

ITEM 4.1: Design Review Permit and Tree Permit – 2151 Blue Oaks BL. – WRSP PCL F-21 – Fiddymment Apartments– PL21-0087

REQUEST

The applicant requests approval of a Design Review Permit to allow the development of a 342-unit, three-story apartment complex with 659 parking spaces, clubhouse, pool, and associated site amenities. The request also includes a Tree Permit to allow the removal of one native oak tree, and encroachment into the driplines of three (3) oak trees that will be retained on site.

Applicant- Chris Kelly, LPAS Architecture + Design
Owner – Michael Green, KF Properties, Inc.

SUMMARY RECOMMENDATION

The Planning Division recommends that the Design Committee take the following actions:

- A. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty-five (85) conditions of approval; and
- B. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

Parcel F-21 is located at 2151 Blue Oaks Bl., at the southwest corner of the intersection of Blue Oaks Bl. and Fiddymment Rd., on approximately 14.4 acres in the West Roseville Specific Plan (WRSP) area. The parcel is surrounded by an open space preserve within Fiddymment Park (Parcel F-54) to the south and west of the site, with a Sutter Health medical office building, undeveloped commercial site, and electrical substation to the north. Single-family residents that are part of the Del Webb Specific Plan are located to the east of Fiddymment Rd. along the project site, as is a small neighborhood park (Figure 1).

The parcel has a General Plan Land Use designation of High Density Residential (HDR) and a Zoning designation of Attached Housing (R3). The HDR land use designation provides for apartments or condominiums with multiple-story structures containing multiple attached dwelling units. The R3 zoning designation provides development standards for permitted uses, which include apartments or condominiums with multiple-story structures containing multiple attached dwelling units.

The land use and zoning designations for Parcel F-21 have been in place since the adoption of the West Roseville Specific Plan in 2004. The current unit allocation of 343 units for Parcel F-21 was approved by the City Council in July of 2014, as part of a Specific Plan Amendment for the Oakbriar project (City File Number PL13-0241).

The project requests a Design Review Permit (DRP) to allow the construction of a multifamily apartment complex with 342 units, which is one (1) unit fewer than the allocation. The unit mix consists of 130 one bedroom, one bath units; 188 two bedroom, two bath units; and 24 three bedroom, two bath units. All units will be rented at market rates. The site plan includes 659 parking spaces, including a combination of garages (48 spaces), carport (193 spaces), surface (400 spaces), accessible (12 spaces), and

motorcycle (six spaces). The project also includes a clubhouse facility with leasing office, co-working space, community lounge, and fitness center, as well as a pool and outdoor lounge area. In addition, the project requests a Tree Permit for the removal of one Blue oak tree in poor health, as well as encroachment into the driplines of three Blue oak trees that will remain on site. One oak tree evaluated as a part of this Tree Permit, #371, is located in the open space adjacent to the site.

Figure 1 – Project Location



EVALUATION – DESIGN REVIEW PERMIT

The DRP evaluation of the project is based on the applicable development standards within the City's Zoning Ordinance, the WRSP, and the design standards of the Community Design Guidelines (CDG). Section 19.78.60(B) of the City of Roseville Zoning Ordinance requires that four findings be made to approve or conditionally approve a DRP. The four findings are listed below in ***italicized, bold*** text and are followed by an evaluation of the map in relation to each finding.

- 1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water course; provides adequate drainage for the project, and allows beneficial use to be made of the site for development.***

The project site is undeveloped and generally characterized by bare dirt and native grasses. Four native oak trees, all Blue oak (*Quercus douglasii*), are located on site, with an additional oak tree that will be impacted by the proposed project located in the open space along the southern project boundary. The project incorporates three of the oak trees into the design of the site, including them in landscape planters. Only one tree, identified as Tree #6298, which is noted to be in very poor health in the provided arborist report, is proposed for removal. A four-foot-tall tube steel fence is located on the perimeter of the site

adjacent to the open space, allowing for protection of the preserve area while maintaining a visual connection to the project site.

