use shall be constructed in accordance with the information presented (except as otherwise identified in the Conditions of Approval) and shall conform to all requirements of the City of the Suisun City Code.
- P-4 Approval of this permit will be effective, provided no appeals are received within 10 calendar days of the Planning Commission meeting date of November 30, 2022 and that the property owner and the applicant signatures are obtained affirming that they have read and understand the Conditions of Approval for all entitlements and agree to comply with the conditions.
- P-5 The applicant shall comply with all applicable Federal, State, and local codes including, but not limited to, the Uniform Building Code, and Fire Code.
- P-6 All the proposed improvements, including landscape installation shall be completed prior to issuance of any business license or Certificate of Occupancy.
- P-7 The applicant is to provide a final landscape plan (including appropriate site screening) for the review and approval of the Development Services Director (or his/her designee).
- P-8 Transformers, telephone switching boxes, utility poles, fire valves, trash enclosures, service areas as well as other utility or service functions shall be screened with landscape. The emphasis shall be on reducing or eliminating negative visual impacts on major public areas, high priority buildings, prominent architecture elements, and along primary roadways.
- P-9 The final color scheme of the portable storage units must be approved by Development Services Director (or his/her designee).
- P-10 Final architectural plans, responding to any comments raised at the November 30, 2022, Planning Commission meeting, need to be submitted and approved by the Development Services Director (or his/her designee).
- P-11 A final photometric/lighting plan shall be submitted and approved by the Development Services Director (or his/her designee) before occupancy.
- P-12 All exterior lighting shall be downcast.
- P-13 Construction of the project and use of the property shall be in substantial conformance with the approved plans including the project description. Any deviation will need to be submitted to the Development Services Director to determine whether further Planning Commission consideration is necessary.
- P-14 The temporary storage containers are to be used only as ancillary storage for the commercial tenants.

PUBLIC WORKS

- PW-1 All work performed shall conform to these conditions as well as to all City ordinances, rules, standard specifications and details, design standards, and any special requirements imposed by the City Engineer. The Public Works Department will provide inspection to ensure conformance. Any deviation from the aforementioned documents shall require review and written approval by the City Engineer. Deviations or exceptions to the design requirements in the listed documents for private improvements must be identified in the design guidelines, or submitted to the City Engineer for approval.
- PW-2 The Improvement Plans shall include a General Note that any revisions to the approved Improvement Plans and/or City Standards, including those due to field conditions, shall require review and written approval by the City Engineer. The Applicant shall have the revised plans prepared by the Project Professional Designer and shall have the revised plans submitted for review and approval by the City Engineer. Any revisions to the Improvement Plans resulting from these or other conditions contained herein shall be subject to written approval of the City Engineer.
- PW-3 The Improvement Plans shall include a Site Improvement Plan prepared by a registered Civil Engineer and shall comply with the requirements of the soils report for the project.
- PW-4 The Applicant shall designate a design professional as the main point of contact in submitting plans, reports and other documents to the City during the design and plan review phase. Submittals from any other person will not be accepted by the City.
- PW-5 The City Engineer may approve and/or negotiate minor changes or exceptions to Public Works Department conditions of approval.
- PW-6 The Improvement Plans shall include and demonstrate successful turning movements for all City fire trucks.
- PW-7 The Applicant shall pay all Public Works and Suisun-Solano Water Authority (SSWA) fees, including plan review and inspection fees, as established by the City Public Works Fee Schedule at the time of submittal of Improvement Plans.
- PW-8 All work within the public right-of-way, which is to be performed by the Applicant, the general contractor, and all subcontractors shall be included within a single City Encroachment Permit issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- PW-9 The Applicant shall obtain all necessary permits from all applicable agencies prior to start of construction.
- PW-10 The Applicant shall have a superintendent present at all times at the job site. Superintendent shall provide the quality control for the Applicant; respond to the

City's concerns; coordinate inspections with the City Inspector; make construction decisions on behalf of the Applicant; and coordinate work of the Applicant's subcontractors.

- PW-11 If any archaeological resources are found during the grading of the site or during performance of any work, work shall be halted, the City Engineer shall be notified and a certified archaeological firm shall be consulted for advice at Applicant's expense.
- PW-12 Any relocation or modification of any existing facilities necessary to accommodate subject project shall be at the Applicant's expense. It shall be the responsibility of the Applicant to coordinate all necessary utility relocations with the appropriate utility company.
- PW-13 During construction, all utility poles along the frontage shall be protected as required by the City Engineer.
- PW-14 Visual obstructions over three feet in height will not be allowed within the driver's sight triangle near driveways and corners in order to allow an unobstructed view of oncoming traffic. Improvements at driveways and corners are subject to the review and approval of the City Engineer.
- PW-15 Dumpsters to be used on this project shall be dumpsters supplied by Republic Services. This is pursuant to the agreement between the City and Republic Services for all areas within Suisun City. Dumpsters shall be screened from public view by a City-approved method and shall be covered at all times after work hours.
- PW-16 The project shall comply with the requirements of the most current Municipal Regional Permit (MRP) issued to the Fairfield-Suisun Urban Runoff Management Program and to the City's Stormwater C.3 Guidebook. This includes, but is not limited to, obtaining necessary permits for storm water discharges; entering into a Stormwater Operations and Maintenance Agreement for the existing post-construction stormwater facility located at the southwest corner of the project parcel; and preparing a long-term maintenance plan for the Applicant's maintenance of the post-construction stormwater facility.
- PW-17 Dust control shall be in conformance with City Standards and Ordinances. Vehicles hauling dirt or other construction debris from the site shall cover any open load with a tarpaulin or other secure covering to minimize dust emissions.
- PW-18 The Improvement Plans shall show the installation of any necessary street signage and pavement markings and striping along the frontage of the development. All pavement markings and striping shall be thermoplastic or as required by City Engineer. No Parking Any Time signs shall be placed on Worley Road and Railroad Avenue as required by the City Engineer.
- PW-19 The landscaping and irrigation shall comply with the City's water efficient landscaping ordinance. New landscaping shall include automatic irrigation system.
- PW-20 No structures such as trees and building foundations shall be installed within easements. Civil and landscape plan sheets shall show the easements.

PW-21 Street sweeping shall be performed on a daily basis or more frequently as necessary such that no evidence of tracking dirt shall be present on the public street.

PW-22 The bollards around the existing fire hydrants fronting the project site shall be painted yellow and nighttime reflective tape placed around them.

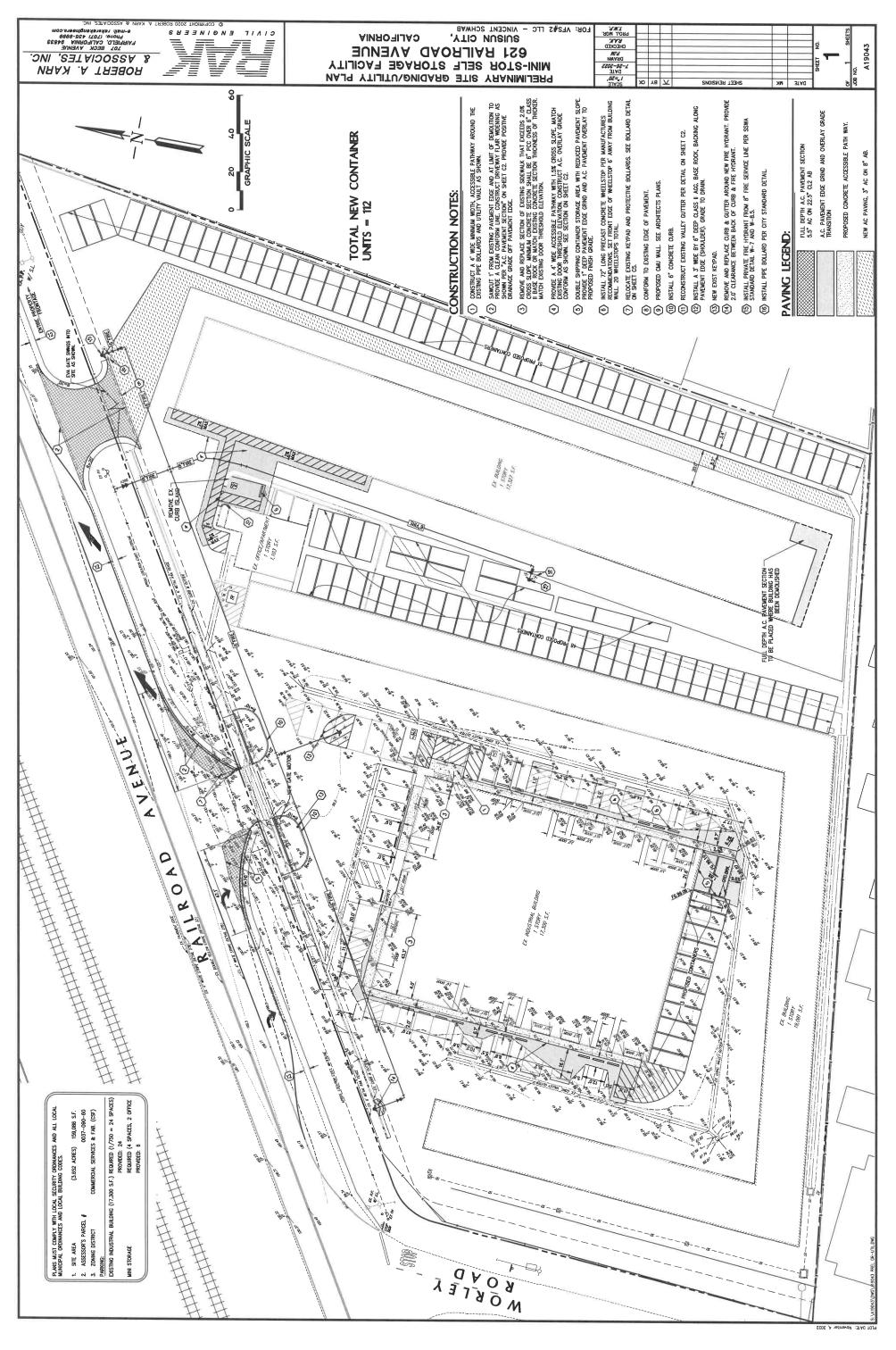
PW-23 Commercial driveway shall be constructed for truck turnaround access around entrance gate keypad and in front of the property gates as required by the City Engineer. Gate must be a roll gate or open into the property. Gate shall not open towards Railroad Avenue.

