

PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING SEPTEMBER 24, 2009

Prepared by: Gina LaTorra, Associate Planner

ITEM V-B: GENERAL PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP, AND TREE

PERMIT - OLD AUBURN RANCH - 3170 OLD AUBURN ROAD - FILE# 2005PL-091

(GPA-000017, RZ-000023, SUB-000131, TP-000112)

REQUEST

The applicant requests approval of the following: 1) a General Plan Amendment to change 6.85 acres from Low Density Residential (1.8 units/acre) to Low Density Residential (4.8 units/acre) and 7.15 acres of Low Density Residential (1.8 units/acre) to Open Space/Floodplain; 2) a Rezone of 6.85 acres from Single Family Residential (R1) to Small Lot Residential (RS) and 7.15 acres from R1 to Open Space/Floodway (OS/FW); 3) a Tentative Map to subdivide 6.85 acres into 32 single-family lots and create a 12.35 acre open space parcel (Lot A); and 4) a Tree Permit to remove up to 11 protected oak trees along Spahn Ranch Road.

Property Owner/Applicant: City of Roseville/City of Roseville Engineering Division

SUMMARY RECOMMENDATION

The Planning & Redevelopment Department recommends that the Planning Commission:

- A. Recommend that the City Council adopt the Mitigated Negative Declaration;
- B. Recommend that the City Council approve the General Plan Amendment;
- C. Recommend that the City Council approve the Rezone;
- D. Approve the Tentative Subdivision Map for Old Auburn Ranch; and
- E. Approve the Tree Permit.

NEIGHBORHOOD OUTREACH

The City has held three neighborhood meetings to inform the public on the proposed Old Auburn Ranch project and solicit feedback. The first meeting was held on March 28, 2006. The original project included 89 cluster residential units, resulting in a Medium Density Residential development (11.8 units/acre). Concern was expressed over the density, loss of open space and traffic impacts. Based on the residents' feedback, the project was revised to reduce the density to 6.8 units/acre, resulting in 51 small-lot residential units. The second meeting was held on October 23, 2007, to present the revised project. Neighbors expressed concern over the proposed density, ingress and egress to/from the site, traffic impacts, and improvements to Spahn Ranch Road. Based on this additional feedback the project was again revised. The proposed residential density was again decreased and ingress/egress was revised. The plan provides one additional point of ingress/egress and restricts the current Spahn Ranch Road connection to right turns in and out only. In addition, the project was revised to front homes on Spahn Ranch Road. All of the proposed lots meet the minimum RS Standard. Additionally, improvements to Spahn Ranch Road and Old Auburn Road were incorporated into the project. The third meeting was held on January 27, 2009. Questions were answered in relation to roadway improvements, traffic, affordable housing, open space, design guidelines, and permit processing.

Notices of this Planning Commission hearing and notice of availability of the environmental document were mailed to property owners and residents within 300 feet of the site and those who signed up as interested persons at the neighborhood meetings. Additionally the Initial Study and Mitigated Negative Declaration were posted with the State Clearing House and on the City's website.

Staff has worked with the neighborhood association to develop a project that is the most agreeable to the residents and is fiscally responsible for the City.

SUMMARY OF OUTSTANDING ISSUES

At the close of the January 27, 2009 neighborhood meeting, the consensus of the attendees was that they were satisfied with the project as proposed.

To date staff has received one email from a concerned resident (see Attachment 1) following the noticing of this item for Planning Commission. The resident is concerned with the project's potential impact on wild turkeys. As discussed in the Initial Study, a Biological Resources Analysis Report (BRAR) was prepared for the site. The purpose was to identify any sensitive plant and wildlife species, sensitive habitats, and biological constraints, which may be impacted by the proposed development activities. The BRAR did not address impacts to wild turkeys as they are not listed as a sensitive species with any of the regulatory agencies. The General Plan EIR did assume development of the site and the impact from the loss of grasslands was "significant and unavoidable". The project will however be preserving an additional 7.15 acres in open space that is connected to a larger open space area that provides habitat for the turkeys. The potential impact to wild turkeys is therefore less than significant. This response was provided to the concerned resident and based on his responding email, addressed his concerns.