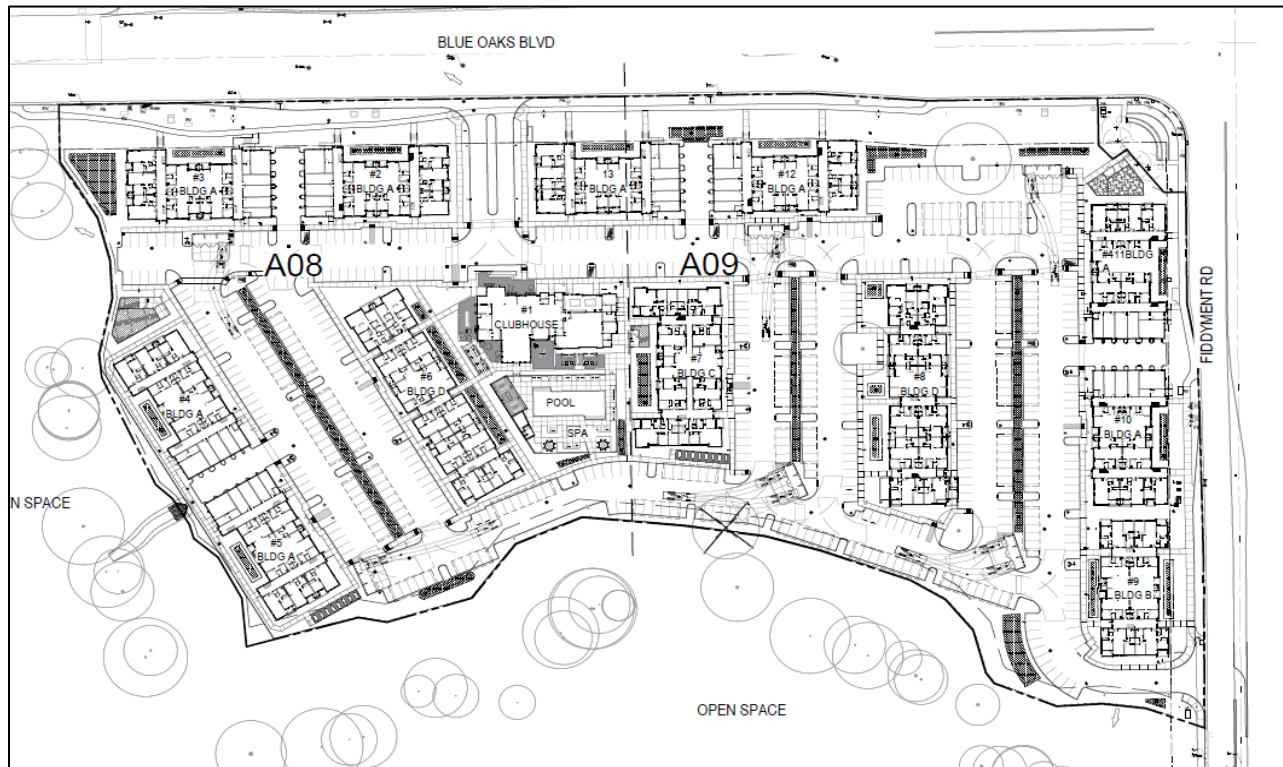
In order to make beneficial use of the site for development, the site will be graded to create level pads for the buildings, a drainage pattern which directs stormwater to the existing system, and finish boundary grades which can be appropriately tied to the adjacent roads and other development. The preliminary grading plan has been evaluated by the Development Services Department, and the conditions of approval are recommended to ensure compliance with City of Roseville Improvement Standards.

2. The project site design as approved provides open space; access; vehicle parking; vehicle, pedestrian, and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas; landscaping; irrigation; and lighting which results in 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 applicable specific plan and/or applicable design guidelines.

Multifamily residential development guidelines are included within the City’s CDG. The guidelines include recommendations for site planning, circulation, architecture, and other aspects of site development. The following discussions provide an evaluation with respect to the applicable design guidelines in the CDG.

Access and Circulation: The proposed project includes two driveways to provide access to the site, with the primary entrance off Blue Oaks Bl. (Figure 2) The Blue Oaks driveway will allow right and left turns into the site, but only allow right turns out. The secondary driveway is proposed near the southeastern corner of the site on Fiddymment Rd. The driveways connect to the internal roadway, with parking areas spread throughout the site. The driveway access and internal circulation have been reviewed by the Development Services divisions and were found to be consistent with standards.