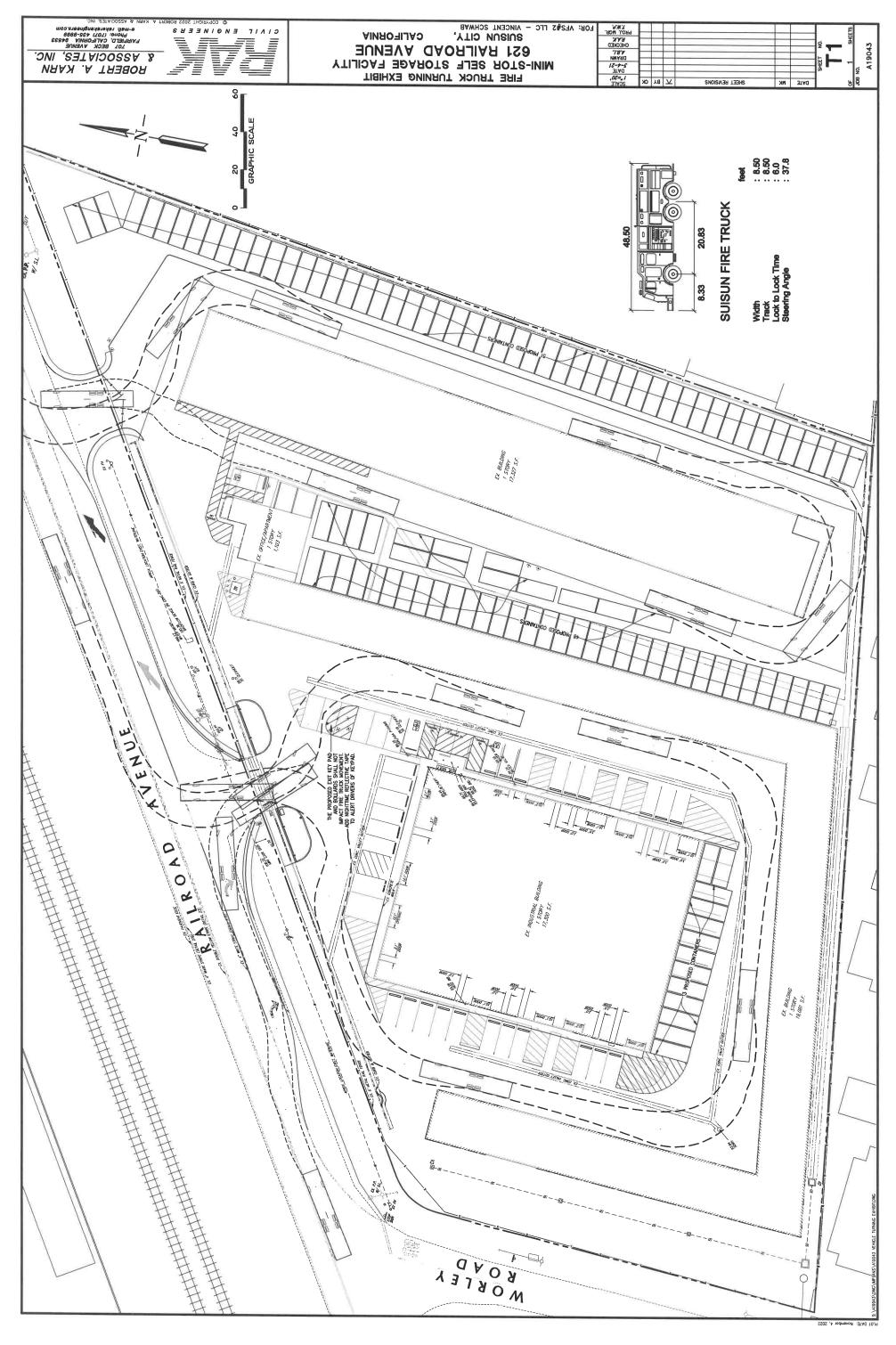
PW-24 Improvements shall include a new Emergency Vehicle Access (EVA) gate along Railroad Avenue. EVA gate design shall be coordinated with the Suisun Fire Department. Gate must open into the property and not towards Railroad Avenue.

Improvements shall include landscape screen along Railroad Avenue.

PW-25

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Date 9/27/22		SCHIECT DAY	Wis	DOCUMENTATION	Der s
Revisions site plan coord.	DEVELOPER: OILROY SELF STORAGE PARTNERS, LLC P.O. 80458 DAVAILE, CA 94526 925-743-0869	CONTRACTOR OF THE PROPERTY OF	Gregory Le Landscape Architect #2176 736 Park Way Santa Cruz. CA 8 (831) 359-0960 lewislandscape@stog	MINI STOR & IND. PARK 621 RAILROAD AVE., suisun citt, ca	Drawn By Ga. Date Uniting Sade AS NOTED File Name Sheet Number Sheet Number

LANDSCAPE	DOCUMENTATION	PACKAGE CHECK

WATER EFFICIENT LANDSCAPE WORKSHEET

Total Planted Area (sq.ft.)

Date: 9/27/2022 Project Mini Stor. & Ind. Park Address: 621 Railroad Ave., Suisun City, CA

Estimated Total Water Use (Gal.)

LDSCP AREA ETAF x Area Square Feet

 Reference Evapotranspiration (Eto):
 45.2 (Painfield/Suisun City NALVES
 Frainfield/Suisun City (Eto):
 Frainfield/Suisun City (Eto):
 ETAF

 VALVES
 ZONE
 Factor (Method Efficiency)
 PF/IE

 DESC.
 PF
 IE
 IE

HYDRO ZONE NO.

18,709 5,622 1,643

667.59 200.62 58.64

2, 163 325 95

0.3086 0.6173 0.6173

0.81

0.25 Drip 0.5 Drip 0.5 Drip

Drip, low water, sun Drip, med water, tree Drip, med water, shrub

Regular Landscape Areas

1 2,4,6
2 3,5,7

PACKAGE CHECKLIST

1 - PROJECT INFORMATION

a Date - 9/27/22

b Applicant - Greg Lewis - Landscape Architect
c Project Address - 621 Railload Ave. Suisun City
d Total Landscape Area - 2883 f
e Type of project - Amini Stange
f Water source - potable City of Suisun city
g Checktis of all documents in package - see this page
f Water source - potable City of Suisun city
g Checktis of all documents in package - see this page
h Contacts of Applicant - Cubix Construction
(925) 31 4-0770
Owner - Vincent Schwab 750 Battery St., 5th floor
San Francisco, CA 94111 (415) 828-4372
i "Lagree to comply with the requirements of the water
efficient landscape adviance and submit a complete
Landscape Documentation Package"

2 - WATER EFFICIENT LANDSCAPE WORKSHEETS - SEE SHEET LO

25,974

927

2,583

Totals

Special Landscape Areas

3 - SOIL MANAGEMENT REPORT This will be done and submitted after rough grading 4 - LANDSCAPE DESIGN PLAN See sheets LI

5 - IRRIGATION DESIGN PLAN See sheefs L2

25,974 32,574

MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF \times LA) + ((1-ETAF) \times SLA)]

0.45

ETAF for MAWA calc.