ADJACENT ZONING AND LAND USE

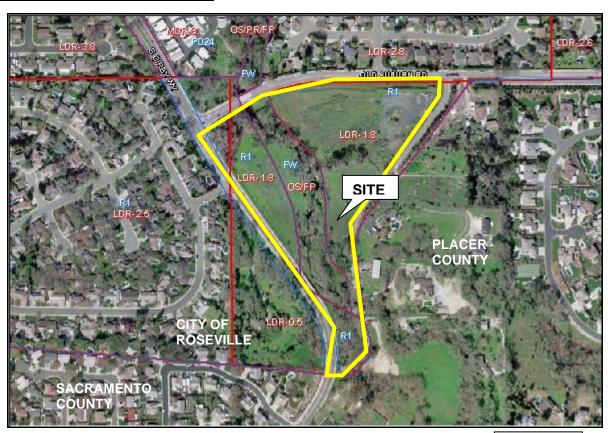


FIGURE 1

The project site is located at 3170 Old Auburn Road, which is at the intersection of South Cirby Way (which becomes Old Auburn Road) and Old Auburn Road. The site is within the Infill planning area. The parcel is bordered by Placer County to the east and Sacramento County to the south. The adjacent parcels to the north and west of the project site are developed with single-family residential developments. The adjacent residential densities range from 2.5 units per acre to 8 units per acre. Spahn Ranch Road borders the property to the east and is partially maintained by Placer County. The Placer County parcels fronting on Spahn Ranch Road are developed with single-family homes.

The site is undeveloped and is divided by Linda Creek. The Roseville General Plan currently identifies 6.1 acres on the site to the west of Linda Creek and 7.9 acres to the east of Linda Creek for Low Density Residential (1.8 units per acre). The zoning on these areas is R1, Single Family Residential. The remaining 5.2 acres is identified as Open Space/Floodplain and includes Linda Creek and the surrounding bank. This open space area connects to the open space areas north of Old Auburn Road and south of the property into Sacramento County (see Figure 1 and Figure 2 below).

BACKGROUND

The site is owned by the City of Roseville and was purchased in the 1980's to facilitate the re-alignment of South Cirby/Old Auburn Road. Based on neighborhood concerns regarding the realignment, the project description was changed and this parcel, which was purchased with traffic mitigation fees, was deemed as surplus property by the City Council in 2003. Following Council action, the Public Works

Department began developing a plan to secure entitlements for a project that increases the value of the property and meets the City's standards and guidelines. The intent is to sell the property to recover some of the acquisition costs and repay the City's Traffic Mitigation Fund.

As mentioned, the zoning designation for the developable portions of the site is Single Family Residential (R1). The property was incorporated into the City sometime between 1960 and 1970, at which time the R1 zoning was designated. With the current 2020 General Plan these areas have a land use of Low Density Residential (LDR 1.8 units per acre). With this designation, 25 units would be permitted over 14 acres. The General Plan EIR previously accounted for these units and evaluated the cumulative air quality, land use, jobs/housing, traffic, biological, cultural, risk of upset, open space, public services and utilities, and water impacts.

EVALUATION

GENERAL PLAN AMENDMENT

Old Auburn Rd

7.9 ACRES
LDR 1.8 DU/AC

PLACER
COUNTY

5.2 ACRES
OS/FP

SACRAMENTO
COUNTY

FIGURE 2

The General Plan Amendment request is to change 6.1 acres west of Linda Creek and 1.05 acres east of Linda Creek from Low Density Residential (LDR 1.8 units/acre) to Open Space/Floodplain and to change 6.85 acres east of Linda Creek from Low Density Residential (LDR 1.8 units/acre) to Low Density Residential (LDR 4.8 units/acre) (see Figure 2 for existing land use allocation and Exhibit B).

The request would increase the LDR density from 1.8 units per acre to 4.8 units per acre over 6.85 acres of the site. This increase in density would permit an additional seven (7) units to the existing 25 units allocated to the subject parcel. The remaining 12.35 acres would be designated Open Space/Floodplain. The density increase is more a result of a reduction in the number of acres that will be developed, 6.85 vs. 14, than the increase of 7 units. Table 1 demonstrates the change in land use and acreage and resultant unit allocation.

