



ITEM V-B: REZONE, GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, DESIGN REVIEW PERMIT, TREE PERMIT & DEVELOPMENT AGREEMENT - NCRSP PARCEL 46 PEARL CREEK APARTMENTS – 1298 ANTELOPE CREEK DR. - FILE# 2012PL-029 (RZ-000060, GPA-000063, SPA-000045, DRP-0000430, TP-000126 & DA-000051)

REQUEST

The applicant requests approval of entitlements that would allow the construction of a 224 unit apartment complex with associated landscaping, parking and lighting improvements. The requested project entitlements include: A Rezone (RZ) to change the zoning from Business Professional/Special Area – North Central (BP/SA-NC) to Attached Housing/Special Area – North Central (R3/SA-NC); A General Plan Amendment (GPA) to change the land use from Business Professional (BP) to High Density Residential (HDR); A Specific Plan Amendment (SPA) to address the changes in land use and zoning; A Design Review Permit (DRP) for site design, architecture, and landscaping; A Tree Permit (TP) to allow the removal of four protected native oak trees totaling 167 inches and minor encroachment into the protected zone radius of one protected native oak tree; and a Development Agreement (DA) to vest entitlements and define project requirements and responsibilities between the City and the landowner.

Applicant – Deana Ellis, Grove Communities, LLC.
Property Owner – Tom Wong, Grove Communities, LLC.

SUMMARY RECOMMENDATION

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

- A. Adopt the Mitigated Negative Declaration;
- B. Recommend the City Council adopt the applicable findings of fact and approve the Rezone, General Plan Amendment, Specific Plan Amendment, and Development Agreement;
- C. Adopt the four (4) findings of fact for the Design Review Permit;
- D. Approve the Design Review Permit with one hundred and three (103) conditions of approval;
- E. Adopt the two (2) findings of fact for the Tree Permit; and
- F. Approve the Tree Permit subject to twenty-one (21) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this project.

EXECUTIVE SUMMARY

Due the length of this report, the Evaluation Section has been separated into six subsections as they pertain to the requested entitlements. Each entitlement has been evaluated against the applicable policies, standards and criteria of the General Plan, Guidelines on the Conversion of Non-Residential to Residential Land Uses, North Central Roseville Specific Plan (NCRSP), Zoning Ordinance and Community Design Guidelines. With the exception of a request for an allocation of water which will be discussed in more detail under the General Plan Amendment Section, this project complies with all

applicable policies and standards. The following is a summary evaluation of the conclusions of the project.

- **Rezone** - The project proposes a rezone of the property from BP/SA-NC to R3/SA-NC. The NCRSP, Community Design Guidelines and Zoning Ordinance contain development standards for multifamily projects, which this project has been evaluated against and is consistent with.
- **General Plan Amendment-** The project site is proposed for a land use change from BP to HDR. The General Plan includes goals and policies to promote land use patterns that enhance quality of life and minimize conflicts between land uses. In addition, the City Council has adopted guidelines for the conversion of land from non-residential to residential uses. These policies and guidelines include evaluating fiscal impacts, noise, park dedication, public services, affordable housing, schools, utilities, and traffic when contemplating residential land use allocations. These items have been evaluated in this report and staff has found the project to be consistent with these policies and guidelines.
- **Specific Plan Amendment** – The change in zoning and land use requires updates to zoning and land use references in the NCRSP. No new policies or standards are proposed as part of this project, rather the proposed project has been evaluated against and is consistent with the existing Attached and Multifamily Housing standards of the NCRSP.
- **Development Agreement** – A new Development Agreement is being established as a part of this project to vest entitlements and outline obligations and responsibilities of both the landowner and City. The applicant and staff are in agreement on all items proposed within the Development Agreement.
- **Design Review Permit** – This project has been evaluated against and is consistent with the multifamily housing development standards of the NCRSP, Zoning Ordinance and Community Design Guidelines.
- **Tree Permit** – Five blue oak trees are located on site that are governed by the City's Tree Preservation Ordinance under Zoning Ordinance Section 19.66. Four oak trees are proposed for removal as part of this project as well as encroachment of 8.5 percent into the protected zone of one oak tree. Staff has evaluated the project against the Tree Preservation Ordinance and finds the project to be in compliance.

In summary, staff has found the proposed project to be well designed and well suited for this site in addition to providing multiple public benefits to the City or Roseville which include: additional high density and affordable housing in support of the City's Housing Element, contribution towards the City's Regional Housing Needs Allocation (RHNA) as mandated by the State, generation of park development fees, and development of a property that has been vacant for over twenty years. Staff finds the project to be consistent with City policies and standards and recommends approval of this project.

BACKGROUND

The project site is located at the terminus of Antelope Creek Dr. at 1298 Antelope Creek. The property is located within the NCRSP area on Parcel 46 and has a zoning designation of BP/SA-NC and a land use designation of BP. The property is 11.61 gross acres in size (10.87 net acres). The project site was originally considered Phase 2 of a development project which included the apartment community directly

to the north at 1299 Antelope Creek Drive (the Preserves at Creekside). Construction on the Preserves at Creekside was completed in 1999 and consists of 356 units.

In 1999, an application was submitted by the Grupe Management Company (Grupe) proposing a zoning and land use change from BP/SA-NC and BP to R3 and HDR for an apartment community at the subject site. While the Planning Commission recommended approval of the project, the applicant withdrew the application before going to the City Council due to, at the time, unresolved reimbursement agreement issues over infrastructure costs between Grupe and a nearby property owner.

Another zoning and land use change to R3 and HDR with associated entitlements for an apartment community on this site was proposed in 2007 by Kobra Properties. Before project design issues were addressed by the applicant, the property went into foreclosure and the application was withdrawn.

At this time, Grove Communities requests entitlements (as described previously in the Request Section) for a 224 unit apartment complex on the subject site.

EXISTING SITE CONDITIONS AND ZONING

SITE INFORMATION

- A. Project Location:** 1298 Antelope Creek Drive
- B. Applicable Specific Plan:** NCRSP Parcel 46
- C. Roseville Coalition of Neighborhood Associations (RCONA):** This property is located in the Harding Area which does not have an active Neighborhood Association.
- D. Total Acreage:** 11.61 gross acres
- E. Lot Dimensions:** The project site is irregular in shape. The boundaries for the project site include 751± feet along the northern boundary fronting Antelope Creek Drive, 1,088± feet along the western boundary abutting the park and open space properties, 250± feet along the southern boundary adjacent to the closed landfill, and 1,310± feet along the eastern boundary along the Union Pacific Railroad (UPRR).
- F. Topographical/Natural Features:** The project site is undeveloped but partially disturbed from previous rough grading activities associated with Phase 1 of the apartment project located directly to the north. The subject site was considered Phase 2 of the project, but development never came to fruition. The existing vegetation on-site consists of annual non-native grasses and five protected native Blue oak trees totaling 185 aggregate inches.

The high point of the site is located at the northeastern corner of the site at 212 feet above mean sea level with the low point located towards the southwestern end of the site at 175 feet above mean sea level. The southwestern portion of the site includes a portion (approximately 256 square feet) of the 100 year floodplain from Antelope Creek, which encroaches onto the site at 175 feet above mean sea level. A portion of the project site is affected by the County Flood District's Flood Control Project which is described in more detail under the Evaluation Section of this report.