ETAF Calculations

Regular Landscape Areas Total ETAF x Area Total Area Average ETAF

All Lanscape Areas
Total ETAF x Area
Total Area
Sitewide ETAF

Maximum Allowed Water Allowance (MAWA)

Totals

6- GRADING DESIGN PLAN See the Grading and Drainage Plans done by the Civil Engineer

LO - Landscape Documentation LANDSCAPE SHEET INDEX

L2 - Irrigation Plan L1 - Planting Plan

L3 - Hydrozone Plan

L4 - Landscape Details L5- Landscape Specifications

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Drawn By	ಶ	Date 11/17/20	Scale 1*=30	File Name	Planning File Numbers	Sheet Number	

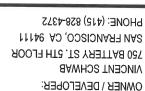
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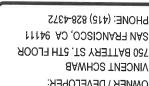
621 RAILROAD AVE., SUISUN CITY, CA

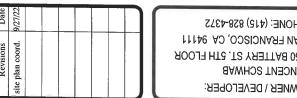
МІМІ ЅТОК & ІИД. РАКК

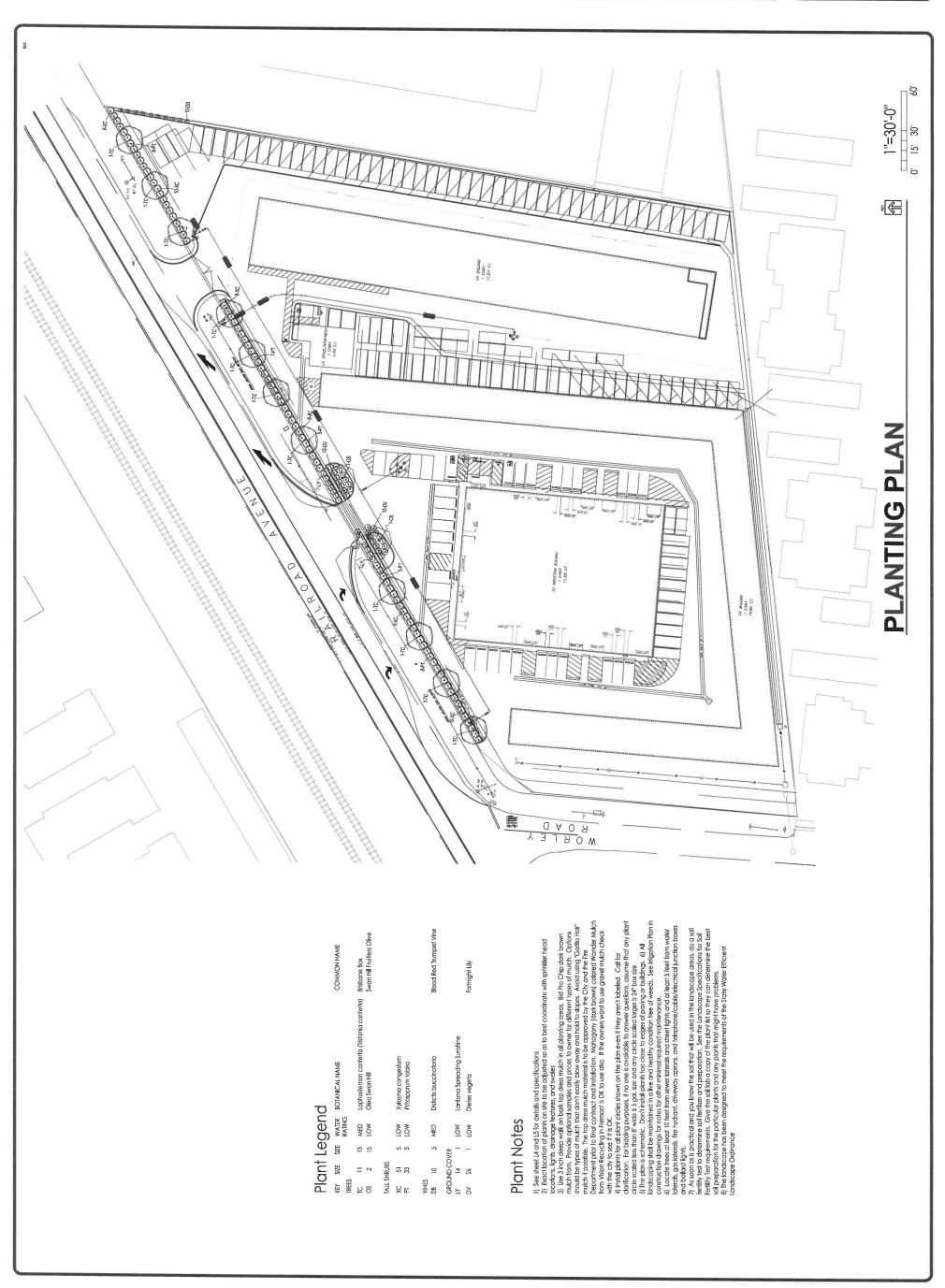
Gregory Lewis Landscape Architect #2176 738 Park Way Santa Cuz, CA 95065 (831) 399-0960











18

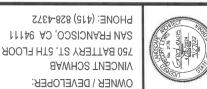
Attachment 2

NAJ9 NOITADIRRI 621 RAILROAD AVE., CITY, CA

МІИІ ЗТОЯ & IND. РАКК







coord.

site plan



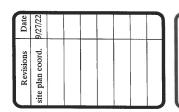
Gregory Lewis

Landscape Architect

IF YOU USE WEED CLOTH DO NOT PUT THE DRIP IRRIGAT

Emitter schedule:
Two I GPH emitters of small shrubs and ground cover (eventual size) LY
Three I GPH emitters are medium shrubs: DVDB
Four I GPH emitters at large shrubs: XC.PF
With sharbs from the vernifiche emitters, pul some and negge of root load in of regin on semi and some out
under future comopy. Space emitters evenly in future

47-3



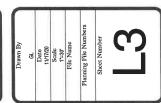
OWNER / DEVELOPER: VINCENT SCHWAB 750 BATTERY ST. 5TH FLOOR SAN FRANCISCO, CA 94111 PHONE: (415) 828-4372