Table 1:

General Plan Land Use Designation		Acres	Designation	Units
Existing:	Low Density Residential Open Space/Floodplain	14 (7.9 + 6.1) 5.2	LDR (1.8 units per acre) OS/FP	25
Proposed:	Low Density Residential Open Space/Floodplain	6.85 12.35	LDR (4.8 units per acre) OS/FP	32

The proposed amendment would not modify the existing Low Density Residential (LDR) land use established with the adoption of the General Plan. Since this modification would maintain the LDR land use, it is consistent with the General Plan.

The addition of seven units over half the acreage previously anticipated will result in a more compact development on the site. This is consistent with the Sacramento Area Council of Governments (SACOG) Blueprint Implementation Plan, for which the City has adopted a policy to encourage "Blueprint" compact developments. The project also assists the City in providing its "fair share" of housing units allocated in the Regional Housing Needs Allocation (RHNA) plan adopted by SACOG.

The potential impacts from the proposed unit increase and additional open space have been addressed in the Mitigated Negative Declaration. The General Plan policies that support this land use modification include the preservation of open space, protection of floodplain areas, maintaining levels of service on roadways, addition of affordable housing and compact development, as further discussed below.

Traffic Impacts

In June 2007, the City Council approved an update to the City's Transportation System Capital Improvement Program (CIP). This included an updated year 2020 CIP travel demand model for forecasting traffic volumes and intersection levels of service. The City's traffic model currently assumes development of the site with 25 single-family lots. The proposed project includes 32 lots, which would increase PM peak hour traffic volumes by six vehicles and daily volumes by 54 vehicles. The City improvement standards require that a long term traffic study be prepared if the increase in PM peak hour traffic volumes exceed 50 vehicles. Since the increase from the proposed project is only six vehicles during peak hour, a long term traffic study is not required and the proposed increase in peak hour trips is considered inconsequential. The tentative map will be conditioned to provide roadway improvements along Old Auburn Road and Spahn Ranch Road to ensure that traffic and circulation for the project complies with City policies and standards.

The east side of Spahn Ranch Road is within Placer County. Staff met with Placer County on several occasions to discuss this project and circulation in the area. The new roadway improvements and connections were mutually agreed upon with Placer County. The roadway improvements and new streets within the development will be required to comply with the City's Improvement Standards. The Fire and Police Departments have reviewed the internal and external roadway improvements and determined they meet emergency access requirements.

Open Space/Floodplain

The project site is undeveloped and several natural and biological resources have been identified on-site including Linda Creek, wetlands, drainage channels, oak trees, riparian habitat, grasslands, and wildlife. As such, a Biological Resources Analysis Report (BRAR) and Arborist Report were prepared for the site. The 100 year floodplain also extends along Linda Creek and the west portion of the site. Due to these natural resources and the potential for flooding, the project was evaluated to ensure consistency with the Open Space and Conservation Element and Safety Element policies.

The General Plan assumed development of 14 acres of the parcel on both sides of Linda Creek. The proposed project reduces the developable area to 6.85 acres to the east of Linda Creek. This modification ensures that all residential development will be located outside of the 100 year regulatory floodplain, consistent with the General Plan policies and implementation standards. The remaining 12.35 acres will be preserved in open space and owned by the City.

The parcel will be incorporated into the existing Infill LLD. The Parks & Recreation Department currently is responsible for maintenance of the parcel. Aside form seasonal creek clearing, maintenance should continue to be minimal as the Parks & Recreation Department attempts to preserve open space areas in their natural state. No existing open space will be affected by this proposed project.

The project is consistent with the General Plan policies that encourage maximizing opportunities for preservation and maintenance of open space, encourage providing entryways into the City that incorporate the preservation of natural resources, and that encourage dedicating land within the 100 year floodplain as Open Space/Floodplain as a mechanism for protecting habitat and wildlife values.

Parks

The General Plan requires the dedication of 9 acres of park land per 1,000 people when allocating new residential land use. The request for seven new units results in the addition of \pm 18 people, based on 2.54 persons per household. With the additional units, the project is required to dedicate 0.137 acres of city wide and neighborhood park and open space. In that this project is preserving an additional 7.15 acres of open space, this requirement will be met.

The project is within the Infill planning area, which has existing developed parks in close proximity. Crestmont Park and William Dietrich Park are less than 0.5 miles from the site. Additionally, Maidu Regional Park is less than a mile from the site. Park facilities were planned and the need was anticipated based on the land uses established in the General Plan. The Parks Department has reviewed the project proposal and determined that the existing park facilities can support potential facilities demand from the seven additional units.

