

**PLANNING COMMISSION
STAFF REPORT**

Date: September 4, 2019

To: Reno City Planning Commission

Subject: **8.3. Staff Report (For Possible Action): Case No. LDC20-00005 (Grey Goose Self Storage) – A request has been made for a special use permit to: 1) allow for the establishment of a mini-warehouse use in the Arterial Commercial (AC) zoning district; 2) allow for nonresidential development adjacent to residentially zoned property; and 3) allow for commercial or industrial development within 300 feet of a primary or secondary school. The ±4.26 acre site is located on east side of Stead Boulevard, ±440 feet south of the intersection of Stead Boulevard and Lear Boulevard within the Arterial Commercial (AC) zone. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). skr**

From: Sienna Reid, Senior Planner

Ward #: 1

Case No.: LDC20-00005

Applicant: Grey Goose Investments, LLC

APN Number: 086-101-41 and a portion of 086-101-40

Request: A request has been made for a special use permit to: 1) allow for the establishment of a mini-warehouse use in the Arterial Commercial (AC) zoning district; 2) allow for nonresidential development adjacent to residentially zoned property; and 3) allow for commercial or industrial development within 300 feet of a primary or secondary school.

Location: The ±4.26 acre site is located on east side of Stead Boulevard, ±440 feet south of the intersection of Stead Boulevard and Lear Boulevard within the Arterial Commercial (AC) zone. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU).

Proposed Motion: Based upon compliance with the applicable findings, special use permit, subject to conditions.

Recommended Conditions of Approval:

All conditions shall be met to the satisfaction of Community Development Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.
2. The applicant shall apply for all building permits for the project within 24 months from the date of final approval, and continuously maintain the validity of those permits, or this approval shall be null and void.
3. The applicant, developer, builder, property owner, or business proprietor, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project/business. The project approval letter shall be posted or made readily available upon demand by City staff.
4. Prior to the issuance of any building permit and/or business license, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative provided by the applicant that describes how the requested permit addresses each of the approved conditions of approval.
5. Prior to the issuance on any permit, excluding grading, the applicant shall have plans approved demonstrating access to the northern keypad controlled entry utilizes individualized personal identification numbers (PIN) for self-storage renters.
6. Prior to the issuance of any permit, excluding grading, the applicant shall have plans approved that include adequate emergency access to the site including, but not limited to, the installation of an emergency access gate with a Knox Key Switch, Knox Vault, or other approved method of emergency access adjacent to the existing mobile home park, to the approval of the Fire Department and Community Development Department.
7. Prior to the issuance of any permit for site improvements, the applicant shall provide a final hydrology report that depicts the overall on-site and off-site contributing drainage basins and addresses on-site and off-site storm water flows, detention and facility capacities for both parcels with required analysis to maintain the elevation of Swan Lake. Volumetric analysis is to be based on the

100-year, 10-day storm event, while routing of peak flows shall be based on the 100-year, 24-hour storm event. Volume mitigation at a ratio of 1.3:1 is required for the North Valleys.

8. Prior to the issuance of any permit for site improvements, excluding grading, the applicant shall demonstrate a 15-foot wide sewer easement has been granted to the City of Reno for access and maintenance of the public sewer main. No buildings are allowed to encroach into this easement and access to the public sewer main must be maintained per Public Works Design Manual requirements.
9. Prior to the issuance for any building permit, excluding grading, the applicant shall demonstrate that all project walls are not constructed of smooth-faced concrete or have an anti-graffiti coating installed.
10. Prior to the issuance of a building permit, the applicant shall have plans approved demonstrating that all exterior site lighting will utilize state of the art certified dark skies lighting techniques; and will comply with the lighting standards in the residential adjacency portion of code [Reno Municipal Code (RMC) 18.12.304(e)] regarding pole height, fixture shielding, directing light downward, light spill containment and provision of a site lighting photometric plan.
11. Hours of construction, including grading, but with the exception of Slab-on-Grade (SOG) concrete pours as described below shall be limited to between the hours of 7:00 a.m. and 6:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday. There shall be no construction on Sundays. Idling of vehicles shall be prohibited outside of the allowable hours of construction. This condition shall not apply to dust control and storm water management operations.
12. Construction activities that are limited to Slab-on-Grade (SOG) concrete pours shall be allowed between the hours of 2:00 a.m. and 6:00 p.m., for a maximum of two days per week Tuesdays through Fridays, for a maximum of four total weeks. The applicant shall provide written notification to the Zoning Administrator, all property owners within 750 feet, and clearly post notice to the site at least 14 days prior to nighttime concrete pour events. This notice shall include a viable contact number for the project construction manager in order to directly address any concerns. During nighttime SOG concrete pours, all back up alarms shall be disabled on concrete trucks and flaggers shall be used in lieu of back up alarms for safety purposes (all other equipment may have back up alarms as required by law). Temporary lighting needed during the SOG and concrete wall pours shall be directed downwards towards the construction area and away from adjacent residences and temporary screen fencing shall be used to shield adjoining residences from headlights and backup lights on construction equipment.

