



**PLANNING COMMISSION HEARING  
MARCH 28, 2017**

**STAFF REPORT  
MAJOR USE PERMIT AND DESIGN REVIEW APPLICATION #17-02  
APPLICANT: RICHARD MASSIE**

**RECOMMENDATION**

The Planning Commission adopt Resolution #17-02 to allow construction and operation of a 11,000 square foot retail furniture store "The Feathered Nest" at 3264 Taylor Road, subject to the findings in Exhibit A and the Conditions of Approval in Exhibit B, and find the project exempt from the California Environmental Quality Act (CEQA) as per *Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning.*

**REQUEST**

To allow the construction and operation of an 11,000 square foot retail furniture store.

**PROJECT DESCRIPTION**

**Location:** 3264 Taylor Road  
APN: 043-014-011  
**Size:** 2.0 acres

**General Plan, Zoning, and Existing Land Uses**

	GENERAL PLAN	ZONING	CURRENT LAND USE
ON SITE	GENERAL COMMERCIAL	GC	VACANT
NORTH	LIGHT INDUSTRIAL	IL	HEAVY EQUIPMENT STORAGE
EAST	GENERAL COMMERCIAL	CG	RESIDENCE
SOUTH	GENERAL COMMERCIAL	GC	RETAIL
WEST	GENERAL COMMERCIAL	GC	VACANT

**Improvements/Utilities/Service Systems:**

Sewer – Septic  
Water – PCWA  
Gas/Electric – PG&E  
Trash – Recology Auburn Placer  
Fire – Penryn Fire District

Water, and power are available to serve the site. Sewer service is currently not feasible from SPMUD. Letters in response to our request for comment and review were received from the Penryn Fire District, The South Placer Municipal Utility District (SPMUD), the Placer County Environmental Health Services, Placer County Flood Control and Water Conservation District, the California Department of Fish and Wildlife, and Recology.

#### **Existing Conditions**

The project site is vacant parcel, generally level, except along the western and northwestern portion of the site where there is an intermittent seasonal stream and wetlands, and the majority of the site has 31 trees. An Aquatic Resource Delineation Report prepared by Foothill Associates identified 0.10 acres of jurisdictional wetlands subject to regulations of the Army Corps of Engineers (ACOE), within this area. No endangered or protected species have been identified within the project site. The project is not within the 100 year flood zone. While the site is served by water (PCWA), the site is over 600 feet from the nearest sewer connection, and the applicant has requested use of septic disposal until the public sewer system is available.

#### **Future Conditions**

The applicant proposes to construct an 11,000 square foot (sf) building, along with 34 parking spaces, delivery and loading areas and roadways. The latter will create approximately 20,000 sf of coverage for an approximate total of 30,000 sf of lot coverage. Plans call for removal of 9 protected trees, and 7 unprotected trees subject to the provisions of Section 13.54.00 Tree Preservation and Protection of the Loomis Zoning Ordinance. The applicant will add CC&R's to restrict any and all development in perpetuity within the Stream and Wetland area identified in the Foothill Associates Aquatic Resource Study. The proposed project is consistent with the requirements of Section 13.56.00 Waterway and Riparian Habitat Protection, and Section 13.58 Wetland Protection and Restoration of the Loomis Zoning Ordinance. The Army Corps of Engineers (ACOE) has granted permission to proceed, subject that the delineated wetland/stream area is not impacted.

#### **Zoning Consistency**

The site and surrounding parcels are zoned General Commercial (CG) which applies to areas appropriate for a range of retail and service land uses. Furniture Stores are a Permitted Use normally subject to only a staff level zoning clearance. However as this is new construction Section 13.26.040 Table 2-6 requires a Major Use Permit by the Planning Commission.

The zoning code restricts site coverage to no more than 25% and 60%, and a maximum Floor Area Ratio (FAR) of 60%. Building height is limited to 35 feet and two stories. There is a 15 foot front setback, and 0 feet for the rear and side-yards except when bordering a Residential Zone, where 15ft is required. Approximately 37% of the lot will be covered, and the building will have a FAR of 12% both within the allowable limits. The maximum height of the proposed building is 34 feet, less than the 35 foot maximum. The project complies with the setback requirements.

#### **General Plan Consistency**

The proposed project is consistent with the General Commercial designation of the Land Use Element of the Loomis General Plan, which is appropriate for a range of retail and service land uses that primarily serve local residents and businesses. The Public Services Element of the

General Plan requires new nonresidential uses "be connected to the community water supply and sewage disposal systems prior to occupancy." While the site is served by PCWA for water, sewer service is not yet available, as the nearest sewer connections are currently over 600 feet away. SPMUD in their review of the project has no objection to their use of septic system in the interim. The project will be required to put in "dry lines" within the property to tie into the SPMUD service once available and subject to their conditions.

## ISSUES

### Traffic\Street Improvement

Furniture stores are estimated to generate approximately 5.1 trips per 1,000 square feet or 51 average daily trips (adts). These traffic generation rates are within the traffic rates considered for Taylor Road within the Circulation Element of the Loomis General Plan.

Access to Taylor road is currently unimproved as is the frontage along it. The applicant\owner will be required to provide access and frontage improvements as per the development standards of the Loomis Municipal Code to include curb, gutter, sidewalks, and road improvement to the satisfaction of the Public Works Director\Town Engineer.