Figure 2 – Project Site Plan



The project also includes pedestrian connectivity throughout the site and to Blue Oaks Bl. and Fiddymment Rd. Pathways internal to the project connect the buildings and on-site amenities. These sidewalks connect to the existing facilities on Blue Oaks and Fiddymment, and the building entry areas which front onto the roadways (Buildings 2, 3, 9-13) also include pedestrian connections to the street. Additionally, transit services are provided in proximity to the site. A bus stop is shown on the site plan along Fiddymment Rd. adjacent to the project site, and a Dial-a-Ride pick up location will be located in the proposed clubhouse. Per the conditions of approval, seating for the Dial-a-Ride pickup will be available within the clubhouse, with clear visibility to the pickup area.

Parking: The project includes 659 parking spaces, which meets the City's requirements for 1.5 spaces per one-bedroom units, two spaces for two or more bedroom units, and one space per ten units for guest parking. As 130 one-bedroom units, 188 two-bedroom units, and 24 three-bedroom units are proposed, the minimum required number of parking spaces is 653 spaces. These parking spaces are offered as garages (48 spaces), carport (193 spaces), surface (400 spaces), accessible (12 spaces), and motorcycle parking (six spaces). The proposed number of parking spaces is consistent with the Zoning Ordinance requirement.

Landscaping and Lighting: The CDG recommends using landscaping throughout the site, placing trees to provide shading for sidewalks and public spaces, using native or drought-tolerant plants where possible, and providing a minimum of 50-percent shading (based on 15-year maturity) over the parking spaces. The proposed landscaping plan is included in Exhibit F. The project includes landscape planters along the perimeter of the site. A 51-foot-wide landscaped setback is provided along Blue Oaks Bl., which includes a partially separated sidewalk. Large trees are included within the landscaping areas to provide shade on sidewalks and pathways. Selected species include Valley Oak, Interior Live Oak, Chinese Pistache, London Plane, October Glory Maple as well as others. California Fan Palms are used as an accent feature along the main driveway entry (Blue Oaks Bl.) and around the clubhouse/pool area. The proposed landscaping plans show 56.8-percent parking lot shade coverage, exceeding the minimum requirement. The understory plants include a variety of shrubs and groundcover to provide a visually engaging streetscape and seasonal interest.

The project includes lighting standards for the parking areas, and the conditions of approval ensure that a minimum of one foot-candle of lighting in the parking areas and 0.5 foot-candles of lighting in the pedestrian walkways are provided. Light standards will be shielded to ensure there is no off-site glare.

Open Space: The proposed project includes open space areas within the site plan, as well as a visual connection to the adjacent open space preserve. Within the project site, open space is provided in the outdoor lounge area around the clubhouse. In addition to the pool, the site plan shows a spa, cabanas, outdoor kitchens, fire pits, and lounge areas.

WRSP Parcel F-54, also known as Fiddymment Park, bounds the subject parcel to the west and south. While this parcel is zoned PR (Parks and Recreation), a permanent open space preserve area buffering Kaseberg Creek aligns with the property boundary of Parcel F-21. The project includes a four-foot-tall tubular steel fence along the western and southern property boundaries, consistent with the fencing requirements for residential and open space interface in Section 12.2.6.3 of the WRSP. This maintains visual contact between the future apartments and the open space, which restricting access into the preserve area from the site. Access to Fiddymment Park is available via the public sidewalk connecting the two parcels. The interface with the open space preserve is consistent with the WRSP, and the provision of open spaces within the project is consistent with the CDG.

Figure 3 – Open Space



- 3. The building design, including the materials, 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 is consistent with the applicable goals, policies, and objectives set forth in the General Plan, the Community Design Guidelines, and the applicable specific plan and/or applicable design guidelines.***

Development Standards: The City of Roseville Zoning Ordinance development standards for R3 zones establish a maximum building height of up to 45 feet. The project includes three story residential buildings, with an overall height of approximately 36 feet, and a single-story clubhouse building. The project also complies with the required setback distances for the R3 zone, with a setback from Blue Oaks Bl. of approximately 52 feet and a setback from Fiddymment Rd. of approximately 20 feet. The Fiddymment Rd. setback narrows to approximately 14 feet to the back of the sidewalk where the frontage jogs for the bus stop and left-hand turn lane.