13. Freestanding signs shall be limited to 15 feet in height and electronic (digital) sign displays are prohibited.
14. Prior to the issuance of any permit, excluding grading, the applicant shall have plans approved demonstrating all roof materials have a non-reflective finish.

Background: This is a request to construct a mini-warehouse facility consisting of 14 storage buildings containing ±84,000 square feet of self-storage space and a ±1,000 square foot office space on a ±4.26 acre site that is currently vacant (**Exhibit A**). Per Reno Municipal Code (RMC) 18.08.201 (Permitted Uses by Base Zone District), the establishment of a mini-warehouse facility within the Arterial Commercial (AC) zone requires approval of a special use permit. A special use permit is also required for nonresidential development located adjacent to residentially zoned property per RMC 18.06.405 (Special Use Permit). In addition, a site plan review is required for commercial development within 300 feet of a primary or secondary school per RMC 18.06.406 (Site Plan Review). The applicant has chosen to elevate the required site plan review to a special use permit to allow for concurrent processing of discretionary approvals.

Analysis: Reno Municipal Code requires that SUP findings a through h must be made in order to approve this request. The following is an analysis of each of the required SUP findings as they relate to the proposal:

a. The proposed use is compatible with existing surrounding land uses and development.

Land uses, Master Plan land use designations, and zoning districts surrounding the site are shown in the table below. Surrounding uses consist of a school, church, and shopping center to the north; detached single-family to the east; attached single-family to the south; and a convenience store, laundromat, and warehouse/distribution center to the west.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
NORTH	School, church, shopping center	Suburban Mixed-Use (SMU)	AC
SOUTH	Attached single-family	Mixed Neighborhood (MX)	MF30
EAST	Detached single-family	Single-Family Neighborhood (SF)	SF6
WEST	Convenience store, laundromat, warehouse/distribution center	Suburban Mixed-Use (SMU), Industrial (I)	AC, MU/NVTC

Mini-warehouses are typically low intensity uses that are compatible with various uses. The proposed mini-warehouse facility will be gate restricted and accessible to renters from 6:00 a.m. to 10:00 p.m. seven days a week through a keypad entry. The onsite office will be open from 9:00 a.m. to 6:00 p.m. seven days a week. Security of the site will be provided through a video monitoring system with cameras placed throughout the site. All units are enclosed and no boat or RV storage is proposed. Mini-warehouses are also further regulated by RMC 18.08.202(f)(13) (Additional Regulations for Mini-Warehouse) that prohibit activities including, but not limited to, operating additional businesses within the storage units, using power tools or similar equipment, and conducting auction sales. As proposed, the use is consistent with the surrounding area. Proposed site and building design in relation to adjacent uses and the surrounding area is further discussed under finding e.

b. The project is in substantial conformance with the Master Plan.