As described in the project's Initial Study, 0.052 acres of wetlands are located on site; however, the applicant indicates that both state and federal wetland permitting and mitigation for on-site direct and indirect impacts was completed in 1997 during Phase 1 of the project. To confirm the current status

of on-site wetlands and previous permitting and mitigation efforts, a re-verification study is being completed for the proposed project by Analytical Environmental Services (AES) who was hired by the project applicant. This AES study will confirm current on-site wetland acreages and past mitigation efforts and requests reauthorization of the previously permitted fills via the U.S. Army Corps' Letter of Permission process.

G. Physical or Natural Features on Adjacent Land: The adjacent parcels to the north include a developed apartment community and open space properties which include Antelope Creek and the Antelope Creek bike trail. Parcels to the west include an undeveloped park site and open space property. The property to the south is the closed Roseville Sanitary Landfill which is designated as open space. Lastly, the property to the east consists of the UPRR tracks.

ON-SITE & ADJACENT LAND USE AND ZONING

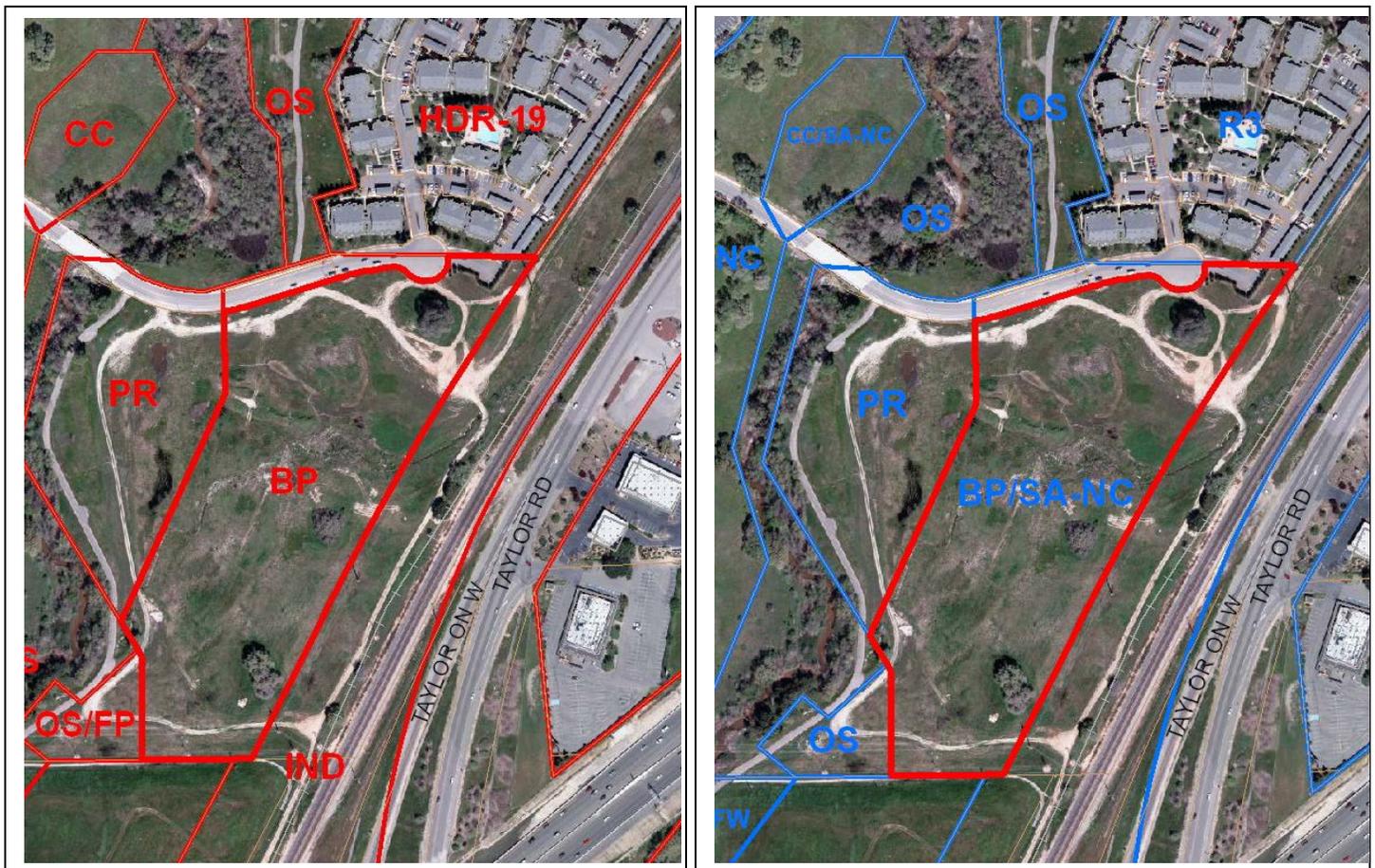


Figure 1: Existing Land Use and Zoning

EVALUATION

REZONE

The project site has a zoning designation of BP/SA-NC. The site has been zoned BP/SA-NC since the establishment of the plan area in 1990. Since that time no development applications have been

submitted for uses permitted under the existing zoning. As noted in the Background Section of this report, two other multifamily residential projects had been proposed for this site previously; however, for various reasons the projects did not come to fruition. Previous applications were analyzed against General Plan criteria which led to the conclusion that the site is suited for multifamily residential.

Subject to approval of this project, the property would be rezoned to R3/SA-NC to allow for multifamily residential uses. The Special Area Overlay (SA) on the R3 zoning indicates that this property would be subject to development standards provided in the NCRSP. The proposed project was evaluated against the existing Attached Multifamily Housing Standards which include requirements related to: setbacks, building siting, design of common open space areas, accessibility to pedestrian circulation systems, building orientation towards open space areas, buffering from roadways and non-residential uses, noise analysis when adjacent to the railroad, and on-site recreation facilities. These development standards are discussed in the Design Review Permit Section of this report. With implementation of the Attached Multifamily Housing development standards and based on the evaluation under the General Plan Amendment Section, staff is supportive of the proposed rezone.

GENERAL PLAN AMENDMENT

The General Plan includes goals and policies to promote land use patterns that enhance quality of life and minimize conflicts between land uses. In addition, the City Council has adopted guidelines for the conversion of land from non-residential to residential uses. These policies and guidelines include evaluating fiscal impacts, noise, park dedication, public services, affordable housing, schools, utilities, and traffic when contemplating residential land use allocations and are discussed in detail below.

Land Use Compatibility

The project site has a current land use designation of BP which with approval of this project would be changed to HDR. As noted above, the proposed project includes a rezone from BP/SA-NC to R3/SA-NC. Per the General Plan, R3 is an implementing zone of the HDR land use. The General Plan indicates that HDR land use designations should be applied to lands that are adjacent to transit linkages and in close proximity to commercial services. As part of this project a dial-a-ride transit stop will be located on-site along Antelope Creek Drive providing public transit services to all residents on-site as well as the apartment community across the street. Additionally, the Creekside Ridge Shopping Center, which provides regional shopping opportunities, is located less than a quarter mile to the west from the project site which residents can walk to. For these reasons, this project site is well suited for multifamily use.

The site's gross acreage is 11.61 acres; however, as permitted by the General Plan, gross developable acreage can account for netting out land not designated for residential uses (i.e. overhead power lines and easements). This site is encumbered by a number of easements and required setbacks such as a floodplain easement, various utility easements as well as required setbacks from UPRR and the closed Roseville Landfill, which affect the buildable area. Therefore, the developable acreage for the site results in 10.87 net acres, which provides for 224 units at 20.6 dwelling units per acre.