Schools

The school districts have reviewed the current request for additional single-family units and have determined that there is adequate capacity to accommodate the additional students that would potentially be generated from the new units. The new units will be required to pay school impact fees. It is anticipated the additional impact fees will aid in offsetting any impacts from the additional units.

Utilities

The various utility departments (water, wastewater, electric) have reviewed the project to ensure that there would not be a greater impact than previously anticipated on existing and planned localized infrastructure improvements. New utility infrastructure would connect to the existing utility services along Old Auburn Road. The developer would be responsible for the utility construction and connection fees.

fees. Although the project will increase the amount of units beyond those anticipated in the General Plan, the various utility departments have determined that the additional units will not result in a significant demand for new services and the existing infrastructure can accommodate the anticipated demand.

Affordable Housing

The General Plan requires that all residential developments provide 10% of the new units as affordable housing. This requirement applies to the seven new units not previously assumed. The developer is therefore required to contribute one additional low income affordable housing unit of the 32 purchase units. The proposed increase in units allocated to the property will increase the number of units that can be sold at market rate, which will assist the applicant in producing the one affordable unit required of the project.

Based on the above information, staff finds the proposed unit increase and dedication of the additional open space on the site to be consistent with the General Plan. The Planning Department has not identified any issues with the requested modification, and recommends approval of the General Plan Amendment.

REZONE

The project includes a request to change the current zoning of Single-Family Residential (R1) to Small Lot Residential (RS) on 6.85 acres of the 19.2-acre site, as shown in Exhibit C. The request is also to change the 6.1-acre portion of the site west of Linda Creek from R1 to Open Space/Floodway (OS/FW), bringing the total area in the OS/FW to 12.35 acres. The project site is adjacent to similar single-family residential developments to the north and west. The adjacent Placer County properties to the east are single-family residential.

The General Plan lists the RS zoning designation as an implementing zone for the LDR land use and LDR land uses as compatible adjacent uses. The RS zone is intended for either attached or detached single-family dwellings. The tentative map shows development of the parcel with detached single-family units.

The City will retain the 12.35 acres of OS/FW. The OS/FW zoning designation is intended to preserve natural features and prevent development in flood hazard areas.

Residential Development Standards

The following table compares the R1 and RS development standards:

Development Standard	R1	RS
Area, Interior/Corner Lot	6,000 sq ft/ 7,500 sf ft	4,500 sq ft/5,500 sf ft
Width, Interior/Corner Lot	60 ft/75 ft	45 ft/55 ft
Residential Density	1 dwelling, 1 second unit	1 dwelling, 1 second unit
Setbacks: Front	20 ft for interior lots, 15 ft for corner lots	15 ft front; 20 ft driveway depth
Sides	5 ft interior, 15 ft street side on corner	5 ft interior; 12.5 ft street side on corner
Rear	20% of lot depth not to exceed 20 ft	15 ft w/minimum useable open space provided
Site Coverage	35% for 2 story, 45% for 1 story	1,000 sq ft for two bedrooms plus 200 sq
		ft each additional
Height Limit	35 ft	35 ft

In general, the RS development standards would allow for slightly smaller lots, reduced setbacks and will allow for an increased number of single-family units on this parcel. However, all 32 lots proposed by the tentative map meet the minimum RS lot size standards. In addition to the development standards, the

the plot plans will be reviewed for consistency with the supplemental design standards. The supplemental design standards will ensure a small lot residential development that meets the City's design expectations. The RS zoning allows for the development area to be reduced and the open space increased while keeping the new lots consistent with existing development in Roseville. Adjacent county development is more rural but still compatible. Staff feels that the RS development standards are appropriate and will ensure the LDR character of the neighborhood is maintained.

Staff feels that the rezone is appropriate for the location and allows for a reduced development footprint, an increase in open space and a housing type that is compatible with the area. Based on the above information, staff finds the proposed zoning of the site to be consistent with the General Plan and the public interest, health, safety, and welfare of the City.

TENTATIVE SUBDIVISION MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Map. The three findings are listed below in **bold italics** and are followed by an evaluation of the map in relation to each finding.

1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.