The subject site has a Suburban Mixed-Use Master Plan land use designation and is located within a Suburban Corridor per the Structure Plan Framework. As proposed and with recommended conditions, the project appears to be in conformance with the following applicable Master Plan goals and policies:

- Policy 2.1A: Growth Tiers - Support the efficient use of existing public facilities and services by prioritizing development, infrastructure improvements, and public investments in priority locations (Priority Area 3: Within City limits with existing infrastructure and services in place);
- C-SC.2: Relationship of Uses – Support a combination of horizontally mixed uses and vertically mixed uses based on market demand...recognizing in many locations single-use developments will continue to function independently;

- C-SC.14: Relationship to Adjacent Neighborhoods – Provide a gradual transition in building height and mass along the edge that is shared with adjacent neighborhoods;
- SD.19: Light Pollution – Employ the use of shielded light fixtures and other techniques for reducing light trespass, sky-glow, and other forms of light pollution generated on a site.

c. There are or will be adequate services and infrastructure to support the proposed development.

Public Safety: The Reno Police Department (RPD) provided a Crime Prevention Through Environmental Design (CPTED) report (**Exhibit G**) noting that the proposed site design implements standard CPTED recommendations related to natural surveillance and access control through the use of a single point of entry for users to allow office staff to passively monitor user entry. RPD also recommends the utilization of individualized personal identification numbers at the primary entrance to deter storage unit related calls for service (**Condition 5**).

RPD recommended that site lighting should be designed in a manner that is sufficient to provide natural surveillance of the property. At the time of permit, the applicant will provide a site lighting plan that demonstrates lighting is provided that is in conformance with RMC standards.

The Reno Fire Department also reviewed the request and noted that the closest fire station to the site is Station 9 located at 14005 Mount Vida Street with an estimated response time of one minute. Station 10 located at 5250 North Virginia Street is the second closest fire station with an estimated response time of nine minutes. The 2011 Regional Standards of Cover sets forth a first due response objective of six minutes at least 85 percent of the time for urban areas. The estimated response time meets the first due objective.

The applicant has proposed a 20-foot wide emergency access entry and gate located near the southwest corner of the project site. A condition is also recommended that the installation of the emergency access gates include a Knox Key Switch, Knox Vault, or other approved method of emergency access adjacent to the existing mobile home park, to the approval of the Fire Department and Community Development Department (**Condition No. 6**).

Any future development must comply with the International Fire Code, as amended and adopted by the City of Reno. Such compliance shall include, but shall not be limited to, fire department access, fire sprinkler systems, fire alarm systems and fire hydrant placement.

Public Improvements: All necessary utilities to serve the project are located in the proximity of the subject site and/or can be extended to the project. Public infrastructure required to serve the

site (i.e. sewer, water, power) will be further reviewed through grading permit, site plan review and/or building permit processes.

The project site is located within an Unshaded Zone X flood designation area, which indicates that the site is outside the 0.2 percent (500-year) flood plain. The site will be required to detain the 24-hour, 5-year, and 100-year storm events as the result of the increase of impervious surfaces. Drainage from the site will discharge to a storm drain main within Stead Boulevard and to earthen ditches proposed on the south and east sides of the project site.

The preliminary hydrology report provided with the application materials indicates most on-site runoff will travel to valley gutters and be directed to an on-site storm drain system consisting of catch basins and laterals. Flows from the storm drain system will be conveyed to a detention basin located on the west site of the project site. The detention basin is planned to accommodate the proposed development and possible future improvements from the property to the west of the site and provides 159% of storage capacity. Volume mitigation at a 1.3:1 ratio is currently required for the North Valleys (**Condition No. 7**). The detention basin does not appear to have an overflow per Truckee Meadows Regional Drainage Manual (TMRDM) requirements. Per the TMRDM, the applicant must have plans showing an overland flow emergency escape route with off-site drainage easements. Consistent with the Public Works Design Manual (PWDM), adequate maintenance access must be provided for all storm water management improvements and a Post Construction Stormwater Quality Management Plan must be submitted for review and approval.

An eight-inch City of Reno sanitary sewer main and associated easement traverses the site. Although there is an existing 10-foot sewer easement associated with the main, the 10-foot width is not sufficient to ensure proper access and maintenance for the depth of the main. Prior to any permit for Site Improvements, a 15-foot sewer easement will be granted to the City of Reno for access and maintenance to the public sewer main. This easement will prohibit building encroachment and ensure access to the main is maintained per PWDM requirements (**Condition No. 8**).