The City's General Plan (Housing Element) identified this site as a potential property to be rezoned voluntarily with a HDR land use which would aid the City in achieving the City's Regional Housing Needs Allocation (RHNA) for the 2008-2013 planning period as mandated by the State. The City's allocation is 8,933 units citywide. In order to receive credit for RHNA, the property must have a minimum density of 20 units per acre. In this case, the proposed 224 units would provide a density of 20.6 units per acre. Additionally, the Housing Element indicates that it is the City's goal to avoid low income pocket areas which can be accomplished by combining affordable rental units with market rate

units. Consistent with the Housing Element and the Council adopted Guidelines on the Conversion of Non-residential to Residential Land Uses which was adopted in 2004 (Attachment 1), 10 percent of the units within this apartment community will be available as affordable units.

The site's proximity to multifamily residential to the north and parkland and open space to the west and south provides for compatible land use per the General Plan's Land Use Element. To the east is the UPRR. The potential noise impacts of the railroad were evaluated as described further below under Noise; however, the project as designed was determined to be in compliance with the General Plan Noise standards.

Lastly, the landfill to the south has a general plan designation of Open Space (OS). The Roseville Landfill is approximately 100 acres and was closed in 1994. Landfills produce methane gas and therefore require monitoring in accordance with requirements of Title 27 of the California Code of Regulations. Due to the proximity of the project site to the closed landfill, the applicant is required to investigate and develop a plan to mitigate potential gas migration to the site in accordance with all applicable standards for construction within 1,000 feet of the boundary of a closed landfill. These standards are in place to ensure public health and safety and, as outlined in the Development Agreement, Mitigated Negative Declaration, and conditions of approval, the project is required to comply with this requirement.

Fiscal Analysis

Consistent with the City's Guidelines on the Conversion of Non-residential to Residential Land Uses, a fiscal study was prepared for this project (Attachment 2). The study was prepared by Economic Planning Systems (EPS) with the purpose of the study being to evaluate the impacts of changing the property's land use from a non-residential to residential use. Generally, residential uses utilize more of the City's general fund than a non-residential use as they do not generate sales tax and typically they require more city services (police, fire, etc.) than commercial uses.

As anticipated, the fiscal study indicated that the proposed project would have more of an impact on the general fund than development under business professional uses. Development under the proposed project will have an annual deficit of \$152,157 per year; whereas, development with business professional uses will have a projected annual surplus of \$5,112. These values take into consideration special assessments that will be placed on the proposed project such as annexing into the City's Community Facilities District for Services for Police, Fire and Library (CFD #3). In order to offset the impact on the City's general fund, the applicant will pay a Public Benefit Fee in the amount of \$840 per unit. The Public Benefit Fee will generate a one-time amount of \$188,160 for the City's Strategic Improvement Fund. If the City were to try and recapture the full amount based on a deficit of \$152,157 for a 20 year period, the public benefit fee per door would be \$13,585, which could make the project infeasible. The Public Benefit Fee of \$840 per unit is consistent with the public benefit fee recently established for HDR in the Sierra Vista Specific Plan area. City staff has determined that the public benefit of this project as listed below outweighs the negative fiscal impact to the City's General Fund which is anticipated by any residential development.

Project Benefits

- Consistency with the Housing Element and Voluntary Rezone Program
- Assists towards attaining the City's Regional Housing Needs Allocation as mandated by the State
- Park development fees collected will be earmarked for design/construction of the Gibson Park site (NCRSP 56)

- Increase in supply of rental multifamily residential units
- Increase in affordable rental units within the City (23 units)
- Development of a 20-year long vacant property

Utility Demand

Water and sewer services will be provided by the City of Roseville. The change in land use to HDR increases the demand for water. The water generation rate for BP uses is 2,598 gallons per day (gpd) per acre (assuming a 30 percent FAR) which results in 31,721 gpd or 35.6 acre-feet per year. The water generation rate for a HDR development at 20.6 dwelling units per acre is 177 gpd per dwelling unit resulting in 39,648 gpd or 48.8 acre-feet per year.

The City of Roseville maintains a reserve of water of 46 acre feet which can be allocated to projects within the City subject to City Council approval. A portion of this reserve can be allocated to the project to compensate for the higher water demand. While the project has a deficit of 13.2 acre feet of water, the amount of water needed from the reserve is expected to be less (up to four acre feet less) due to project conditions and Development Agreement requirements for implementation of water conservation measures for both the residential units and landscaping in perpetuity. City staff is supportive of the water allocation due to the public benefits of the project as listed above in the Fiscal Analysis Section.

The change in land use from BP to HDR will increase the anticipated demand for wastewater treatment from 0.04 millions of gallons per day (MGD) to 0.14 MGD. However, Environmental Utilities Department staff has determined that the additional 0.1 MGD required by the proposed project is minor and sufficient capacity is available for the minimal increase in sewer demand.

Traffic

The City of Roseville Public Works Engineering Division prepared a traffic assessment to determine the traffic impacts of the proposed project. The P.M. peak hour level of service at nearby intersections was analyzed using existing plus project conditions. The intersections that were evaluated included: Galleria Bl./Antelope Creek Dr., Roseville Pw./Galleria Bl. and Roseville Pw./Creekside Ridge Dr. The results of the assessment indicated that the addition of the proposed project to the existing conditions (existing development currently on the ground) would not adversely impact the level of service of any of the adjacent intersections. A copy of the analysis is provided as Attachment 3.

Furthermore, another scenario was analyzed by the Engineering Division that evaluated the impact of the proposed project in comparison to the City's Buildout/2025 CIP Model which takes into account anticipated development that is not currently existing ("on the ground"). Under that model, the analysis accounted for anticipated future development within the plan area in order to provide for a realistic forecast of level of service conditions within the City. Based on this analysis, it was determined that the proposed project would result in 83 fewer P.M. peak hour trips than if the site were developed with BP uses. A copy of this analysis is provided in Attachment 4.

Under both scenarios, CEQA required analysis of "existing plus project" and analysis anticipating future development under the City's Buildout/2025 CIP, the proposed project does not adversely impact the level of service at adjacent intersections within the plan area.

Noise

The project site is directly adjacent to the UPRR. A noise study was completed as part of this project to determine compliance with the City's General Plan Noise Standards which was prepared by jc

brennan and associates. A copy of the noise study and supplemental letters prepared by the consultant are provided as Attachment 5. The noise study evaluated the potential long-term impacts from noise generated from activities occurring adjacent to the project site (Taylor Road, Interstate 80, and train activity on the UPRR).

The General Plan Noise Element contains standards related to transportation-related noise sources. The standard for outdoor activity areas for residential uses is 60 dB Ldn. The project contains two types of outdoor areas, common areas such as the pool, BBQ areas, patio space, turf areas, serenity garden and playground, and each individual patio unit. For purposes of the noise study, and as allowed by the General Plan, the common outdoor activity areas are used in the evaluation of exterior noise. The results of the common outdoor areas ranged from 50 to 59 dB Ldn, which meets the General Plan standards.

The General Plan standard for interior noise level is 45 dB Ldn. The study indicates that interior noise levels comply with General Plan standards with first story units not exceeding 40 dB Ldn and second/third story units not exceeding 44 dB Ldn. These values are based on standard construction practices, which provides for an exterior-to-interior noise level reduction of 25 dB.