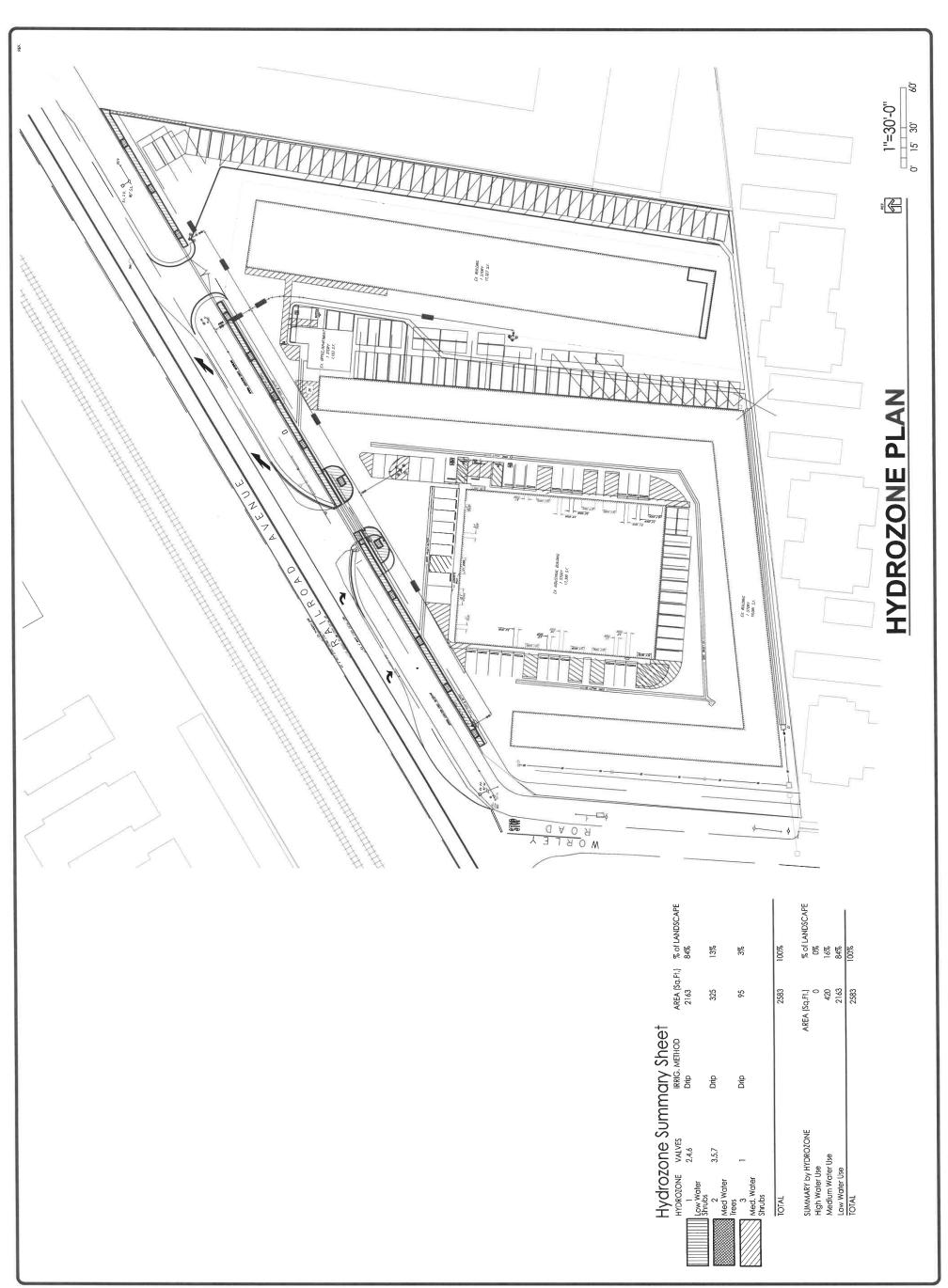


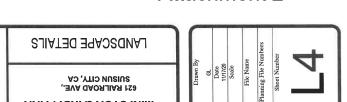
Gregory Lewis Landscape Architect #2176 736 Park Way Santa Cruz, CA 95065 (831) 359-0960 (831) 359-0960

HYDROZONE PLAN

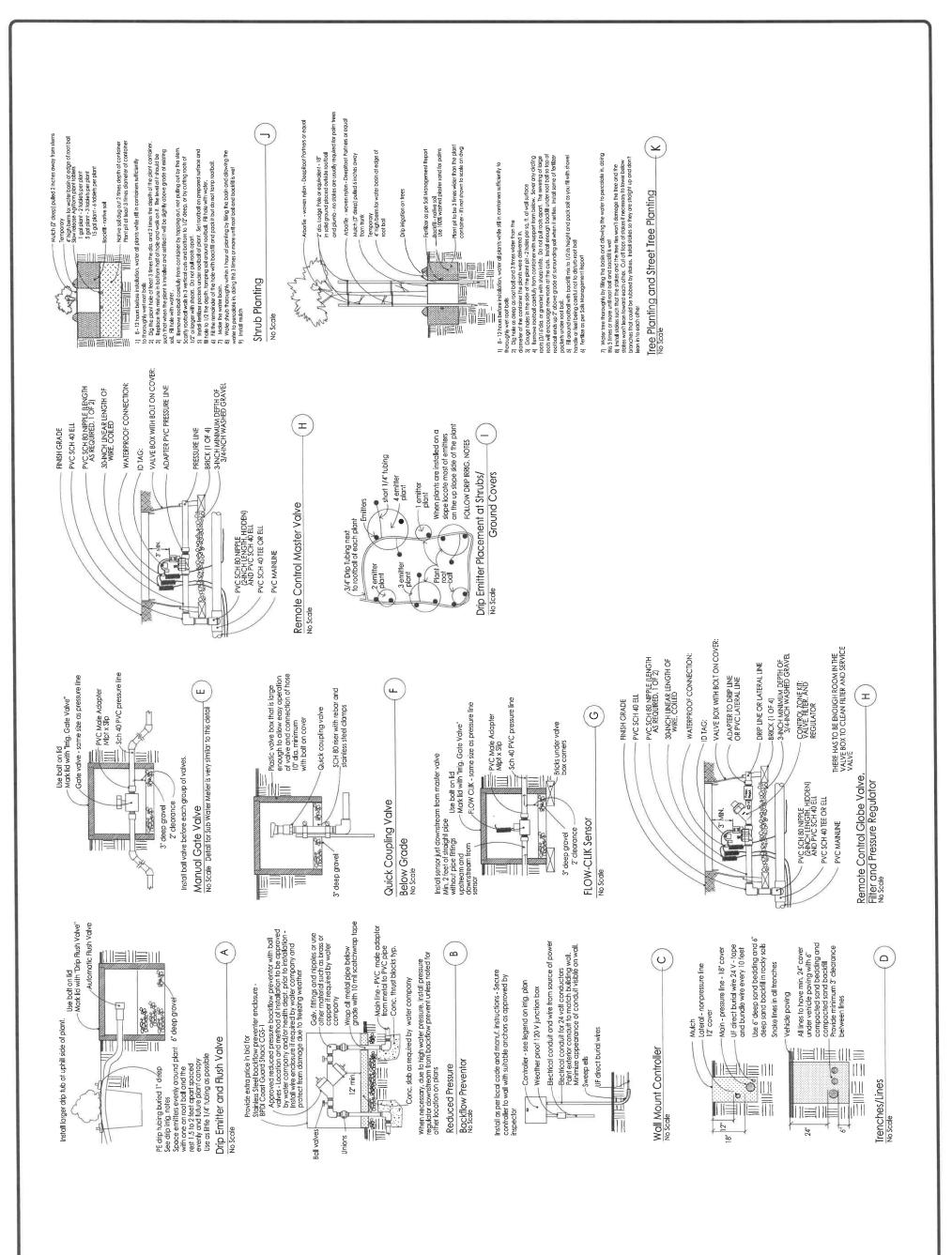
MINI STOR & IND. PARK 621 RAILROAD AVE., SUISUN CITY, CA











Αt	Attachment 2								
CANDS	Γ			mbers	er	Ī	<u> </u>	7	

PART 3 EXECUTION
3. INSPIRED (NOUTIONS)
4. Examine the creas and conditions under which the work of this Saction will be before the creas and conditions under which the high and proper compilation of the work. Do not proceed until unsatisfactory conditions are corrected.

8. Weed ond Dabrits Removal — All ground orecs to be planted sholl be cleaned of others shall be unlessed and debris prior to ony soil preparation or grading work. Weeds and debris shall be disposed of off the site.

2.9 PLANT MATERIAL SUBSTITUTES A. Substitutes will not be permitted except when proof is submitted that plonts aspecified ore not avoilable and then only upon opproval of the Landscope Architect and Owner.

2.10 OTHER WATERIALS.
A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Londscape Architect.

3.5 ELECTRICAL WORK
A. The line voltage work shall comist of connection should be in conduit, in acceptance of the voltage works should be in conduit, in accedence with local electrical code. Confrollers meanted inside buildings can be plugged in to utilits. The low voltage work shall include all necessory wints of from the controller to the outcomple spinkler works. In related in accedence with the manufacture's recommendations. A loop of sets we ke, a minimum of eighteen (18) thress long shall be provided at each automotic volve. Appropriate exponsion loops about the provided throughout the system to casure that no winng will be under

1.4 WATR PRESSURE

Veryfit the expected of the minimum acceptable volume of woter at the minimum acceptable dynamic pressure or pur plon at the point of connection at the earliest occupantially, responsible insufficient volume and/or pressure to the Landscape Architect. Contractor is responsible for cost of installation of pressure regulator if pressure exceeds 60 psi

UTLINES Verify the location of all existing utilities and services in the line of work one excavating. Take all precoutionary measures necessary to avoid damaging

3.4 INSTALLATION OF EQUIPMENT
A. Fush lines clean prince to installed or violves, sprinkler heads, or hose bibs. Install valves, sprinkler heads, cantrollers, boardines preventors, hose bibs, and other equipment as per the inrigation Plan and details.