Sewer treatment for the project will be provided by the Reno-Stead Water Reclamation Facility (RSWRF). Proposed contributions to the system are negligible and do not trigger the preparation of a sewer report. The applicant will be required to apply for a sewer will-serve and pay sewer connection fees prior to permit issuance consistent with the established sewer allocation program. If the applicant is not able to secure a sewer will-serve in advance of the RSWRF expansion anticipated to be complete in 2022, the timeframe for building permit application specified in **Condition No. 2** has been adjusted.

The applicant shall demonstrate all necessary on-site and off-site easement vacations, relocations, and grants are complete or in place. These easements include, but are not limited to; project construction, site access and cross access, utility access, emergency access, maintenance access, sewer lines, surface drainage, storm drains, irrigation ditches, and utility improvements. All required access, sewer, storm drainage, and utility improvements shall be constructed prior to the issuance of any certificates of occupancy.

According to the application, water service to the project will be provided by the Truckee Meadows Water Authority (TMWA). TMWA currently provides water service to surrounding areas and the site will continue to be served by TMWA.

d. The proposal adequately mitigates traffic impacts of the project and provides a safe pedestrian environment.

The proposal identifies one primary access point to the subject site from Stead Boulevard with full turning movements. The proposed project will have minimal impact to traffic volumes and the adjacent street network. Based on the ITE Trip Generation Manual, 10th Edition, the proposed development will generate approximately 127 Average Daily Trips (ADT), eight AM Peak Hour Trips (PHT), and 14 PM PHT. Per RMC 18.12.903 (Traffic Impact Analysis Requirements), a Traffic Impact Analysis (TIA) must be prepared for projects generating 200 or more peak hour trips and a Traffic Entry and Access Study must be prepared for projects generating 100 or more PH trips. As such, neither a TIA or a Traffic Entry and Access Study are required for the project.

An access easement is recorded on Parcel Map 4797, but the driveway to the site is outside the limits of this area. Consistent with PWD requirements, plans shall demonstrate that a reciprocal access easement has been obtained for the shared driveway. In addition, offsite improvements are proposed on parcel number 086-101-40 that is under separate ownership. Consistent with PWD requirements, the applicant must demonstrate all easements associated with the offsite improvements have been obtained.

Site circulation design, traffic control devices, and operational characteristics of the common use driveways, on-site drive aisles, emergency accesses, fire access lanes, and parking areas are designed in accordance with the PWD and the parking layout is consistent with RMC 18.12.1104 (Parking Lot Design and Construction).

e. The proposed site location and scale, intensity, density, height, layout, setbacks, and architectural and overall design of the development and the uses proposed, is appropriate to the area in which it is located.

Site and Building Design: The applicant has submitted site improvements (**Exhibit A**) and conceptual building elevations (**Exhibit B**) illustrating 14 self storage buildings with a total building area of ±84,000 square feet and a ±1,000 square foot onsite office. The conceptual building elevations show one-story self storage buildings ±ten feet two inches in height and a two-story office building ±24 feet in height.

RMC 18.12.301(a) (Building Articulation) requires four-sided vertical and horizontal building articulation. The proposed architecture shown in **Exhibit B** does not meet the requirements for building articulation for the perimeter elevations. The applicant will need to demonstrate code required design standards have been met at the time of application for a building permit.

The east and south elevations are most visible from adjacent residences. RMC 18.12.1207 (Screening Between Land Uses) requires screening in the form of a wall between the mini-warehouse and single-family zone to the east and a semi-opaque screen between the mini-warehouse and multi-family zone to the south. The applicant's fencing plan (**Exhibit C**) and landscape plan (**Exhibit D**) together show a six-foot concrete masonry unit (CMU) wall extending along a portion the eastern property line adjacent to 10 feet of landscaping with evergreen trees. The CMU wall will need to extend the full length of the eastern side of the site to meet code screening standards and a condition is recommended that smooth-faced concrete not be utilized for the construction of project walls or anti-graffiti coating be installed (**Condition No. 9**). Between the mini-warehouse facility and residences to the south, 15 feet of landscaping with evergreen trees is combined with building walls and concrete masonry unit (CMU) walls to achieve a solid screen, which exceeds code requirements. Adverse impacts to the privacy of residences to the east and south of the project site are not anticipated due to the low-intensity nature of the mini-warehouse use; proposed building heights; and solid screening consisting of walls or a combination of buildings, walls, and landscape buffers.