As required by the General Plan, sleep disturbance was also studied for this project as it relates to a night time noise source consisting of intermittent single events, such as a train. While this evaluation for sleep disturbance is required, no threshold for acceptable levels has been adopted. The noise study indicates that extensive studies on sleep disturbance related to single intermittent events, have been conducted; however, the range in test subjects is wide ranging which makes establishing a significance threshold challenging. The noise study indicates that while there are two means of analysis available (the American National Standards Institute (ANSI) and the Federal Interagency Committee on Noise (FICAN)), the results of the methodologies vary significantly. While the level of sleep disturbance for this project based on ANSI and FICAN range from 5 percent to 33 percent, the noise study indicates that the interior noise level was still shown to be in compliance during the train events.

Public Services

The project area is currently being serviced by the City's Police and Fire Departments. However, residential land uses typically generate more requests for Police and Fire service than office uses, so it is likely that service calls to the project site will increase above what was originally anticipated. To address the increased costs of providing City services, the Development Agreement and project conditions require the property owner to annex into the City's Community Facilities District for Services (Police, Fire, and Library Services). This annual tax will be used to augment the City's general fund for the anticipated increase in services. Additionally, the Development Agreement requires that the property owner pay a fee equal to the former Fire Service Construction Tax at the issuance of building permits. The purpose of the fee is for new construction within the city to contribute to the cost of providing new fire service facilities and equipment.

Park Dedication

The addition of residential land use also generates the need for new park facilities. Per the City's General Plan, the requirement is nine acres of parkland dedication for each 1,000 in population. Of the nine acre per 1,000 population standard, three acres of neighborhood park facilities, three of citywide park facilities, and three of open space shall be provided. Based on a population factor of 2.61 persons per household, this project will generate 585 new residents which in turn generates the need for an additional 5.12 acres of parkland (1.7 acres each of neighborhood, citywide, and open space). The applicant intends to provide for this requirement through payment of in-lieu fees, which will be paid by the applicant prior to issuance of building permits as described in the project's Development Agreement.

The Park fees generated from this project will be earmarked for the Gibson Park site (NCRSP Parcel 56, an undeveloped park site in the North Central area. This will allow for the development schedule to be accelerated so that design occurs in 2013/14 (which includes public outreach and Parks Commission/Council approval) and construction could occur in 2014/15. The preliminary concept for the Gibson site includes a sports court complex (i.e. tennis courts) and a small turf and picnic area. This schedule assumes that the Pearl Creek Apartments project moves forward without delay and fees generated will be steadily collected.

Consideration was given to having the project applicant develop the adjacent park parcel to the west. Due to wetlands being located on the undeveloped park site, the potential development footprint of the park was limited. Since this park site was only intended as a passive park (picnic table, water fountain, and staging area for the existing bike trail), would only serve a limited population based on its location in the plan area, and since the existing and future apartment communities provide their own on-site recreation facilities, staff found that the park fees generated by this project could better serve the greater community by applying these funds to the Gibson park site. Additionally, Parks staff determined that while this project generates a requirement of 5.12 acres of parkland, adequate parkland is provided within the NCRSP based on the current development within the plan area even with the addition of this project.

School Impacts

The addition of residential land use will generate students that were not anticipated by the local schools. Students residing at this project site will be served by the Roseville City School District and Roseville Joint Union High School District. Both districts have determined that capacity to serve the new students is available. Based on current generation rates, the project is anticipated to generate 57 students as follows:

Grade	Student Generation Rate	Students Generated
K - 6 th	0.166	37 students
7 th – 8 th	0.036	8 students
9 th – 12 th	0.054	12 students

Fees paid to Roseville City School District will be \$2,409 per unit and fees paid to Roseville Joint Union High School District will be \$1.28 per square foot. Both of these amounts are based on statutory fees. School fees will be collected prior to the issuance of building permits as required by the project's Development Agreement.

Affordable Housing

The General Plan's Housing Element requires that 10 percent of the total residential units be made available as affordable units. Of the proposed 224 units, 23 units must be set aside as affordable rental units. Of these units, 14 units shall be affordable at 80 percent of median income (low income) and nine units shall be affordable at 50 percent of median income (very low income). The Development Agreement for this project requires the applicant to enter into an Affordable Housing Rental Agreement (AHRA) before the issuance of the first building permit.

General Plan Changes

As a result of the proposed change in zoning and land use some of the tables and text of the General Plan require edits. Exhibit D outlines the proposed changes to the General Plan as a result of this project.

SPECIFIC PLAN AMENDMENT

NCRSP Parcel 46 currently has a Specific Plan zoning designation of BP/SA-NC and a land use designation of BP. The proposed zoning and land use changes necessitate changes to the NCRSP to address the change in zoning to R3 and the change in land use to HDR. The NCRSP contains policies for multifamily residential uses and these will be used to evaluate the proposed project. Exhibit E summarizes the proposed revisions to the NCRSP document based on the requested entitlements.

DEVELOPMENT AGREEMENT

The NCRSP Development Agreement expired in 2010. A new Development Agreement between the City and Grove Communities is being established to vest entitlements and outline obligations between both parties. A copy of the proposed Development Agreement is provided as Exhibit F. Some of the key items in this Development Agreement include:

- **Water Conservation Measures** – Water conservation measures are a requirement of the project both as a citywide requirement and to reduce the amount of water needed from the City's reserve. Water conservations measures are required for all landscaping consistent with the City's Water Efficient Landscape Ordinance (WELO) (i.e. smart timers and turf limitations) and for each residential unit (i.e. recirculating hot water systems).
- **Municipal Services Districts** – Due to the change in land use from non-residential to residential, the property shall be annexed into the City's Municipal Services District #3 for Police, Fire and Library Services, shall pay special taxes pursuant to North Central CFD #1, and shall participate in any service or maintenance district applicable to the property (i.e. Lighting and Landscape District).
- **Park Fees** – Park dedication in-lieu fees for 5.12 acres (1.7 of each neighborhood, citywide, and open space) and park construction fees shall be paid on a per unit basis as described in the Development Agreement.
- **Affordable Housing Rental Agreement** – Ten percent of the units constructed shall be restricted as affordable. Based on 224 units, 23 units will be affordable. The Affordable Rental Agreement is required to be approved by the City Council prior to the issuance of the first building permit.
- **Landfill** – The project site is adjacent to a City owned closed landfill. The Pearl Creek Apartments property owner is required to hire an engineering consultant to study the Pearl Creek project site and design measures, if applicable, for compliance with City, County, and California Code of Regulations Title 27 for review and consideration by the City prior to the issuance of building permits.

- **Public Benefit Fee** – A Public Benefit Fee in the amount of \$840 per unit will be paid to the City prior to the issuance of building permits. The funds collected will be deposited into the City’s Strategic Improvement Fund.

DESIGN REVIEW PERMIT

Section 19.78.060(B) of the Zoning Ordinance requires that four (4) findings be made in order to approve a DRP which are listed in the Recommendations Section of this report. The evaluation of the DRP for the proposed project has been based on the applicable development standards within the NCRSP, Zoning Ordinance and Community Design Guidelines in which staff has determined compliance with.

Project Plans are provided for reference and include: Site Plan (Exhibit G), Grading and Drainage Plan (Exhibit H), Sewer and Water Plan (Exhibit I), Elevations/Floor Plans/Roof Plans (Exhibit J), Color Elevations (Exhibit K), Building Color Key (Exhibit L), Color and Materials (Exhibit M), Landscape Plan (Exhibit N), Parking Lot Light Fixtures (Exhibit O), Walkway Light Fixtures (Exhibit P), Carport Detail (Exhibit Q), and Statement of Design Intent (Attachment 6).