1.2 GUARANTE. The entire aprinter system shall be guaranteed by the Contractor in writing to be free from defects in material and workmosship for a period of one system acceptone of the work. The guarantee shall include repair of any trench esttement accurring within the guarantee period, including related damage to poving, landscaping, or improvements of any kind.

A. The work includes but is not necessorily limited to the furnishing of all materials, equipments, and labor required to install a complete irrigation system.

LANDSCAPE IRRIGATION

1.1 WORK INCLUDED PART 1 - GENERAL

1.3 REVIEWS Are following reviews prior to progressing with the work: (1) Loyout of system (2) Depth of lines prior to backfilling (3) Coverage adjustment of all heads, valve boxes and operation of system.

B. All againes and connections on the 24 voil system shall be made using 3M DBY Direct Buy Splies Afts, Rain Bid Pertitie connector, or equal.

C. Wing, wherever possible, shall be placed in the same trench with, and alongable of, the inspiration main water lime. Tope and budle with every ten feet. All wing placed under poving shall be put in adequately sized 5ch 40 PVC pper steems prior to powing painl be put in adequately sized 5ch 40 PVC pper steems prior to powing painl be put in adequately sized 5ch 40 PVC pper steems prior to powing painl be be shall be sized by the facet buried with control into shall be sized that the countil with Londscope #4-chitect for wire size. Under no circumstances, on multiple controller productions will a single common ground, shared by each controller, be permitted. Each controller shall have its own apparate common ground wire.

controller (by

1.6 ELECTRICAL CONNECTION

A. Verify existence of 110 Volt 20 Amp. circuit for irrigation others) at location noted on plan for installation of controller

				7 10	COMMONE 2
Revisions Date site plan coord. 9/27/22	DEVELOPER: GILROY SELF STORAGE PARTNERS, LLC P.O. BOX 699 DANVILLE, CA 94526 926-743-0869	Cooperation of the cooperation o	Gregory Lewis Landscape Architect #2176 Sab Park way Santa Cuz. CA 95065 (831) 359-0960 lewislandscape@cbcglobel.net	MINI STOR & IND. PARK 621 RAILROAD AVE., SUISUN CITY, CA.	Drawn By Gi Date 11/1720 Scale File Name Planning File Numbers Sheet Number
	a &				

				/ tttdomment 2
Revisions Pervisions Revisions Revisions Property Developer: Developer: Developer: Developer: Developer: Developer: Developer: Developer: Date	Cell Control of the C	Gregory Lewis Landscape Architect #2176 736 Park Way Santa Cruz. CA 95065 (831) 359-0960 lewislandscape@sbcglobal.net		MINI STOR & IND. PARK 621 RAILROAD AVE., State 19 Trick Name Planning File Name State I Number
C. Contaminated Soil – Do not perform any soil preparation work in areas where sail is contaminated with cement, plaster, point or other construction debrits. Bring such areas to the afterior of the Owner's Representative and do not proceed. D. Moisture Confert. – Soil shall not be wared with moisture content is so great that excessing comparing the moisture content is so great that excessing comparing the moisture content is so great that excessing comparing the moisture content is so great that excessing soil to an optimize the whole the oppidial if the air control closured and in court, now when it is so dry that dust will form in the air control content in an operation will occur, now when it is so dry that dust will form in the air control control of the oppidial it. A. Request or content by the Owner's Representative to welly specified limits and accessing to an oppidial soil or content before soil or preparation of the oppidial or content or complete to do the before starting in preparation work. Place toposil layer into subscripted to date before starting the preparation or the Place. (Toposil may dready exist in the planting acres). Integrate dotherwise and the Place. (Toposil may dready exist in the planting acres) in the proper integrated to check or content to provide the complete and in creation of the dready complete the content of the integrate remaining the properties of the subscription in high contentine set if continues left from building or posing and compared to present or content of the subscription in the moral content of the subscription is not that the content of the drifter in the subscription is to a desting powing or beserved, remove the layes 12° if proposed planters are in acres at the example of the operation of the content of the drifter in the thermore of the planting acres in the moral or continued by the soil of or grade required by gooding plan. Rought grading in planting organic toposition in the moral content of the planting organic planting the moral content of the plant	3.3. FINISH GRADING. A.S. FINISH GRADING. The Concept of the process of the pro	A. Recultivate sails composited by ploriting or other operations and amooth the solic ness paint and such as the sail composited by ploriting or other operations and amooth the on plora. This depth should be us per the plora even offer being settled and suppered on 30 days offer installation. Water lightly the settle mulch. Do not suppered on 30 days offer installation. Water lightly the settle mulch. Do not supper one of the settle mulch in such a way that it does not get worked onto powing or block drain swales or filets. 3.5 WED CONTROL. A. The Contractor is responsible for pre-emergent weed control. Follow the monufactural directions. The Contractor is responsible for the replacement of any plorits (other than weeds) that one that or killed due to the missue of weed control stations are due to the many profest. Coly solis con increase the offerst of certain pre-emergents. Adjust the application rate accordingly. Some owners expensive.	3.7 MANTENANCE A. Mointenance shall begin immediately offer each plant is installed. B. Mointenance will make the second process of Mointenance will consider the Mointenance will make the second of Mointenance and Construction of Mointenance and Francis of Mointenance and rodent control, and any other operations to assure good normal growth. J. Ferditing, in addition to fertilizing of trees, shrubs and ground covers, therein specified, furnish and apply any additional fertilizers necessary to maintain plantings in a healthy, green vigorous growing condition during the maintenance period. 3. Weeding, Culticiting and Clean Up: Plouting areas sold be keep reet and free	river debts of and bisease Control. Insects and diseases shall be controlled by the uses of soppored insecticates and fundates. Wides, gobbers, and other codents shall be controlled by trops, approved pallets inserted by probe gun, or the oppored metaleticates and fundates. Wides, gobbers, and other codents shall be controlled by trops, approved pallets inserted by probe gun, or the oppored metaleticates and include complete responsibility for mentioning obsequet protection for all oreas. Any damaged creas shall be respiced at no deditional expense to the Owner. 8. Replocements immediately replace any plant naterials that die or ore domoged. Replocements shall be made to the Spoticiation as required for original plantitud metales and one of the Spotician as required for original plantitud is dry. This can couse the latent to defer or original plantitud is dry. This can couse the latent to defer or not acceptately and rote being it dry. This can couse the latent to defer or not acceptately and read being it dry. This can couse the latent to defer or not acceptately and read to the spotial to defer or not acceptately and read being it dry. This can couse the latent to defer or not acceptately and read being it dry. This can couse the latent to defer or the acceptate may be bringly it made a profunionry impection. The 30 colentors dry moniterance period will stort when the work is approved. Replacement and/ar repairs may be required for approved. The Controctor is to notify the owners and is about an written expensed for the moniterance period, the Controctor and also that an article required for approved. The Bothica Septimate and a labert or with a written of eden. The work shall be accepted by the Owner's Representative. Representative.

than 4.0

b. Sodium: Scdium Adaoption Ration (SAR) Less than 9.0

c. Record Sourdine Extract Concentration Less than 1.0 PPW

d. Recording.

e. Lime: less than 3% by weight.

e. Lime: less than 3% by weight.

e. PESIS:

o. The population of any single species of plant pathogenic nematacter: fewer than 500 per pint of soil.

Soil is to have 5% to 10% organic matter at below 18 inches in depth.

Soil is to have 8% to 10% organic matter at below 18 inches in depth.

Soil is to have 8% to 10% organic matter at below 18 inches in depth.

No noxious weeds are allowed.

FREMITTO KONSPERVINGEN and 1° dia. Do not use mushroom compost.

No noxious weeds are allowed.

Soil is to control sufficient quantities of ovoilable nitrogen, phasphorous, potensium, and cultum, and magnetism to support normal plant growth. In the event of nurtifient indequacities provisions shall be made to add required materials to compost the sail enough so it desen't settle more when waiked on and not significantly over time where the fine of cholonge will be defleted on sail needs to be added. Dot to wer compost to ward sail when it has too much mosture.

Dig bettom they give of improve of inthe cell into existing soil. Compost in 6 inch lifts.

1.1 DESCRIPTION
A. The work includes, but is not necessarily limited to, the furnishing of all materials, equipment, and labor required to do the installation and complete placement of topsoil, fine grading, soil conditioning, and planting.