Neither a photometric plan nor an acoustical study were provided with the project application. RMC 18.12.304 (Residential Adjacency Standards) limit noise at residential property lines to 65 decibels during the daytime and 49 decibels during the night between 10:00 p.m. and 6:00 a.m. and also limit spillover lighting such that lighting at single-family zoned property lines cannot exceed 0.05 foot candles. Application materials note that site lighting will be provided via wall pack lighting mounted below the roofline of buildings interior to the site and light standards will be limited to the main entry gate area and driveway accessing the site. In order to protect views of the night sky, state of the art dark skies lighting techniques are recommended (**Condition No. 10**).

The applicant's landscape plan (**Exhibit D**) identifies ±28,050 square feet (±15.1% of the site) of landscape area will be provided, which meets the AC zoning district requirement of 15%. The preliminary landscape plan also shows trees and shrubs will be provided at a rate of one tree and

six shrubs per 300 square feet of required landscaping, resulting in 92 trees and 552 shrubs with street trees along the portion of the project site that fronts Stead Boulevard. Per RMC 18.12.2019 (Materials and Specifications for Landscape Areas), 70% of required trees must be large trees.

An existing sidewalk is located along the east side of Stead Boulevard. The applicant's site plan does not illustrate pedestrian access between the existing sidewalk and project buildings. RMC Section 18.12.1001 (Pedestrian Access Requirements) requires pedestrian access be provided between rights-of-way and buildings and the applicant will need to demonstrate compliance at the time of application for a building permit.

RMC requires one parking space for every 44 storage units and one parking space per 275 square feet for office. Application materials indicate the total number of storage units will depend on the ultimate mix of unit sizes, but between 500 and 520 units are anticipated. 520 storage units and the onsite office would require 16 parking spaces. The applicant has provided three parking spaces in front of the office and primary access gate, one of which is accessible, and space for parallel parking adjacent to the storage units. All parking spaces, driveways, and drive aisles meet minimum dimensions.

All mechanical equipment and trash receptacles must be adequately screened from view from public streets, per standard code.

Grading: The site gently slopes from south to north from an elevation of 4,992 feet to 4,980 feet (**Exhibit E**). In order to accommodate the mini-warehouse facility, soil materials will be cut from the southwest and southeast portions of the site to fill the central and northeast portion of the site. Fill areas between one and three feet in height are proposed on the northeast portion of the site adjacent to single-family zoning. RMC 18.12.402 (Limits on Grading) prohibits fill above existing grade within 20 feet of the property line of a single family residence except in association with a single-family use. The applicant will need to demonstrate compliance with code limitations on fill within 20 feet of the single family residences to the east at the time of application for a building permit.

f. The project does not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor which would be detrimental to, or constitute a nuisance to area properties.

All exterior site lighting is required by code to be directed downward and shielded and residential adjacency standards limit the spillover of light at residential property lines to no greater 0.05 foot candle. In addition, residential adjacency standards limit light fixtures within 100 feet of single-family zoning to 20 feet in height. The applicant will need to demonstrate

compliance with these standards at the time of building permit. As previously discussed, **Condition No. 10** is recommended to limit site lighting impacts.

As conditioned, adverse impacts such as smoke, glare, dust, vibrations, fumes, pollution, or odor are not anticipated with ongoing operation of the proposed use. Hours of construction are limited to 7:00 a.m. to 6:00 p.m., Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday, and construction activities (with the exception of slab-on-grade concrete pours) are prohibited from occurring Sundays (**Condition No. 11**). **Condition No. 12** is recommended to minimize the impacts of occasional concrete pours during nighttime hours on the adjacent neighborhood. It also appears based on application materials and conceptual building elevations (**Exhibit B**) that most or all of the project buildings will be metal. To limit potential roof glare, **Condition No. 13** is recommended that roof materials have a non-reflective finish.

Appendix A-12 of the PWDM also requires the approval of a construction management and access plan at the time of building permit that addresses utilities and infrastructure, as well as adequate access to adjacent properties during construction.

g. Project signage is in character with project architecture and is compatible with or complementary to surrounding uses.