The development standards for this project as required by the NCRSP, Zoning Ordinance and Community Design Guidelines are as shown below in Table 1.

Development Standard	Required	Proposed
Building Setbacks	<ul style="list-style-type: none"> • Antelope Creek – 30 ft • Park Site – 20 feet (15 ft to balconies or patio) • UPRR – 25 ft • Landfill/Open Space – 50 ft 	<ul style="list-style-type: none"> • Antelope Creek – 25 ft (30 ft inclusive of sidewalk) • Park Site – 20 to 22 ft (16 ft to patio) • UPRR – 25 ft to garages / 85-100 ft to buildings • Landfill/Open Space – 93 ft
Landscape Setbacks	30 ft	30 ft (inclusive of sidewalk)
Building Height Limit	45 ft	30 ft (two story); 43 ft (three story); 35 ft (recreation building)
Max. Building Lot Coverage	50%	29%
Parking Spaces (Total)	440 Spaces: <ul style="list-style-type: none"> • 1 bedroom: 1.5 per unit – 90 spaces • 2+ bedroom: 2 per unit – 328 spaces • Guest Parking: 1 per 10 units or portion thereof – 22 spaces 	440
% of compact spaces	30% max	1% (5 spaces)
# of handicapped spaces	9 spaces	10 spaces
% of shaded parking	50%	57%
Bicycle Spaces	9 spaces	9 spaces

Table 1: Development Standards

Site Plan, Building Siting, Vehicular & Pedestrian Access and Parking

The project site is rectangular in shape which allows for a looped roadway and walkway system within the apartment community. The apartment community will be gated and will be accessed directly from Antelope Creek Drive. A secondary exit only gate will be located at the east end of Antelope Creek Drive. This will also serve as a secondary access point for emergency vehicles.

The project consists of 13 two and three story apartment buildings. Per the NCRSP, the apartment buildings are setback at least 30 feet from Antelope Creek Drive, 20 feet from the adjacent park site, 50 feet from the landfill property to the south, and the garage structures are setback 25 feet from the UPRR (buildings are set back 85 to 100 feet).

Three groups of three buildings are clustered together and oriented around open landscaped courtyards and four of the buildings are oriented toward the undeveloped park to the west. This allows for all buildings to have views of landscaped areas or park/open space land consistent with the NCRSP development standards for multifamily projects.

The recreation/leasing office is located on-site and fronts Antelope Creek Drive. Consistent with the City's General Plan, NCRSP development standards, and Community Design Guidelines, recreation amenities are proposed on-site. These include amenities such as: swimming pool, spa, indoor gym, outdoor patio space, BBQ areas, turf areas, serenity garden and children's playground.

Residents will have access from the project site to the existing bicycle and pedestrian trail to the west. Access will be provided from the southern end of the site (near parking spaces 82 and 83) via a resident only accessible gate. Another connection is provided along Antelope Creek Drive which includes frontage improvements including a 10 foot wide sidewalk from the west of the project's entry gate across the park's frontage to the bicycle/pedestrian path. Frontage improvements will also include a transit pad and shelter to the east of the main entry along Antelope Creek Drive which will be serviced by the City's dial-a-ride program.

Parking spaces and carports are located along the looped roadway. Garages are proposed along the project's eastern boundary which serves to buffer the apartment buildings from the UPRR. The project generates a parking requirement of 440 parking spaces. This is based on current Zoning Ordinance standards (1.5 spaces per 1 bedroom, 2 spaces per 2+ bedrooms per unit, and guest parking of one space per ten units or portion thereof). The parking requirement will be achieved with 440 parking spaces proposed on site.



Figure 2: Site Plan

Grading

The project site has varying terrain with its high point towards the northeast corner of the site at 212 feet above mean sea level and the low point at the southwest corner of the site at 175 feet above mean sea level. The finished grades will retain some of the natural grade differences on site. The buildings at the north end of the site will be at higher grades than the buildings at the south end of the site. For instance Building 12 located at the northeastern corner of the site will have a pad grade of 195 feet and the Building 5 towards the southeastern corner of the site will have a pad grade of 180 feet. The change in grade will be gradual as it transitions from building pad to pad across the site. The use of retaining walls will be needed in some areas mostly along the southern or eastern edges of the

apartment buildings 7, 8, 9, 11 and 12. The walls will range in height from less than one foot to approximately five feet tall. Split faced block masonry style retaining walls will be used.

Placer County Flood Control and Water Conservation District (District) and the Placer County Water Agency (PCWA) have proposed a regional flood control improvement project called Antelope Creek Flood Control Project which is in proximity to the project site. The project will provide flood control and flood damage reduction benefits to repeatedly damaged areas of downtown Roseville through the design and construction of several on-channel weirs along the reach of Antelope Creek. The project will reduce peak flood flows over a wide range of flood events, enhance existing riparian corridor ecosystems, and improve water quality through groundwater recharge and natural treatment of temporarily stored flood waters within the floodplain. The Antelope Creek Flood Control Project's design includes two in-channel weirs on Antelope Creek, which will detain flood flows in order to reduce downstream flow rates. The weirs will cause an increase in water surface elevation upstream of the weirs during large storm events. In order to maintain the City's freeboard requirements of 2 feet between the 100 year water surface elevation of the future, fully-developed condition of the watershed and the proposed building pad elevations, the Pearl Creek Apartments building pad elevations adjacent to the creek will be elevated to 181.94 feet. Condition 28 has been included to address this item. The applicant, County and City are in agreement on this issue.

Architecture

The architecture of the buildings is described as "Mediterranean Hacienda," by the project architect. The design includes shallow pitched roofs, a mixture of hip and gable roof elements, archway features, Barcelona roof tiles, stucco and stone wall finishes, and iron railings.

Each building includes four sided architecture with the front and rear of the building both functioning as primary elevations. The design includes a significant amount of wall plane variation which coupled with the building materials and varied colors provides for a visually engaging design. Roof heights and roof forms are varied which reduces the impact of the taller buildings and further increases visual interest. Balconies with private decks/patios are included which break up large wall planes while providing individual private space for each unit in addition to the common space within the landscaped courtyards and recreation areas.

The 13 apartment buildings on-site range from two to three stories tall. Ten of the buildings are three stories (Building Types A and B) and three of the buildings are two stories (Building Type C). The R3 zone district allows for buildings up to 45 feet tall. At their tallest points the two story buildings are 30 feet tall, the three story buildings are 43 feet tall and the recreation building is 35 feet tall.



Figure 3: Recreation Building/Leasing Office



Figure 4: Building A (1bed/1bath units)



Figure 5: Building B (2 bed/2 bath units)



Figure 6: Building C (3 bed/2 bath units)

The color scheme consists of earth tone colors as shown in Exhibits K and M. Three color palettes are proposed and each palette includes three stucco base colors ranging from light to dark, an accent color, coordinated roof tile and cultured stone. The range in colors used for the base color adds variety and increases the dimensions between wall planes.

Staff has included Condition 70, indicating that the applicant must incorporate building mounted light fixtures that are acceptable to the Planning Director. It was the applicant's intent to provide a more contemporary and simple light fixture (Attachment 7), in an effort to focus on the building's architecture and not draw attention to the light fixture. However, per the Community Design Guidelines, the light fixtures should be compatible with and reinforce the architectural style of the building. Staff would like

to see light fixtures that are less contemporary and more in keeping with the proposed architectural style of the buildings. The addition of these light fixtures that would highlight the architectural style would also add another layer of pedestrian scale to the project. The applicant has agreed to comply with Condition 70.