The proposed project does exceed the 50-percent lot coverage requirement, with a total lot coverage of approximately 61-percent for the residential buildings, including their garages, circulation, and service areas, as well as the clubhouse building. Per Zoning Ordinance section 19.10.030, standards for the R3 zone can be modified as part of the DRP. The site plan, as evaluated in the prior section, is consistent with the CDG and Zoning Ordinance, and there is adequate space for pedestrian and vehicle circulation, as well as open space area and outdoor recreational amenities. Further, the deviation from the lot coverage maximum will allow the construction of residential units consistent with the Parcel's allocation in the WRSP. Staff recommends approval of the DRP with the requested deviation.

Building Design: The proposed buildings are designed to have a contemporary look and feel, with a mix of neutral and bold colors. Articulation of the façade is achieved through a combination of horizontal and vertical siding, stucco wall finishes, and a stone veneer that wraps the first floor of the buildings. All units will have private patios and balconies, which provides private outdoor spaces for residents and variation in wall plane. The rooflines are flat, consistent with the contemporary aesthetic, but vary in elevation of

the parapet to provide visual interest. The clubhouse, which is single-story and located interior to the project site, incorporates the same colors and materials as the residential buildings. The plan elevations are in Exhibit E and the Architectural Renderings are included as Attachment 1. The elevations are designed to include variation in colors, material, wall planes, and rooflines to create a visually interesting design that is compatible with the CDG and the WRSP Design Guidelines.

Figure 4 – Architectural Rendering of Apartment Building



- 4. 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.***

All trash containers will be screened within trash enclosures. The enclosures will surround the three non-accessible sides of the trash container, and will be surrounded by landscaping. All other service equipment will be screened from public view, consistent with the conditions of approval.

EVALUATION – TREE PERMIT

Pursuant to Zoning Ordinance Section 19.66.030, a Tree Permit is required for any removal of native oak trees or for more than 20-percent encroachment into the dripline of a native oak tree. As mentioned in the Background section of this report, the requested Tree Permit is for the removal Blue Oak tree and encroachment into the protected zone for three Blue Oak trees. The required findings to approve a Tree Permit are in ***italicized, bold*** text and are followed by an evaluation.

- 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.***
- 2. Measures have been incorporated into the project or permit to mitigate impacts to remaining trees or to provide replacements for trees removed.***

Edwin Stirtz, ISA certified arborist for California Tree and Landscape Consulting, Inc., prepared an arborist report and tree inventory for the project on February 22, 2021, with an updated report dated November 3, 2021 (Attachment 2). The report includes a tree inventory summary that identifies five protected oak trees, with 209 aggregate diameter inches, located in the project area. One tree, identified

as Tree #6298, is proposed for removal. This tree is described as in very poor health by the arborist report, with a significantly compromised structure and evidence of limb failure. The tree is located along the southern property boundary, and a landscape planter with a tubular steel fence will occupy the area. Three other Blue Oak Trees are located on the project site, and will be retained and incorporated in the site plan. These trees are also in generally poor health with evidence of limb failure, and the arborist report recommends further evaluation of the trees for evidence of decay.

Table 1 identifies the trees that will be impacted by the proposed project. Tree #371 is located in the open space area adjacent to the subject parcel and will not experience encroachment during site development; however, the arborist report recommends further action if development activity will occur within 80 feet of the tree.