Parcel size, design, configuration, location, orientation and character: The proposed Tentative Subdivision Map (Exhibit D) includes 32 single-family lots over 6.85 acres and a 12.35 acres "Lot A" designated as open space. All 32 residential lots meet the minimum width of 45 feet and the minimum area of 4,500 square feet, consistent with the RS zoning standards. The lots that front on Spahn Ranch will be larger than typical RS lots and range in size from 6,235 sq.ft. to 14,708 sq.ft. The intent is to provide a transition from the adjacent larger Placer County lots to development along Old Auburn Road. All lot widths and sizes will allow for the development of single-family homes that will comply with the proposed standards. One entrance to the subdivision will be provided on Old Auburn Road that connects to Spahn Ranch Road. All lots are oriented with frontage on the new interior street or Spahn Ranch Road. A four-foot wide sidewalk will run along the new street, the west side of Spahn Ranch Road and Old Auburn Road to provide a continuous pedestrian link throughout the subdivision and to connect to adjacent neighborhoods.

<u>Grading</u>: The preliminary grading plan indicates that grading will amount to 17,000 cubic yards (cy) of cut, and 7,000 cy of fill (Exhibit E). Grade differences between adjacent house pads are typically less than 2 feet, so there are few retaining walls and heights are minimal. The proposed grading is consistent with the City's Grading Ordinance and Improvement Standards. Grading will not occur within the City's 100 year regulatory floodplain. Prior to the approval of the Improvement Plans, the developer shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board, to ensure that the project will not result in the release of materials that will affect water quality.

Grading of the site will affect a small area of seasonal wetlands located at the northeast corner of the area to be developed. The developer will be required to obtain the appropriate permits from the Corps and Fish & Game prior to issuance of improvements plans. Potential impacts from grading of the site were evaluated in the Mitigated Negative Declaration.

<u>Drainage</u>: The drainage improvements proposed by this Tentative Map include curbs and drain inlets. Engineering staff has reviewed the drainage plans, and with the attached conditions of approval, the drainage design conforms to the City's drainage improvement standards. The project is subject to the Clean Water Act with regards to the discharge of pollutants into waters of the US. Should it be

determined the project will result in direct discharges into surface waters, the developer will be required to obtain a National Pollutant Discharge Elimination System (NPDES) permit. As a condition of approval all drainage will be collected through an on-site storm drain system and directed to the City's storm drain system. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s) as required by the City's Stormwater Quality Design Manual.

<u>Utilities</u>: Water, sewer, and electric facilities are available to the property. Environmental Utilities and Roseville Electric have reviewed the plans and determined that all necessary utility services will be available. The developer will be responsible for ensuring that new utilities are provided per the City standards and they will be responsible for fees associated with utility installation and connections, per the tentative map conditions of approval.

2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.

The proposed subdivision will create 32 lots that are adequately sized to accommodate single-family homes. The project site and lots are relatively flat and development will not be impeded by the terrain. Adequate access is provided to the subdivision from Old Auburn Road. All lots can be accessed from the subdivision streets. Linda Creek will be preserved and no parcels encroach into the 100 year regulatory floodplain or open space area. No other physical conditions would affect the lots from being improved.

3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.

The water quality impacts associated with the project and the expected discharge of waste for this project are consistent with what has been anticipated by the General Plan EIR and the Mitigated Negative Declaration. As discussed in the General Plan Amendment sections of this report, the design of the sewer lines in the project area and treatment capacity at the City's wastewater treatment plant have adequate conveyance and capacity to accommodate the residential development on the parcels proposed by the Tentative Map.

Based on the evaluation above, staff believes that the Planning Commission can make the required findings and approve the Tentative Subdivision Map.

TREE PERMIT

The site is populated with multiple native oak trees, primarily along Linda Creek and Spahn Ranch Road. An arborist report was prepared for the site (see Attachment 7 of the Initial Study). According to the arborist report the native oaks consist of *Quercus douglassii* (Blue Oak), *Quercus wislizeni* (Interior Live Oak), and *Quercus lobata* (Valley Oak), which are considered protected trees within the City. The Tree Preservation ordinance requires the approval of a Tree Permit prior to activities within the tree's protected zone or the removal of any protected tree.