LANDSCAPING

Landscaping on site has been designed for compliance with the NCRSP and the City's Water Efficient Landscape Ordinance (WELO). Per the landscape architect, the concept for the plan was to provide an "enjoyable and aesthetic space for the residents that fits within the landscape framework of both the existing open space preserve and existing adjacent development." In order to maintain compliance with WELO, high water use landscape treatments such as turf areas will be used minimally. Mostly low and medium water use type shrub and ground cover will be used. Common recreation areas will include patio spaces and low seat walls in combination with landscaping. Placement of landscaping has been selected to provide clear and secure view corridors to ensure safety between vehicles and pedestrians near drive aisles and intersections, when entering the buildings and when circulating throughout the site which is consistent with the City's Community Design Guidelines.



Figure 7: Low Seat Walls

TREE PERMIT

Native Oak trees are governed by the City's Tree Preservation Ordinance (Zoning Ordinance Chapter 19.66). The Ordinance requires the City to consider the appropriateness of and alternatives to proposed tree removals and encroachments. The project site includes five Blue oak trees (*Quercus douglasii*) which total 185 inches diameter at breast height (dbh). The applicant requests approval of a Tree Permit to remove four oak trees totaling 167 inches (Trees 46-49) and encroachment into one 18 inch oak tree of 8.5 percent (Tree #45).

Sierra Nevada Arborists was retained by the applicant to assess the trees and provide an arborist report (Exhibit R). Per the arborist report, all trees on site range from fair to poor condition. Due to the shape of the project site, there are limited options for building siting that would still achieve an efficient circulation plan, a density goal of 20 dwelling units per acre, and a building configuration that allows for multiple large outdoor common spaces. Consideration was given to preserving oak tree #49 located at the northeast corner of the site at the site's highest point. However, the arborist indicated that the tree

is no longer growing and is instead in decline. The tree shows signs of limb failure and potential interior decay creating a hazardous condition when within a developed area. For these reasons, the arborist does not recommend preservation of the tree. Exhibit S includes a letter from the arborist as it relates to consideration of preserving Tree #49.

One oak tree (Tree #45) will be preserved. The tree totals 18 inches dbh and is in fair to poor condition. It is located toward the southwest portion of the site. Based on the site and grading plan, the tree will sustain minor encroachment of 8.5 percent into the protected root zone from construction activities. The arborist's report concluded that the encroachment into the protected root zone will be minor. The project is subject to conditions of approval, consistent with the City's Tree Preservation Ordinance, which are intended to minimize impacts of encroachment.

The project is required to comply with the City's Tree Preservation Ordinance. Therefore, for the trees removed, the applicant must mitigate on an inch for inch basis. This can be accomplished through in-lieu fees or on-site plantings. Based on the proposed landscape plan, all mitigation (167 inches) can be provided through on-site plantings which will include 50 percent native and 50 percent non-native tree plantings consistent with the City's Tree Preservation Ordinance.

CONCLUSION

As described in the staff report, the proposed project is consistent with applicable City policies and development standards for the requested entitlements. Not only does the project meet the required development standards for a multifamily project, but also provides multiple benefits to the City as well. These benefits include: additional high density and affordable housing in support of the City's Housing Element (224 units and 23 units respectively), contribution towards the City's Regional Housing Needs Allocation as mandated by the State, provides park development fees that can be earmarked for the Gibson park site within the NCRSP, and will develop a property that has been vacant for over twenty years. Staff finds that the benefits of the project and its consistency with City policies and standards warrant its approval.

ENVIRONMENTAL DETERMINATION

The Planning Director has determined that the above project will not have a significant effect on the environment and proposes that a Mitigated Negative Declaration be adopted. This determination has been based upon an Initial Study, which has concluded that with mitigation measures, there will be no significant environmental impacts. The Mitigated Negative Declaration is circulating for a 30-day public review period beginning April 10, 2013 and ending on May 9, 2013. To date, no comments have been received. The Initial Study/Mitigated Negative Declaration is available for public review at the Roseville Permit Center and the City Clerk's Office, 311 Vernon Street, Roseville, CA 95678 (8:00 A.M. to 5:00 P.M., Monday through Friday).

RECOMMENDATIONS

The Planning Department recommends that the Planning Commission take the following actions (A-L):

- A. Adopt the Mitigated Negative Declaration as shown in Exhibit A;
- B. Recommend that the City Council adopt the two (2) findings of fact as stated below for the **REZONE - NCRSP PARCEL 46 PEARL CREEK APARTMENTS – 1298 ANTELOPE CREEK DR. - FILE# 2012PL-029 (RZ-000060)**:

- a. *The proposed rezone is consistent with the General Plan; and*
 - b. *The proposed rezone is consistent with the public interest, health, safety, and welfare of the City.*
- C. Recommend that the City Council approve the **REZONE - NCRSP PARCEL 46 PEARL CREEK APARTMENTS – 1298 ANTELOPE CREEK DR. - FILE# 2012PL-029 (RZ-000060)** as shown in Exhibit C.
- D. Recommend that the City Council approve the **GENERAL PLAN AMENDMENT – NCRSP PARCEL 46 PEARL CREEK APARTMENTS – 1298 ANTELOPE CREEK DR. - FILE# 2012PL-029 (GPA-000063)** as shown in Exhibits C and D.
- E. Recommend that the City Council adopt the one (1) finding of fact as stated below for the **SPECIFIC PLAN AMENDMENT – NCRSP PARCEL 46 PEARL CREEK APARTMENTS – 1298 ANTELOPE CREEK DR. - FILE# 2012PL-029 (SPA-000045)**:
- a. *The proposed Specific Plan Amendment is consistent with the objectives, policies, programs and land use designations specified in the City of Roseville General Plan and North Central Roseville Specific Plan.*
- F. Recommend that the City Council approve the **SPECIFIC PLAN AMENDMENT – NCRSP PARCEL 46 PEARL CREEK APARTMENTS – 1298 ANTELOPE CREEK DR. - FILE# 2012PL-029 (SPA-000045)** as shown in Exhibit E.
- G. Recommend that the City Council adopt the findings of fact for the **DEVELOPMENT AGREEMENT – NCRSP PARCEL 46 PEARL CREEK APARTMENTS – 1298 ANTELOPE CREEK DR. - FILE# 2012PL-029 (DA-000051)**:
- a. *The Development Agreement is consistent with the objectives, policies, programs and land use designations of the City of Roseville General Plan;*
 - b. *The Development Agreement is consistent with the City of Roseville Zoning Ordinance;*
 - c. *The Development Agreement is in conformance with the public health, safety and welfare;*
 - d. *The Development Agreement will not adversely affect the orderly development of the property or the preservation of property values; and*
 - e. *The provisions of the Development Agreement will provide sufficient benefit to the City to justify entering into the Agreement.*
- H. Recommend that the City Council approve the **DEVELOPMENT AGREEMENT – NCRSP PARCEL 46 PEARL CREEK APARTMENTS – 1298 ANTELOPE CREEK DR. - FILE# 2012PL-029 (DA-000051)** as shown in Exhibit F.
- I. Adopt the four findings of fact for approval of the **DESIGN REVIEW PERMIT – NCRSP PARCEL 46 PEARL CREEK APARTMENTS – 1298 ANTELOPE CREEK DR. - FILE# 2012PL-029 (DRP-0000430)**;