SOIL PREPARATION AND PLANTING PART 1 - GENERAL

2.2 EXCAMTION

A. Trenches may be executed either by hand or machine, but shall not be wider
than in reseasary to they the pipes. Goes should be taken to avoid damage to
existing order frees, utility lines, and roads of plants to be saved.

B. Mainnum depth of cover for buried pipelines shall be: 1. Eighteen (18) inches
for mainine pressure pipin, 2. Eighteen (18) inches for 24 vot winning from
controllers to remote control vulves. 3. Trevier (12) inches for folded
distribution fines. 4. Everty-four (2) inches for (24 vot winning from
controllers to enrole control vulves. 3. Trevier (12) inches for folded
distribution fines. 4. Enrolly-four (25) inches for (14) of condidescription fines. 4. Enrolly-four (25) inches minimum cover, with 6 "sand
description and 6" sand cover for ony pipe or viris steven under AC, points,
C. Under existing powing, piping may be installed by picking, boring, or hydroulic
driving except hat on hydroulic diving will be permitted under application context
powement (most pipes and stevers under AC, pointing or the installed prior to
installation of the powing). Where cutting or breaking of existing powement is
necessory, excerce permission from the Architect before cutting or breaking the
powement, and then make necessory regalars and replacements to the approval of the
Architect and of no additional cost to the Owner.

2.7 BACKTIL FOR PLANT PTIS

A. For notive soils with 50% or more day content — 75% tossell and 25% organic ammentant throughly invised only interported together with no tapsell clock lorger than 1/2" diameter. In heavy day soils or other soils with large date this will be experimentable the bedfell in a stockpla at the site or at the supplier. For soils with less day content ment and only the top 8" of the plant placefill as per the soils lab recommendations.

1.2 QUALITY ASSIRANCE
A Pent dentification and Quality
1. Pletits are to be trust to amone, with one of each bundle or lot tropged with the name of the plants in occordance with standards of practics of the American Association of Nusserymen. In all access, blobingol momes also pleededness ever common names.
2. Pentra shall be vigeous, of name growth holds, free of diseases, insects, eggs, cronce, excessive obrasions, sun sodis, or other objectionable described and plants and brown for any standards and sold plants. The extraors are precededness insects, eggs, cronce, excessive obrasions, sun sodis, or other objectionable described disfigurements, and shall conform to the standards of orbits objectionable disfigurements, and shall conform to the standards and shall plants and have been not rote bound. Cound occur plants (crosted cutificity) shall have well developed notel systems and be kept mode plants (crosted cutificity) shall have well developed notel systems and be kept mode plants (crosted cutificity) shall have well developed notel systems and be kept mode plants (crosted cutificity) shall have well developed notel systems and be kept mode plants (crosted cutificity) shall have well developed notel systems and be kept mode to developed the shall be nursery grown and of size indicated an Orbanings.

All points and complete the shall be nursery grown and of size indicated an Orbanings.

All power to be standards and the rest of the space of the conformation of the size of the

and Details.

2.8 FERTILIZER. A. Fartilizer needs and amounts will be based on the I Sod lawn areas (there is no lawn on the plan)

2.4 ORGANIC SOIL AMENDMENT
A. Redwood sawdust, 0-1/4" in diameter, that is nitragen supplier, and contains a wetting agent. Also see note on i

2.5 ORGANIC MULCH A. See Planting Plan 2.6 PLANTER SOIL MIX A. See Planting Plan at

A Handling and assembly of pipe, filtings and accessories shall be by skilled tradesment uning methods and total opposed by the manufacturers of the pipe and establishment and executions are not total opposed by the manufacturers of the pipe and establishment and executions are to prevent damage to the materials or evaluations. B. Metal pipe infrasted by the sound, above accept to full haids diameter. Threaded pints shall be made up with the best quality pure pint throughout the system.

C. On plastic threaded connections use the seder recommended by the manufacturer of the plastic volve of filting. Do not use pasts seade products on plastic volve of filting. Do not use pasts seade products on plastic volve of filting. Do not use pasts seade products on plastic volve of filting, Do not use pasts seade more obtained only the plastic whose filtings and excellents shall be than on the drawings, but physically shall be the most direct and convertions with right whench pressure the physical plast hydronic friction. Install lines in planting areas whenever possible.

E. Thread male PVC connections into metal fermale connections rather than the opposite.

F. Interfor to pipe fittings, and accessories shall be kept idean of all threes, and all opening in piping runs shall be closed at the end of each dots work or otherwise as necessary to prevent the entry of foreign mortalities. Bending of glanding turned up to be seen from above until the pipe.

G. Plose boacelli in 6' loyers such that there will be no settling. The top 6' of soil is to be the top all and soll mendered and soll mendered will and be obtained of reader of reader of road and reader and all mendered miles pipe in the free of roader and debris. Test pipe for least prior to booklining points. Obtain oppored of the owner's representative before bandfilling pints.

2.3 IMPORT LANDSCAPE SOIL.

1. INFORT LANDSCAPE SOIL.

2. INFORT LANDSCAPE SOIL.

Sandy loan to loan.

2. GRADNIC.

SINF SZE

SSH SZE

SSH SZE

SSH MICH (27)

SS - 100

SSH MICH (27)

SSH MICH (27)

SS - 100

SSH MICH (27)

SSH MICH (27

A. R-BULLI DRAWNIGS AND INSTRUCTION
A. Required yupdate or point of the spetam noting any changes which are mode by indemensioning features before grade from surface features with or teast two dimensions. Prior to final opproval, give the Demer 2 copies of clean bisoprints market to show changes during construction. The most important features to mork on mater to show thompset, pressure that, writes, and hose bibs.

B. After the system has been completed, inspected, and opproved, instruct the Owner completed variantly cards for the trigation equipment and keys to controllers and hose bibs.

Give

2.2 NATVE TOFSOIL A. Notive also on eile without admixture of subsoil, free from rode over two cubic inches, debris, and other detersious material. Notive topsoil is to be stripped, stocypied, and reinstalled.

TOPSOIL Native topsoil or impart landscape

A. The artire sprider splem shall be properly adjusted before final acceptance. A the entire sprider splem shall be properly adjusted before final acceptance or and distance control devices on sprividers, including changing notze rises if an excessive by to assure sproper coverage of planted areas. (2) Reflection or addition of sprinker hadds if necessory to properly cover planted areas, (2) Reflecting or accessive water to be thrown onto building, walles, powing, etc. (3) Pirotiting of auctionality volves as necessory to operate sprividers or mounfacturer's recommended pressure. (4) Adjustment and testing of all automotic control diverse to tassure their proper function, both automatically and mounally. (5) Installation of pop-up, need and before a choice of peop-up in or an above on the plan. (6) Installation of check volves to keep sprivider had defined from eroding lundacope areas, wealting water, or creating appgy sports in the fundscaping.

2.3 OTHER MATERIALS.
A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Architect.

2.2 CONTROL WIRE

A. Use type UF direct burial wire minimum size #14, capper, U.L. approved for impation control use for man as 11000 fear to fess. For longer runs comain Windolds Architect. Use 3M DBY Direct Barry Wire Splice Architect. Use 3M DBY Direct Barry Wire Splice Architect. No underground splices will be allowed without a splice box.

1.3 DMENSIONS AND SCALE.

Of Dimensions ento take precedence over scale at all times. Large scale details are to take precedence over those at small scale. Dimensions shown on plans shall be adhered to insofar as it is passible, and no deviation from such dimensions and be made except with the consent of the Architect. The Contractor shall verify all dimensions at the site and shall be salely responsible for same or deviations from some.

1.4 LANS AND REGULATIONS

A. The Contractor shall conform to and abide by all city, county, state and federal building, labor and sanitary laws, ordinances, rules, and regulations.

3.1 SURFACE CONDITIONS

Keomine the croses and conditions under which the work of this Section will be performed. Correct conditions detrimental to finely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.

1.6 SUBMITALS

At the request of the owner or the Londscape Architect, submit monufacturer's and, the request of the complainer's specifications and other data needed to prove complaines with the section requests hadding extritioners stating quantity, type, composition, weight, and origin of all amendments, chemicals, impact soil, planter mix, plants, and infigation equipment used on the site.

1.7 PRODUCT SUBSTITUTIONS
A Any product substitutions should be requested in writing. The Landscope Architect must approve or refuse y substitutions in writing. Lost of written opposed will mean the substitution is not approved. Any difference in cost to the Contractor of a less expensive substitution shall be credited to the Owner's

PART 3 - EXECUTION

gug

1.5 LICENSES AND PERMITS

A. The Contractor shall give all notices and procure and pay for all permits licenses that may be required to complete the work.