The improvements to Spahn Ranch Road will require removal of 10 native oaks (tree nos. 1-10) located along the west of the Roseville's side of the road (see Exhibit G). Spahn Ranch Road does not currently meet the City standards for residential streets. The roadway is deteriorated and does not have curb, gutter or sidewalks. The roadway improvements are therefore necessary and must occur within the existing right-of-way, which conflicts with the location of 10 trees. An additional protected oak is located on Lot 1 (Tree 116). The removal of the Tree 116 is necessary in order to facilitate development of the

development of the lot.

In compliance with the City's Tree Preservation Ordinance, the developer will be required to mitigate on an inch-for-inch basis for protected trees that are to be removed. The total amount of inches to be removed is 143 inches in diameter at breast height. The developer will be required to mitigate for the loss of all 143 inches. Implementation of the conditions of approval will ensure that a mitigation plan outlining mitigation for the total inches lost is submitted prior to the removal of any native oak trees. Mitigation may include a combination of on-site re-vegetation and the payment of in-lieu fees into the City's Oak Tree Mitigation Fund, which requires a payment of \$118 per inch removed. All other trees on the property will be preserved in the existing and expanded open space area.

CONCLUSION

Staff has reviewed the proposed General Plan Amendment, Rezone, Tentative Subdivision Map and Tree Permit and forwarded the application to all affected departments. Additionally, staff has reviewed the proposed project with the Maidu Neighborhood Association on three separate occasions. The entitlements associated with this project will allow the City to increase the value of the property by designing a Low Density Residential subdivision that is consistent with City policies and standards, is compatible with the neighborhood character, and preserves natural resources by adding 7.15 acres of open space to the City's cumulative open space acreage.

ENVIRONMENTAL DETERMINATION

An Initial Study and Mitigated Negative Declaration (Exhibit A) have been prepared for this project. In accordance with the CEQA Guidelines, the Initial Study and Mitigated Negative Declaration were prepared using previous environmental documents such as the General Plan, North Central Roseville Specific Plan, and the 2020 CIP EIRs. Based on the results of the Initial Study, the City has concluded that the appropriate environmental document for the project is a Mitigated Negative Declaration. The Mitigated Negative Declaration was posted for a 30-day public review and comment period, which closes on October 7, 2009. To date, no comments on the document have been received.

RECOMMENDATION

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

- A. Recommend the City Council adopt the seven (7) findings as stated in the Mitigated Negative Declaration and adopt the Mitigated Negative Declaration as provided in Exhibit A.
- B. Recommend that the City Council adopt the two findings of fact as stated below for the General Plan Amendment:
 - 1. The proposed General Plan Amendment does not result in any internal inconsistencies within the Plan, and
 - 2. The proposed General Plan Amendment is consistent with the goals, policies, and implementation measures specified in the City of Roseville General Plan;
- C. Recommend that the City Council approve the General Plan Amendment (GPA-000017), as shown in Exhibit B:
- D. Recommend that the City Council adopt the two findings of fact as stated below for the Rezone:
 - 1. The proposed rezone is consistent with the General Plan; and
 - 2. The proposed rezone is consistent with the public interest, health, safety, and welfare of the City.
- E. Recommend that the City Council approve the Rezone (RZ-000023), as shown in Exhibit C;

- F. Adopt the three findings of fact stated in the staff report for the Tentative Subdivision Map 3170 Old Auburn Road File # 2005PL-091 (SUB-000131);
- G. Approve the Tentative Subdivision Map 3170 Old Auburn Road File # 2005PL-091 (SUB-000131), as shown in Exhibit D and subject to the 72 conditions listed below;
- H. Adopt the following two (2) findings of fact for the TREE PERMIT 3170 Old Auburn Road File # 2005PL-091 (TP-000112):
 - 1. 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.
 - 2. Measures have been incorporated in the project or permits to mitigate impacts to remaining trees and to provide replacement for trees removed.
- I. Approve the TREE PERMIT 3170 Old Auburn Road File # 2005PL-091 (TP-000112) as shown in Exhibit G and subject to the 20 conditions listed below.