- a. *The project, as approved, preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and watercourses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.*
 - b. *The project site design, as approved, provides open spaces, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines, and the North Central Roseville Specific Plan.*
 - c. *The building design, including the material, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved, is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, Community Design Guidelines, and the North Central Roseville Specific Plan.*
 - d. *The design of the public services, as approved, including, but not limited to trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.*
- J. Approve the **DESIGN REVIEW PERMIT – NCRSP PARCEL 46 PEARL CREEK APARTMENTS – 1298 ANTELOPE CREEK DR. - FILE# 2012PL-029 (DRP-000430)** with the one hundred and three (103) conditions listed below;
- K. Adopt the two (2) findings of fact for the **TREE PERMIT – NCRSP PARCEL 46 PEARL CREEK APARTMENTS – 1298 ANTELOPE CREEK DR. - FILE# 2012PL-029 (TP-000126)**:
- a. *Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66 of the Roseville Zoning Ordinance.*
 - b. *Measures have been incorporated in the project or permits to mitigate impacts to remaining trees and to provide replacement for trees removed.*
- L. Approve the **TREE PERMIT - NCRSP PARCEL 46 PEARL CREEK APARTMENTS – 1298 ANTELOPE CREEK DR. - FILE# 2012PL-029 (TP-000126)** subject to the twenty-one (21) conditions listed below.

CONDITONS OF DESIGN REVIEW PERMIT (DRP-000430)

1. This design review permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **May 9, 2015**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **May 9, 2015**. (Planning)
2. The project is approved as shown in Exhibits A - S and as conditioned or modified below. (Planning)

3. The project shall comply with all required environmental mitigation identified in the Pearl Creek Apartments Initial Study and Mitigated Negative Declaration (SCH# 2013042021) including the mitigation measures listed in Exhibits A -B. (Planning)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Public Works, Environmental Utilities, Electric, Finance)
5. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Public Works)
6. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Public Works)
7. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Public Works)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

8. Parking stalls shall meet, or exceed, the following minimum standards:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall have a 6" raised curb or concrete bumper. (Planning)
 - b. Standard -- 9 feet x 18 feet; Compact--9 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i. Handicapped parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11-B-6 of the CBC.
 - ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 1127B and 1129B. (Building)
9. Based on 224 units, 23 units shall be affordable housing with the following breakdown:
 - a. 60% affordable to low income, 80% of median (6% of units) = 14 units

- b. 40% affordable to very low income, 50% of median income (4% of units) = 9 units

The final number of affordable housing units may change based upon actual number of housing units developed. (Housing)

10. The developer shall enter into and the City Council shall approve an Affordable Rental Housing Agreement prior to issuance of building permits of building permits for the project. (Housing)
11. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
12. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
13. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Public Works)
 - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)
 - d. The landscape plan shall comply with the Landscape Guidelines for North Central Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance (Ordinance 4786).
 - e. Landscaping adjacent to park and preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants and trees and the irrigation be "trimmed" to avoid over-spray into these areas. (Open Space, Parks, Planning)
 - f. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
14. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
15. Any pedestrian gate into the future park or open space parcel shall be limited to a resident only locked/key-coded gate for common access. Multiple individual gates are prohibited. (Parks)
16. All fencing and gates along the park and open space property line are the responsibility of the project, including on-going maintenance. (Parks)

17. All drainage and added run-off generated by the development of this project shall be collected and dispersed prior to entering the future park site and existing open space parcel. All grading shall occur on the project (no over-grading on to the future park site or existing open space parcel). (Parks)
18. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
19. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
20. For Multiple Building Complexes: As part of the required Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
21. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Department for applicable Code editions). (Building)
22. For restaurants or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
23. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
24. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Public Works)
25. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Public Works, Fire, Environmental Utilities, Electric)
26. The driveway entrance to the site shall be designed per the Public Works design standards for a private gated entrance. The standard curb flare may be omitted from the design. To accommodate the bike trail crossing at the eastern curb return signage shall be installed to the satisfaction of the Public Works Director. (Public Works)

27. The frontage east of the proposed driveway shall be improved with a 5 ft. wide attached pedestrian path. The frontage west of the driveway shall be improved with an attached 10 ft. wide pedestrian/bike path. (Public Works)
28. If an agreement is reached between the Placer County Flood Control and Water Conservation District and developer for compensation to raise site grades, minimum pad elevations shall be set to 2 ft. above the projected 100-year water service elevation as defined by the District's proposed Flood Control Project. (Public Works)
29. A note shall be added to the grading plans that states:
"Prior to the commencement of grading operations, the contractor shall identify the site where the excess/borrow earthen material shall be imported/deposited. If the borrow/deposit site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified." (Public Works)
30. A standard bus shelter pad shall be installed on Antelope Creek Drive approximately 50 ft east of the site's main entrance (Public Works, Alternative Transportation)
31. At a minimum, developer shall be responsible for the installation of a covered bench and lighting, including a 5 ft wide x 8 ft deep landing area to meet ADA guidelines east of the main entrance of the project site. (Public Works, Alternative Transportation)
32. No parking shall be allowed on the south side of Antelope Creek Drive within the transit stop location east of the main driveway. Signs and striping shall be installed to this effect. (Public Works)
33. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Public Works)
34. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Public Works)
35. The drainage swale down to the receiving water shall accommodate flows under the existing bike trail. A hydraulic analysis shall be provided to properly size the culverts under the bike trail. In addition, the trail may need to be reinforced with rock rip rap and /or concrete, as water may need to release over the bike trail in high flows. (Public Works)
36. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the

SWPPP will be returned to the property owner during the pre-construction meeting. (Public Works)

37. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Public Works)
38. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Public Works)
39. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Public Works)
40. Improvement plans shall show the Preserve boundary and label it as a protected area. The "preserve area" shall include the park parcel (parcel 57), city owned open space (parcel 45) and the open space/landfill parcel (parcel 98B). The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Public Works, CDD, Planning, Parks)
41. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. The "preserve area" shall include the park parcel (parcel 57), city owned open space (parcel 45) and the open space/landfill parcel (parcel 98B). Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Public Works, CDD, Planning, Parks)
42. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve, including at the project's new trail connection. Post and cable fencing or other improvements shall be utilized to meet this requirement, if applicable. (Public Works, CDD, Planning, Alternative Transportation, Parks)
43. Prior to the approval of the Improvement Plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Public Works)
44. The project shall be addressed as 1298 Antelope Creek Drive. All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Public Works Department (Engineering - Land Development Division) for building/suite addressing. (Public Works)
45. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint

Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Public Works)