PART 2 - PRODUCTS

1.4 QUARANTE The shall be guaranteed 1 year — all other plant material 120 doup following find acceptance. Any plant material replacement because of wedness or find acceptance. Any plant material reseding replacement because of wedness or bett of better that the statement plant is miller than the statement plant as mill have the same sucrate that of the surrounding area. There explorement plant is made surrounding area that the statement plant is made surrounder to retask strating the edge of their replacement. The Contractor is not responsible for losses due to vandalism if he has taken reasonable measures for protection of the plants.

1.6 REVIEWS

Acquest the following reviews by the Owner's Representative at least three (3) days in exquest the following reviews by the Owner's Representative area) (2) Soil test (3) Verification of incorporation depths (4) Finish grade (5) Plant test (3) Verification of incorporation depths (4) Finish grade (5) Plant testinating uponts) (6) Float material layout (7) Plant plazes (prior advance notice required)

1.5 PRODUCT HANDLING conditions during installation, maintaining them in a healthy constitution before and during installation, maintaining them in a condition. Application(a) of unti-dessitant may be required to minimize damage. The Contractor is responsible for vandidism, theft, or damage to plant malerial until commencement of the maintenance period.

A M testing shall be done in the presence of the Owner's Representative.

A M testing shall be done in the presence of the Owner's Representative.

Center-lead all pipelines with clean soil opproximately every four feet to resist hydroulic presents. but leave fitting expected for impaction. Pipilia under proving shall be steaded before paring is in place. Install a 0 to 160 P.S.I. gouge on lines to be tested. All volves shown on Plants shall be in place and shall be in the closed position. Nations shall be steaded of 100 P.S.I., and latents as of S.S.I. If ovalible static water pressure is under 100 P.S.I., and latents as it S.S.I. If ovalible the static water pressure is under 100 P.S.I., and latents as it S.S.I. If ovalible a static water pressure is under 100 P.S.I., and latents as it S.S.I. If ovalible the static shall be tested for one hour with no tests. Latents are expected to have mind response of multiple swap joint assemblies. Maper does oven out cocceptuble. Latents shall be tested for one hour at 165 P.S.I. sadially to reveal or pressure. For testing latents, are on the confined some pressure. For testing latents, on research the notice of manner or turn adjusting accesses on nazzles to the "off position, as appropriate. Repoid only flowed discovered in mains or already and personnel.

A. PRINC to be polywhy chloride, marked 1120–1120, and bearing the act of the Notional Sonitidine Abundation. Use Schedule 40 polywhy chloride, type I-II fittings bearing the send of the Notional Sonitidine 40 polywhy chloride, type I-II fittings bearing the send of the Notional Sonitidine for any voter lines under complying with RXIII DESGE for prosessine line and side for any voter lines under expend points, Use Sch 40 PV for Idenal lines in politing areas unless stronger pipe is secretified in the infocion legent. For joining, use a solvent complying vit AXIII DESGE and recommended by the monufacturer of the approved pipe. Pipe is to be continuously and permanently morked with the manufacturer's name, pipe size, achedule mumber, type of material, and code number.

6. Galvanized steep pipe is to comply with AXIII AXII of AXIII AXXII golvanized, Schedule 40, threaded, coupled, and hort-dip optimized. Use 190 lb. rated golvanized and least left in bonded pattern filtings. Warp or all advantaged pipe below graces with 2 wide, 10 mil. plante wropping uppe (\$40 Socrich veryo or equal).

C. Drip tubing is to be as noted on plane. Use compression filtings.

B. It is the Contractor's responsibility to verify all information contained in the plans and specifications and to notify the Architect of any discrepancy prior to ordering potacists or commencing with the work.
C. Oheck and verify dimensions, reporting any variations to the Architect before proceeding with the work.

1.2 CONTRACTOR COORDINATION

A. It is the responsibility of the Londscope Contractor to familiarize it with ground differences, location of walls, retaining wells, etc., and it would not soot with the General Contractor.

QUALITY ASSURANCE:
Use adequate numbers of skilled workmen who are thoroughly trained and perfected in the necessary crafts and who are completely familiar with the edified requirements and the methods needed for proper performance of the is section.

CONDITIONS - SOIL PREPARATION, PLANTING, AND IRRIGATION

1.8 ERRORS AND DMSSONS

The Contractors real not lote advantage of any unintentional error or omission in the drowings or specifications. He will be expected to furnish all necessary materials and lobor that are necessary to make a complete job to the true intent amening of these specifications. Should there be disreponcies in the drowings or specifications, the contractor shall immediately call the attention of the Architect to some and shall receive the complete instructions in writing.

A. Inspection of Desirvation or used in these specifications means visual cobservation or used in these specifications with or on an intermittent basis to determine that the work is in substantial conformance with the confract dearments and the design vient. Such inspection or observation does not constitute acceptance of the work nor shall be constituted to relieve the contractor in any way from his responsibility for the means and methods of construction of the service of constitution or construction or acceptance of the construction of the service of the construction of the service of the construction of the other by the construction of the valve to the construction of the service will require a written contract for additional fees.

Site planning assistance

Smart technology

· Hot dipped galvanized

Boxwell

Container Configurations:



One 160 sqft rentable unit or two 80 sqft units (if divided) **END DOOR(S)**

DIMENSIONS

Exterior: 234" L x 96" W x 96" H Door Opening: 68" W x 78" H

WEIGHT

are: 3,300 lbs

Roll up or swing doors available

One 160 sqft rentable unit SIDE DOOR

DIMENSIONS

Exterior: 234" L x 96" W x 96" H Door Opening: 68" W x 78" H

WEIGHT

Tare: 3,300 lbs

Roll up or swing doors available

Boxwell

1. Boxwell

Two 80 sqft rentable units 2 SIDE DOORS

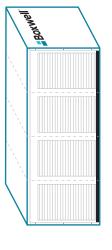
DIMENSIONS

Exterior: 234" L x 96" W x 96" H Door Opening: 68" W x 78" H

WEIGHT

Tare: 3,500 lbs

Roll up or swing doors available



Four 40 sqft rentable units **4 SIDE DOORS**

DIMENSIONS

Exterior: 234" L x 96" W x 96" H Door Opening: 48" W x 78" H

WEIGHT

Tare: 4,000 lbs

Roll up or swing doors available

STRUCTURE

· Highest grade and best quality steel, SPA-H and SPA-C

STEEL CONSTRUCTION

Boxwell Self Storage Features*:

· Wall panel thickness: 1.0mm (19 ga) galvanized steel Roof: 4.0mm (6 ga) corrugated "ISO Style" steel

All hardware is stainless steel, will not rust

· I year warranty on manufacturing, material, and workmanship Stackable 3 high - fully loaded

· 10,000 lbs on base, 120 mph wind resistant, 60 psf snow load on roof

- Paint: Customizable to any color 5 year warranty

AVAILABLE OPTIONS

- · Diamond plate flooring

water-based, non-slip, non-toxic, and non-oderous coating

Anti-condensation spray on roof

· Insulation available

. 3/4" marine grade plywood, sealed with polyurethane,

INTERIOR

- Full installation

- · Roll up or swing doors

6560 Cunpark Dr, Suite B, Boulder, CO 80301

support@boxwell.co

* Our containers are constantly being upgraded and improved. Exact specifications may change without notice. Additional options available.