Table 1 – Encroachment and Tree Removal

Tree #	Diameter at Breast Height (total inches)	Drip Line Radius (feet)	Approximate Encroachment
1	36	35	20-percent
371	38	35	No direct encroachment, if development will occur within 80 ft. the tree will require maintenance (per arborist report)
1570	46	45	40-percent
1571	46	40	30-percent
6298	43	38	Planned Removal
Total Aggregate Inches	209		

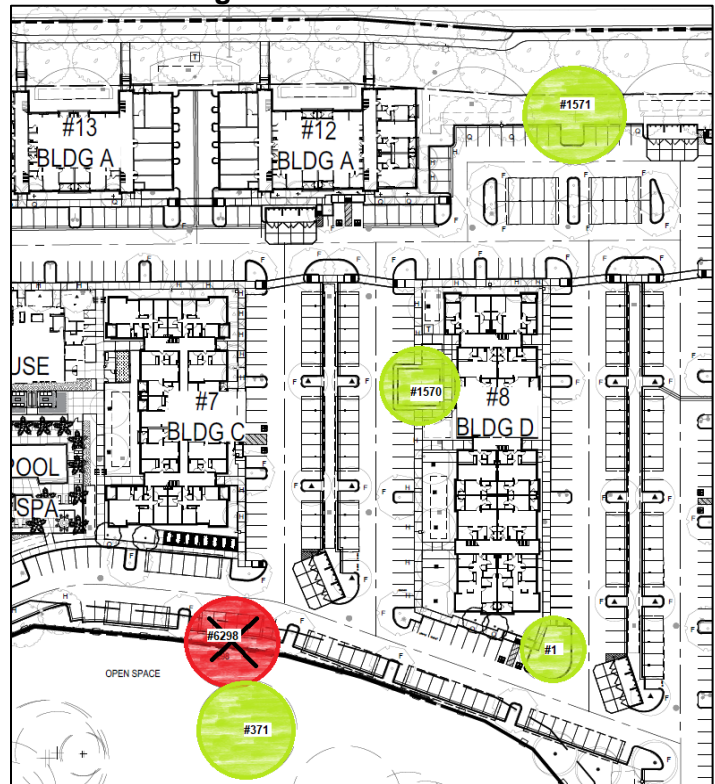
The Zoning Ordinance provides criteria for evaluating a Tree Permit request, including identification of unique topography or other property features, overall health and age of the trees, whether or not any alternative locations for the work are available, and the soil stability/erosion potential of the work area. The project proposes an apartment complex and associated site improvements. The project design incorporates the three onsite oak trees into the landscape areas, minimizing the amount of encroachment where possible (Figure 5). The site plan shows that landscape and walking paths will be the primary uses within the tree driplines.

According to the Oak Tree Planting and Replacement Program outlined in Section 19.66.070 of the Zoning Ordinance, the Approving Authority may condition a Tree Permit that includes removal to replace trees in kind. Per the program requirements, a 15-gallon tree will replace one inch DBH of the removed tree, a 24-inch box tree may replace two inches, and a 36-inch box tree will replace three inches. Of the

replacement trees, 50-percent may be non-native species. Table 1 shows that the total required replacement due to the removal of Tree #6298 is 43 inches DBH. A total of 313 trees, including 287 24-inch box trees, are proposed in the landscaping plan. Of those trees, 67 are Valley or Interior Live Oak trees, which are considered native trees per the ordinance. This results in a total replacement value of 134 inches DBH for native natives within the project site, exceeding the replacement planting requirement for the proposed project.

The Tree Permit includes all of the standard conditions of approval, which includes a requirement to follow all recommendations in the Arborist Report. With the required conditions of approval and the proposed replacement planting, the requested encroachment and removal will not be detrimental to the public health, safety, or welfare. Measures have been incorporated into the project plans to mitigate impacts.

Figure 5 – Tree Locations



PUBLIC OUTREACH

Notice of the application was distributed to the Roseville Coalition of Neighborhood Associations. The project was presented to the Fiddymment Farms and Westpark Neighborhood Associations during a virtual neighborhood meeting on September 14th, 2021. The applicant responded to questions regarding accessibility (no elevators are proposed for the three story buildings) and the targeted demographic for the apartments. No other comments were received.

Additionally, the proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. A public notice of the Design Committee hearing was published on December 3, 2021, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

As demonstrated by the analyses in the foregoing sections, the proposed project is consistent with the objectives and intent of the General Plan, WRSP, Zoning Ordinance, and CDG. The required findings can be made for the requested entitlements, and staff requests that the Design Committee take the actions listed in the Recommendation section of this report.