46. The property owner shall pay all fees as required by the Development Agreement between the City and Grove Communities. (All Departments)
47. Bike parking shall, at a minimum, be provided in accordance with the Zoning Ordinance. (Alternative Transportation, Planning)
48. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water and sewer utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water and sewer utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
49. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
50. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 ft unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water and sewer mains shall not exceed a depth of 12 ft below finished grade, unless authorized in these conditions of approval. (Environmental Utilities)
 - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
51. Due to the fact that the project is located adjacent to a closed landfill, the possibility of gas migration to the property exists. The applicant is therefore required to investigate and develop a plan to mitigate potential gas migration to the site, in accordance with all applicable standards for construction within 1,000 feet of the boundary of any disposal area as maybe applicable and determined from a study analysis. The purpose of this plan is to protect the future residents from possible future gas migration. The applicant's plan will be reviewed and approved by the City and its consultants prior to issuance of improvement plans or building permits. (Environmental Utilities)
52. The 2-12" mains between the existing 36" water main and the 12" main in Antelope Creek Drive are to be public. All other water mains are to be private and separated from the public system with a double detector check. (Environmental Utilities)
53. The proposed project requires City Council approval for an additional amount of water supply of 13.2 AF/Y (8.37 AF/Y assuming aggressive water conservation measures). This will require a water conservation plan which includes, but is not limited to, Smart Timers, re-circulating hot

water systems, and turf limitations. The availability of water will be based upon Council action. (Environmental Utilities, Planning)

54. No trees are to be planted within the 36" water easement. (Environmental Utilities)
55. Ingress and egress for backhoe and utility trucks to maintain the existing 36" water main is required. (Environmental Utilities)
56. Carports are not allowed over sewer and water services. (Environmental Utilities)
57. The car wash area will require a roof to keep rain water from entering the sewer and a raised curb to contain wash water. (A storm drain connection is not allowed per state law). A sand oil separator will be required. Separate sewer and water services will be required. Sewer and water connection fees will be required for the car wash. (Environmental Utilities)
58. Each building will require its own domestic water service. Developer will provide manifold services where possible. (Environmental Utilities)
59. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
60. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet and must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
61. A trash enclosure and recycling enclosure is required for each building. (Refuse)
62. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
63. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
64. The fire department access road shall meet the City's requirements for width and turning radii as noted on the fire department standards for access. This shall be enforced at the time plans are submitted for review, Additional information can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire Prevention Division for information. (Fire)
65. Opticom shall be installed on all egress/ingress gates for this project. (Fire)
66. Each building shall provide a single fire control room with an exterior door as noted in the conditions of approval in accordance with the City's ordinances. (Fire)
67. Every building three stories or more in height shall be provided with a Class 1 standpipe system in accordance with Roseville Fire Code Section 1004. Standpipes shall be spaced every 300

feet of travel distance with the location(s) to be approved by this department. Said system installation shall conform to the minimum standards of UBC Standard 9-2 and Roseville Fire Code Standard 10-3. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)

68. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. one (1) set of improvement plans
 - b. load calculations
 - c. electrical panel one-line drawings (Electric)
69. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot candle, and 0.5 foot candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)
70. The applicant shall incorporate building mounted light fixtures that reinforce the Mediterranean-Hacienda style architecture to the satisfaction of the Planning Director or his designee. Light fixtures shall be agreed upon prior to issuance of building permits. (Planning)
71. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)
72. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

73. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:
 - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.
 - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
74. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. Water and sewer easements. (Environmental Utilities)

- b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
75. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water and sewer easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)
76. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
 - a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
77. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Public Works)
78. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Public Works)
79. If work occurs along the Antelope Creek Bike Trail it shall be coordinated with the Alternative Transportation Division and one week advance notice shall be posted along the trail for the benefit of trail users. (Alternative Transportation)
80. Transit pad and related improvements must be installed and accepted prior to occupancy. (Public Works, Alternative Transportation)
81. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
82. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
83. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)

84. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
85. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
86. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
87. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
88. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
89. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)
90. Any structures proposed to be near Roseville Electric power lines will be required to maintain a minimum of 15' clearance at maximum sag and sway. (Electric)

OTHER CONDITIONS OF APPROVAL:

91. Signs shown on the site plan and elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
92. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
93. A pilaster (matching the pilasters located along the project's frontage) shall be located at the northwestern corner of the site adjacent to the park site. (Planning)
94. As required by the Development Agreement property owner shall disclosure to residents within their lease agreement, the following:
 - a. The primary purpose of garages is parking. Ancillary storage use shall not displace parking spaces.

b. Proximity of the project site to the adjacent railroad and the closed landfill. (Planning)

95. As required by the Development Agreement, the property owner shall be subject to the following:
- a. Annexation into Municipal Services District CFD #3
 - b. Special taxes pursuant to North Central CFD #1
 - c. Fulfilling obligations with respect to any service or maintenance district applicable to the Property. (Finance)
96. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
97. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
98. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
99. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
100. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
101. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Department Field Inspector at the time of or prior to the foundation inspection. (Building)
102. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)

103. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Department and shall include 10 copies of the following:
- a. A description of measures that will be undertaken to minimize conflict between residents/ building occupants and construction traffic (e.g. fencing, etc.);
 - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITONS OF TREE PERMIT (TP-000126)

CONDITION	COMPLIANCE VERIFIED/ INSPECTED	COMMENTS
PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE		
1. All recommendations contained in the Arborist Report (Exhibit R) shall be incorporated as part of these conditions except as modified herein. (Planning)		
2. Trees# 46, 47, 48, and 49 are approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)		
3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 167. Mitigation must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. (Planning)		
4. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. Encroachment into the protected zone of Tree #45 of 8.5 percent as shown in Exhibit R and described in the staff report is permitted. (Planning)		
5. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Department) shall be posted to insure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)		

<p>6. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)</p>		
<p>7. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveway, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Department prior to the placement of the protective fencing. (Planning)</p>		
<p>8. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. The fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DEPARTMENT". (Planning)</p>		
<p>9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Department to inspect and approve the temporary fencing before beginning any construction. (Planning)</p>		
<p>10. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculturalists (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)</p>		
<p>11. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)</p>		

<p>12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Department and the Engineering Department to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Department and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)</p>		
<p>DURING CONSTRUCTION</p>		
<p>13. The following information must be located on-site during construction activities: Arborist Report; Approved site plan/improvement plans including fencing plan; and, Conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)</p>		
<p>14. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)</p>		
<p>15. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)</p>		
<p>16. Storage or parking of materials, equipment and vehicles is not permitted within the protected zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)</p>		
<p>17. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)</p>		
<p>18. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Department. In no event shall the fencing be removed before the written authorization is received from the Planning Department. (Planning)</p>		
<p>PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT</p>		

19. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Department. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)		
20. A copy of this completed Tree Permit Compliance Verification/Inspection form shall be submitted to the Planning Department. (Planning)		
21. The approval of this Tree Permit shall expire on the same date as DRP-000430.		

ATTACHMENTS

1. Guidelines on the Conversion of Non-residential to Residential Land Uses
2. Fiscal Analysis
3. Traffic Existing Plus Project Analysis
4. Traffic City’s Buildout/2025 CIP Model Analysis
5. Noise Analysis
6. Statement of Design Intent
7. Building Mounted Light Fixtures

EXHIBITS

- A. Mitigated Negative Declaration
- B. Mitigation and Monitoring Table
- C. Rezone & GPA Exhibit
- D. GPA Redlines
- E. SPA Redlines
- F. Development Agreement
- G. Site Plan
- H. Grading and Drainage Plan
- I. Sewer and Water Plan
- J. Elevations/Floor Plans/ Roof Plans
- K. Color Elevations
- L. Building Color Key
- M. Color and Materials
- N. Landscape Plan
- O. Parking Lot Light Fixtures
- P. Walkway Light Fixtures
- Q. Carports
- R. Arborist Report and Supplement Letter Regarding Tree #45
- S. Arborist Letter – Tree #49

Note to Applicant and/or Developer: Please contact the Planning Department staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning & Redevelopment Director at, or prior to, the public hearing.