CONDITIONS OF APPROVAL - TENTATIVE MAP - 2005PL-091 (SUB-000131)

- 1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
- The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
- The developer shall not commence with any on-site improvements 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. (Engineering)
- 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. (Engineering, Environmental Utilities, Finance)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

- 5. Landscape Plans may be submitted under separate permit from the Improvement Plans for all landscape corridors and all landscaped common areas. Landscaping shall be installed prior to approval of the Notice of Completion for the subdivision improvements. The landscape plan shall comply with the Community Design Guidelines and the City of Roseville Water Efficient Landscape Requirements (Resolution 93-55). All landscaping and irrigation shall be inspected and approved prior to Notice of Completion. (Planning, Engineering, Parks, Fire Environmental Utilities)
- 6. Grading around the native oak trees or other natural features (Linda Creek) on Lots/Parcels (1, 12, 15, 16, 17, 27, 28, 29, 30, 31, & 32) shall be as shown on the tentative map or as approved in these conditions. Grading shall not commence until protective fencing has been installed and inspected and the grading plan has been approved. (Planning)
- 7. The applicant shall submit to the Engineering Department the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)

- 8. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore, modification of the erosion control plan may be warranted during wet weather conditions.
 - c. A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - d. Access to the floodplain as required by Engineering and the Streets Department.
 - e. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
- 9. 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 Engineering prior to approval of any plans. (Engineering)
- 10. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
- 11. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
- 12. All Lots/Parcels shall conform to Class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
- 13. The following note shall be added to the Grading and/or Improvement Plans:

To minimize dust/grading impacts during construction the applicant shall:

- a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities through out the day.
- b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks.
- c. Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
- d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.

- e. The City shall have the authority to stop all grading operations, if in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
- 14. All cud-de-sacs with lengths in excess of 200 feet, as measured from the center of the bulb to the center line of the intersecting street, shall be constructed with increased bulb radii of 50 feet to the back of the curb. (Engineering, Fire)
- 15. Prior to the approval of the improvement plans, it will be the project proponents 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. (Engineering)
- 16. The entire frontage along Old Auburn Road shall be widened to a pavement width of 44 ft to accommodate three 12 ft. lanes and two 4 ft. bike lanes. Curb, gutter and an attached 5 ft. wide pedestrian path shall also be constructed along the entire Old Auburn Road frontage. (Engineering)
- 17. The entrance directly south of Boston Commons Place shall be a full access entrance to the subdivision. To provide right turn ingress into the subdivision a standard right turn curb flare shall be constructed at this location. A left turn ingress lane shall be striped within the center lane of Old Auburn Road at this location. (Engineering)
- 18. The easterly entrance to the subdivision at Spahn Ranch Road shall be right ingress and egress only. A raised median feature shall be constructed within Old Auburn Road that will effectively prevent left ingress or egress at this location. (Engineering)
- 19. All residential roadways shall be constructed as standard minor residential roadways with a right of way width of 42 ft. This shall include 28 ft. of pavement, 3 ft. curb and gutters on both sides of the street and 4 ft. sidewalks on both sides of the street. The lone exception to this is Spahn Ranch Road which shall include 28 ft. of pavement, but only require curb, gutter and sidewalk on the west side of the roadway. The east side of Spahn Ranch Road shall have a v-ditch adequately designed to handle drainage. (Engineering)
- 20. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorders Office. (Engineering)
- 21. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub or natural drainage course. (Engineering)
- 22. All storm drainage, including roof drains shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s) as required by the City's Stormwater Quality Design Manual. (Engineering)
- 23. The drainage outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. All drainage treatment facilities on site shall be privately owned and maintained (by the Home Owners Association). The City has no responsibility in the maintenance of the drainage treatment facilities and will not assume any responsibilities for maintenance in the future. (Engineering)

- 24. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater then 4 feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
- 25. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
- 26. 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. (Engineering)
- 27. 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. (Engineering)
- 28. Improvement plans shall show the Preserve boundary and label it as a protected area. 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). (Engineering, CDD, Planning)
- 29. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, CDD, Planning)
- 30. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, CDD, Planning)
- 31. 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." (Engineering)

- 32. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (CDD, Planning)
- 33. **Prior to the approval of the Improvement Plans**, the project proponent 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 project proponent during the pre-construction meeting. (Engineering)

- 34. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water 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, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
- 35. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a. Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter. (Environmental Utilities)
 - b. 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' 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. (Environmental Utilities)
 - c. Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions. (Environmental Utilities)
 - d. All sewer manholes shall have all weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
- 35. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
- 36. 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 be installed on a maximum of 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. (Environmental Utilities)
- 37. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)
- 38. No trees or permanent structures shall be placed within water, sewer, or recycled water easements, except with the approval of the Environmental Utilities Director. (Environmental Utilities)