ENVIRONMENTAL DETERMINATION

The project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15182, subdivision (c), which exempts residential projects implementing Specific Plans. The exemption limitations state that if any event outlined in Section 15162,

which describes the requirements for preparation of a subsequent or supplemental Environmental Impact Report (EIR), occurs, then the exemption is no longer applicable.

As discussed in the Background section of this report, the proposed apartment complex is consistent with the land use and density previously evaluated in the WRSP. No new or substantially more severe impacts beyond what was evaluated in the WRSP EIR and General Plan EIR have been identified, and there have been no substantial changes to the subject parcel or surrounding environment that would necessitate additional review. Removal of one unhealthy oak tree, Tree #6298, is consistent with the existing mitigation for WRSP, which requires compliance with the Zoning Ordinance Oak Tree Planting and Replacement Program. Demonstration of compliance with the Program is outlined in the Tree Permit Evaluation section of this report.

RECOMMENDATION

The Planning Division recommends the Design Committee take the following actions:

- A. Adopt the findings of fact as stated in the staff report and approve the **DESIGN REVIEW PERMIT – 2151 BLUE OAKS BL. – WRSP PCL F-21 – FIDDYMENT APARTMENTS –PL21-0087** subject to eighty-five (85) conditions of approval.
- B. Adopt the findings of fact as stated in the staff report and approve the **TREE PERMIT – 2151 BLUE OAKS BL. – WRSP PCL F-21 – FIDDYMENT APARTMENTS –PL21-0087** subject to twenty (20) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FILE #PL21-0087

1. The project is approved as shown in Exhibits A-J and as conditioned or modified below. (Planning)
2. This Design Review Permit approval shall be effectuated within a period of two (2) years from **December 16, 2021** and if not effectuated shall expire on **December 16, 2023**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **December 16, 2024**. (Planning)
3. The project shall comply with all required environmental mitigation identified in the West Roseville Specific Plan EIR, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. The project shall be addressed as 2151 Blue Oaks Bl. All projects with multi-tenants or buildings shall submit a site plan and floor plans that include apartment numbering/addressing, prior to or upon initial Building Permit submittal for address approval. Please specify “Business Services – Addressing” on the submittal. The addressing plan can also be submitted to CityAddressing@roseville.ca.us. Please use the *City of Roseville Addressing Guidelines* when assigning apartment numbers. The Guidelines can be found here:

https://cityofroseville.hosted.civiclive.com/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Business%20Services/Addr_Guidelines_Doc_Final_October18_2006.pdf (Business Services)
5. 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. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)

6. 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. (Engineering)
7. 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 have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
8. 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. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

9. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a) All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch 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) Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 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 11B-206 and 11B-208. (Building)
10. Signs and/or striping shall be provided on-site as required by the Planning Division to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
11. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
12. 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 preventers; 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, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d) The landscape plan shall comply with the Landscape Guidelines for West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - e) Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)
 - f) All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
 - g) Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
 - h) All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
13. 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)
 14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and dwelling unit numbers. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
 15. A separate Architectural 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)
 16. For Multiple Building Complexes: As part of the required Architectural 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)
 17. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, 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 Division for applicable Code editions). (Building)

18. For restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
19. For restaurants, other food services, or commercial swimming pools: 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)
20. 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)
21. 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 Development Engineering prior to approval of any plans. (Engineering)
22. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
23. 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)
24. Developer shall be responsible for the installation of a bus shelter and related improvements conforming to the city's current standards on the shelter pad as conditioned above. Upon installation and final inspection by the City of Roseville, the bus shelter and related improvements shall become the property of the City of Roseville. The Developer and City may enter into a construction fee agreement or other agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter on the existing bus shelter pad located on the southbound side of Fiddymment Road, south of Blue Oaks Boulevard (shelter number #181). (Engineering, Alternative Transportation)
25. A 3-foot clearance shall be provided around the bus shelter pad along southbound side of Fiddymment Road, south of Blue Oaks Boulevard (shelter number #181). (Engineering, Alternative Transportation)
26. The site shall include a designated Dial-a-Ride drop off and pick up area with an accessible path of travel to the main entrance of the building. Applicant shall install a pole for Dial-A-Ride sign (sign provided by Alternative Transportation). A covered seating area for our Dial-a-Ride passengers shall be located at the main entrance and it will be visible from the drive aisle of the drop-off and pick-up area. (Alternative Transportation, Planning, and Engineering).