For the AC zoning district, RMC 18.16 (Signs) allows one freestanding sign with a maximum sign area of 120 square feet and up to 35 feet in height. Wall signs are allowed at a rate of one square foot per lineal foot of business frontage. The AC zoning district generally allows for all types of illumination and flashing/animated signs, except within provided 750 feet of residential zoning where a special use permit is required.

The applicant provided a conceptual sign graphic (**Exhibit F**) as part of the application materials showing a 25 foot tall internally illuminated freestanding pole sign with a sign area exceeding 80 square feet. The conceptual building elevations also illustrate wall signage on the office building. Signage for surrounding uses generally consists of wall signs and freestanding signs (of either monument or pole design that are less than 25 feet in height, with the exception of the freestanding gas station sign at the corner of Stead and Lear Boulevards. No signage in the surrounding area is digital. To ensure signage that is compatible with surrounding uses, **Condition No. 13** is recommended to limit freestanding sign height to 15 feet and prohibit electronic (digital) signs.

h. The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.

The proposed project is not anticipated to have a negative impact on existing residential uses. As discussed under finding e, the low-intensity nature of the mini-warehouse use, proposed building heights, and solid screening consisting of walls or a combination of buildings, walls, and landscape buffers and will limit privacy impacts to residential uses.

General Code Compliance: As proposed and with the recommended conditions of approval, the project is consistent with RMC requirements.

Agency Comments: In addition to the reviewing agencies already discussed in this staff report, the project application was provided to the Regional Transportation Commission (RTC) and Washoe County Health District (WCHD) for review and comment. No comments related to this request were received by RTC.

Comments provided by WCHD - AQMD (**Exhibit G**) note that current ozone levels for Washoe County are near “non-attainment” levels and that WCHD-AQMD will be participating in the City’s Title 18 update process to include strategies that reduce ozone levels in code. Recommendations to reduce ozone include vehicle trip reduction strategies, accommodation of development to include electric vehicle charging capabilities, energy efficient building practices, increased tree canopy coverage and vegetative cover, use of low impact development (LID) practices, and use of cleaner operating construction practices and vehicles. While the site is located along a Suburban Corridor, the proposed mini-warehouse use is a low-intensity use that generates low amounts of vehicle trips, has few employees, and is not accessed primarily by pedestrians.

Neighborhood Advisory Board (NAB): This project was reviewed by the Ward 4 Neighborhood Advisory Board (NAB) on August 15, 2019. NAB members noted support for down lit lighting with motion sensors. One NAB comment form was received (**Exhibit H**) noting general compatibility of the use with the surrounding area.

Additional comments received from Ward 4 NAB members will be forward to the Planning Commission upon receipt.

Legal Requirements:

RMC 18.06.405(e)(1) Special Use Permit

Findings:

Special Use Permit: General special use permit findings. Except where specifically noted, all special use permit applications shall require that all of the following general findings be met, as applicable.

- a. The proposed use is compatible with existing surrounding land uses and development.
- b. The project is in substantial conformance with the master plan.
- c. There are or will be adequate services and infrastructure to support the proposed development.
- d. The proposal adequately mitigates traffic impacts of the project and provides a safe pedestrian environment.
- e. The proposed site location and scale, intensity, density, height, layout, setbacks, and architectural and overall design of the development and the uses proposed, is appropriate to the area in which it is located.
- f. The project does not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor which would be detrimental to, or constitute a nuisance to area properties.
- g. Project signage is in character with project architecture and is compatible with or complementary to surrounding uses.
- h. The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.

Attachments:

- Display Maps (PDF)
- Exhibit A - Site Plan(PDF)
- Exhibit B - Building Elevations (PDF)
- Exhibit C - Fencing Plan (PDF)
- Exhibit D - Landscape Plan (PDF)
- Exhibit E - Grading, Cross Sections & Cut Fill (PDF)

- [Exhibit F - Sign Graphic \(PDF\)](#)
- [Exhibit G - Agency Comments \(PDF\)](#)
- [Exhibit H - NAB Comments \(PDF\)](#)