(303) 317-5850





Life Expectancy of Boxwell Portable Units

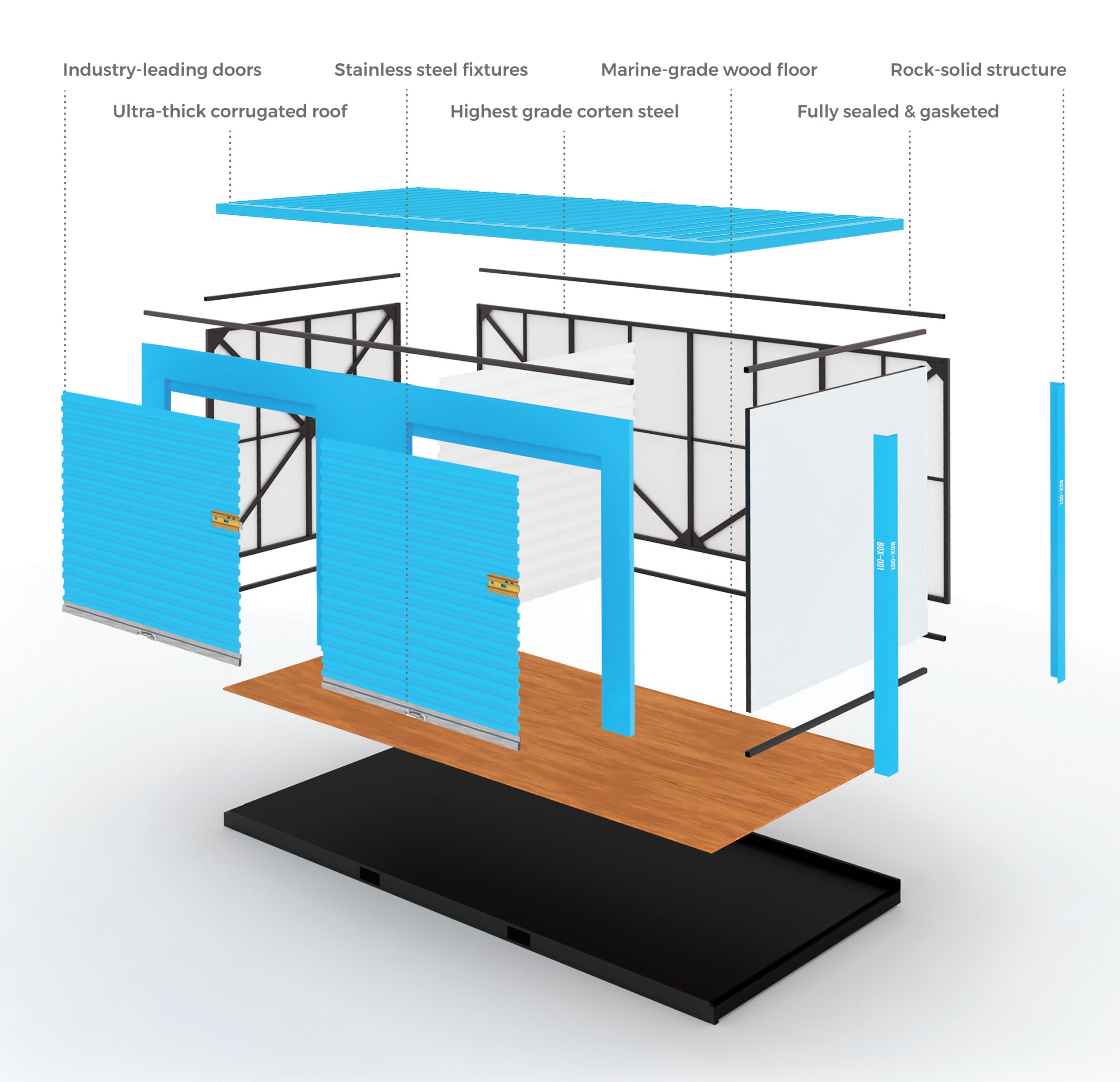
Boxwell, LLC is a manufacturer of portable storage units for both the portable and self-storage industries. The units produced by Boxwell are constructed Corten steel (SPA-H & SPA-C). The roof is constructed of 4.0mm (6 gauge) drip edge and 1.6mm (16 gauge) corrugated Corten steel panels. The wall panels are constructed with 1.0 mm (19 gauge) galvanized steel sheets. The interior wall frame is constructed with 40mm x 40mm (1.5" x 1.5") and 25mm x 25mm (1" x 1") steel tubing. All hardware used on the unit is made from stainless steel and should not rust.

The product lifespan of the Boxwell unit, like any product, can be affected by a number of factors, and can differ among individual owners related to reasonable care and maintenance. Under normal use and with reasonable care & maintenance, the typical life expectancy of the Boxwell portable storage units will generally run between twenty-five (25) and thirty (30) years. This statement is not a representation, warranty, or guarantee of the product.



March 25, 2021

DURABILITY IS IN THE DETAILS.





Self-storage, reimagined.

Carefully engineered and expertly crafted, Boxwell relocatable units are the leading storage solution. Order with confidence knowing every feature is designed with your business in mind.



Looking to maximize revenue at your self storage facility? Fill unused spaces with Boxwell's easy-install relocatable units.

BEFORE



Speak with a Boxwell representative to discuss different configurations to maximize your site. Once finalized, our team will do the rest! Though timelines may vary, you can expect your units to be ready to rent in 8-12 weeks.

AFTER

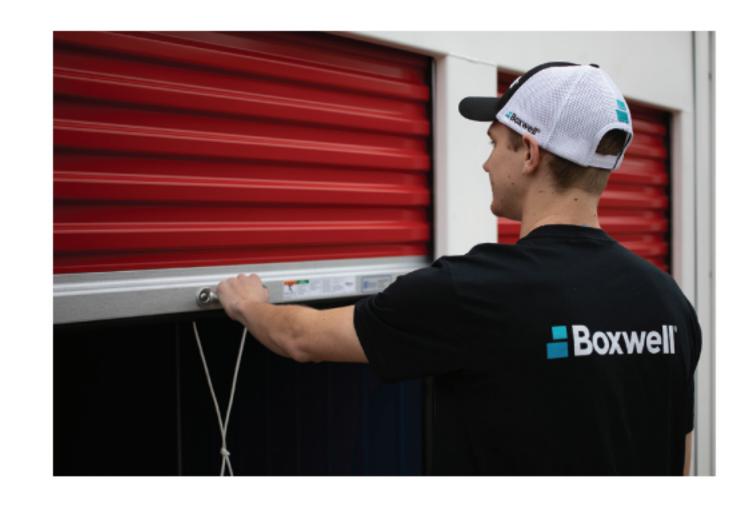


By incorporating Boxwell's products, this particular storage facility gained 60 rental units (9,600 sq ft of additional space). In this case, the return on investment will be achieved in less than 2 years.

Boxwell at a glance:

- · B2B self storage relocatable units
- · Highest grade structure and materials
- · Site optimization and layout assistance
- Lightning fast install process

- · Roll up and swing doors available
- · Paint color and logos are fully customizable
- · Option to add multiple doors with partitions
- · Seamless integration with existing units









Speak with a Boxwell representative today!







Fire Rating specific to the Boxwell Portable Storage Unit:

- Fire ratings are generally based upon testing a structural sample. A galvanized sheet, by itself, would not have a fire rating. If it were combined with gypsum or other wall boards in an assembly, it could be subjected to standard test and rated for that configuration. With that being said, a 1.0-1.5mm sheet steel can be used in an assembly and rated from 2 to 4 hours.
- The International Building Code recognizes that steel construction is non-combustible.
- Unlike wood-framed buildings, which are made of combustible materials, metal buildings and containers are constructed either completely or almost completely out of steel.
- The International Building Code recognizes significant advantages for using non-combustible construction material (steel) as compared to wood or wall board construction.
- It would appear that Boxwell's galvanized and Corten steel construction exceeds that specifications as presented by the Metal Building Manufacturers Association when testing metal buildings with gypsum board and exterior metal wall panels.
- Boxwell containers are all steel and are made of non-combustible materials; they do not present a fire hazard.

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621 Railroad Avenue Planning Commission Meeting



NOVEMBER 30, 2022

1



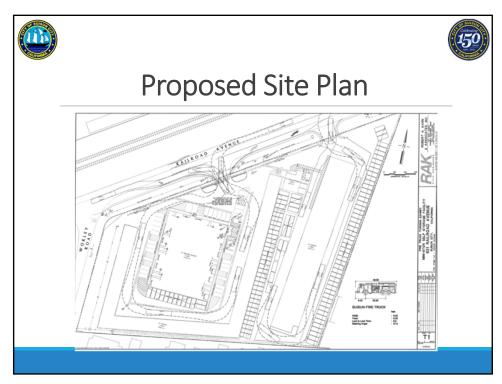


Presentation Agenda

- ☐ Project Request and Summary.
- ☐Background/Discussion.
- ■Analysis.
- ☐ Planning Commission Options and Next Steps.

2









Staff Recommendation

Planning staff recommends adoption of Resolution No. PC22-____; A Resolution of the Planning Commission of the City of Suisun City Approving Addition of 13,500 Square Feet of Portable Storage on Property Located at 621 Railroad Avenue, Assessor's Parcel Number 0037-090-060, (Exempt from California Environmental Quality Act per Section 15303, New Construction or Conversion of Small Structures).

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