- 39. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
- 40. Minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)
- 41. 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)
- 42. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
- 43. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
- 44. All landscaping in areas containing electrical service equipment shall conform with the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching" (Electric)
- 45. The location and design of the gas service shall be determined by PG&E. The design of 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)
- 46. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

- 47. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
 - a. A 12.5 foot wide public utilities easement along all road frontages; and
 - b. Water and sewer easements.
- 48. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 49. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
- 50. 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 (Environmental Utilities, Electric, Engineering)
- 51. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following items:
 - a. A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney. (Attorney, Planning)

- 52. Ten percent of the "newly added" residential units (7 units) will be required to be affordable to middle, low, and very low-income households. Of the 10% affordable units: 20% affordable to middle income (2% of new units), 40% affordable to low income (4% of new units) and 40% affordable to very low income (4% of new units). The adjustment of final numbers of affordable housing units will change based upon actual development of the housing units. However, based on the current 32 housing units projected to be developed, with the 7 additional "new" units, the affordable housing calculation would be as follows: 1 low income unit. (Housing)
- 53. Prior to approval of the final map of the parcel(s) for which the affordable purchase unit will be placed, the developer shall enter into and the City Council shall approve an Affordable Purchase Housing Development Agreement (or other similar agreement approved as to form by the City Attorney) identifying the location and amount of affordable purchase unit. (Housing)
- 54. No City subsidies will be required/requested due to the rezone for the affordable housing units. (Housing)
- 55. The City shall not approve the Final Map for recordation until either:
 - A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

OR

- The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)
- 56. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
- 57. The street names shall be approved by the City of Roseville. (Engineering)
- 58. The subject property shall be annexed into the existing Infill LLD prior to approval of the Final/Parcel Map. This property is being added into this district in order to provide maintenance to proposed landscaping adjacent to Old Auburn Road. It is the applicant's responsibility to prepare the appropriate documentation for the annexation of this property into the LLD. In order to allow the LLD to be in place at the beginning of the fiscal year, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the fiscal year in which this annexation will become effective. (Finance, Engineering)
- 59. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lot//Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)
- 60. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
- 61. The Final/Lot/Parcel/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)
- 62. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)

- 63. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
- 64. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

- 65. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 66. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
- 67. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
- 68. 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. (Engineering)
- 69. 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 shall 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. Non emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)
- 70. All plant material shall be maintained under a 90 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee.
- 71. The project shall comply with all applicable environmental mitigation measures identified in the Initial Study and Mitigated Negative Declaration Old Auburn Ranch. (Planning)
- 72. The Tentative Subdivision Map application shall not be deemed approved until the actions on the Rezoning and General Plan Amendment are approved and become effective. (Planning)

CONDITIONS OF APPROVAL - TREE PERMIT - 2005PL-091 (TP-000112)

CONDITION		COMPLIANCE VERIFIED/ INSPECTED	COMMENTS
PRI	OR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON		
	All recommendations contained in the Arborist Report(s) (Attachment 7 of Exhibit A) shall be incorporated as part of these conditions except as modified herein. (Planning)		
2.	Trees # 1-10 & 116 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)		
	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 143. Mitigation must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. (Planning)		
	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 Trees 1-10 & 116 and described in the staff report is permitted. (Planning)		
	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)		
	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)		
	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)		

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)	
	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)	
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)	•
	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)	
	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)	
	RING CONSTRUCTION	
	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)	
	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)	
	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)	
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)	

17. 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)	
PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT	
18. 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)	
A copy of this completed Tree Permit Compliance Verification/Inspection form shall be submitted to the Planning Department. (Planning)	
20. The approval of this Tree Permit shall expire on the same date as the Old Auburn Ranch Tentative Subdivision Map.	

ATTACHMENTS

1. Neighbor Comment (John Watt, dated September 9, 2009)

EXHIBITS

- A. Mitigated Negative Declaration
- B. General Plan Amendment
- C. Rezone
- D. Tentative Map
- E. Preliminary Grading Plan (2 pages)
- F. Preliminary Utility Plan
- G. Tree Removal