27. Prior to issuance of a building permit, the property owner shall pay the WRSP Transit Shuttle Service Fee per the Development Agreement Section 3.15.14 (Alternative Transportation).
28. All proposed driveways shall be per City of Roseville standard Type A-7 (Std detail ST-22). (Engineering)
29. The applicant shall provide right turn lanes for ingress into the site for Blue Oaks Boulevard and Fiddymment Road. (Engineering)
30. The applicant shall extend the existing median on Blue Oaks Boulevard east and provide a left turn pocket per the Site Details sheet (Exhibit A). (Engineering)
31. 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. (Engineering)
32. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
33. 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. (Engineering)
34. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
35. 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)
36. 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)
37. 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. (Engineering)

38. 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, Development Services Department, Planning)
39. 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, Development Services Department, Planning)
40. 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, Development Services Department, Planning)
41. 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. (Engineering)
42. 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. (Engineering)
43. 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)
44. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
45. 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 feet 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, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.

- c) All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
46. 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)
 47. 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)
 48. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet 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)
 49. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
 50. 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)
 51. 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)
 52. 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
 53. 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)
 54. 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)
 55. 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:

56. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers 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 preventer 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 preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
57. 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.
 - b) Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
 - c) A 20'x20' easement for the bus shelter. (Alternative Transportation)
58. 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, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Engineering, Environmental Utilities, Electric)
59. 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 preventer.
 - b) The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer 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)

60. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
61. 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)
62. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
63. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
64. **Restaurants or other Food Service Establishment (FSE).** The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)
65. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)
66. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)
67. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
68. 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)
69. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
70. 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)
71. 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)

72. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)

73. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

74. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)

75. 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)

76. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)

77. 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)

78. 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)

79. 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)

80. 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)

81. All commercial air conditioning units 5 tons or less (<65,000 btu/ h) shall meet the current Consortium for Energy Efficiency ("CEE") Tier I specifications. The SEER/EER ratings will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be utilized in the overall energy compliance calculations required for issuance of any building permit for any commercial building in the Plan Area. Any variances, with the exception of Tier 2 compliance, must be approved by the Electric Department's Retail Energy Services Department. (Electric)

82. 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 that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
83. 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 Division Field Inspector at the time of or prior to the foundation inspection. (Building)
84. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO 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 Certificate of Occupancy. (Building)
85. 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 Division and shall include 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) An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONS OF APPROVAL FOR TREE PERMIT FILE #PL21-0087

PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE

1. All recommendations contained in the Arborist Report(s) (Attachment 2) are incorporated by reference into these conditions, except as modified herein. (Planning)
2. Tree #6298 is 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 43 inches DBH. 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(s) #1, 371, 1570, and 1571 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 Division) shall be posted to ensure 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)
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)
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, driveways, 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 Division 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. Where encroachment is permitted pursuant to Condition 4, above, 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 DIVISION". (Planning)
9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division 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 Arboriculture (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)
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)
12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Division and the Engineering Division 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 Division and

Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)

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)
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)
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)
16. Storage or parking of materials, equipment, or 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. 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)
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 Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)

PRIOR TO ISSUANCE OF FINAL

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 Division. 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. The approval of this Tree Permit shall expire concurrently with the Design Review Permit (PL21-0087). (Planning)

Attachments

1. Architectural Renderings
2. Arborist Report and Update, California Tree and Landscape Consulting, Inc.

Exhibits

- A. Site Plan and Details
- B. Floor Plans
- C. Unit Plans and Building Sections
- D. Roof Plans
- E. Elevations and Color Palates
- F. Preliminary Landscape Plan
- G. Preliminary Grading Plan
- H. Preliminary Utility Plan
- I. Preliminary Stormwater Management Plan
- J. Tree Mitigation Plan

Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Design Committee meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Design Committee 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 Manager at, or prior to, the public hearing.