### Parking

Furniture stores are required to provide 1 parking space for every 500sf of area, or a total of 20 parking spaces for this building, not including disabled parking. The applicant proposes to provide 34 spaces including to disabled spaces. If the use should change in the future, the number of required parking spaces, may increase and the use limited to the amount of available parking.

## DESIGN REVIEW

Design Review is required for all construction within the General Commercial (CG) zone per **Section 13.62.040 Design Review** to ensure proposed development maintains and enhances *"the small-town, historic, and rural character of the community."*

The proposed building emulates the "Packing Shed" motif as seen in the "High Hand Nursery" and the "Blue Goose" building on Taylor Street. The building will have board and batten metal shaped siding in both charcoal gray and snow white, with trim and highlights in black. Large windows including a high atrium window are along the front. Large ground floor windows will be along the front half of the eastern side of the building, with a pair of roll up deliver doors along the back half. The western side will have only two non-customer doors. A series of higher windows are along the portion of the building sides. The roofs will be metal, matching the color motifs of the building. A 1 foot by 15 foot sign with the metal lettering "Feathered Nest" will be placed above the front doorway. Lighting will be of a corresponding antique style pointing downward.

The *Preliminary Landscaping Plan* provides for landscaping along both sides of the parking areas, and adjacent to the septic areas. Additional landscaping and a fence are proposed along the eastern property line to screen the project site from the adjacent residence as per Section

13.30.100 A of the Loomis Zoning Ordinance. Irrigation and watering is consistent with the Town's Water Efficient Landscape Conservation Ordinances.

**Section 13.30.080** of the Zoning Code requires outdoor lighting to be shielded or recessed so that the light source is not visible from off the site and so that glare and reflections are confined to the maximum extent feasible within the boundaries of the site. Further, **Section 13.30.080(b)** requires lighting fixtures to be directed downward and away from adjoining properties and public rights-of-way and requires that off-site illumination does not exceed one foot-candle.

Development of the proposed project will require the removal of approximately 16 of the 31 trees as shown in the Arborist Report prepared by Foothill Associates October 28, 2016. However the project site layout has been changed from that used for that Arborist Report. Therefore a revised and updated arborist survey will be needed to be prior to issuance of permits for grading, building, and tree removal consistent with the requirements of Section 13.54.00 Tree Preservation and Protection of the Loomis Zoning Ordinance. In addition to the tree removal within the delineated stream and wetland areas need to be consistent with the ACOE requirements. No permits for Grading and Building shall be issued until the Tree Removal Permit is approved and mitigation accepted by the Town. Conditions of Approval have been added to address these measures.

The project site will be screened and buffered with the proposed landscaping, protection of the wetland and stream area, and protected trees. In addition the proposed building is in keeping with similar motifs to the historic and rural nature of the Town.

#### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

The Project is exempt from CEQA as per *Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning*. Projects which are consistent with the development density established by the existing zoning or general plan policies for which an EIR was certified do not require additional environmental review, except if there are project-specific significant effects unique to the project site.

#### **RECOMMENDATION**

The Planning Commission adopt Resolution #17-02 to allow construction and operation of a 11,000 square foot retail furniture store "The Feathered Nest" at 3264 Taylor Road, subject to the findings in Exhibit A and the Conditions of Approval in Exhibit B, and find the project exempt from the California Environmental Quality Act (CEQA) as per *Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning*.

#### **ATTACHMENTS**

1. Draft Resolution #17-02
  - Exhibit A: Recommended Findings
  - Exhibit B: Recommended Conditions of Approval
2. Site Plan and Supplemental Material
3. Building Elevations
4. Landscaping Plan

5. Aquatic Resources Delineation Report Foothill Associates November 23, 2016
6. ACOE Letter January 19, 2017
7. Arborist Survey Foothill Associates October 28, 2016
8. Agency Comments

**NOTE: Notice published in the Loomis News on March 16, 2017, and mailed March 16, 2017.**

## RESOLUTION NO. 17-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOOMIS APPROVING A MAJOR USE PERMIT AND DESIGN REVIEW (APPLICATION, #17-02) TO ALLOW THE CONSTRUCTION AND OPERATION OF AN 11,000-SQUARE FOOT RETAIL FURNITURE STORE AT 3264 TAYLOR ROAD IN THE TOWN OF LOOMIS. (APN: 043-014-011)

**WHEREAS**, Richard Massie, the applicant/owner, has requested to construct and operate an 11,000-square foot, furniture store 3264 Taylor Road and submitted a Major Use Permit and Design Review, Application #17-02; and,

**WHEREAS**, on March 28, 2017, the Planning Commission conducted a public hearing of the application, at which time any person interested in the matter was given an opportunity to be heard; and

**WHEREAS**, the Planning Commission reviewed and considered the staff report relating to the application, the plans, the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

**WHEREAS**, the Planning Commission of the Town of Loomis hereby makes the findings attached herein as Exhibit A for the Major Use Permit and Design Review for the construction and operation of an 11,000-square foot, furniture store at 3264 Taylor Road.

**NOW THEREFORE**, based upon the findings set forth hereinabove, the Planning Commission of the Town of Loomis, at its meeting of March 28, 2017, did resolve as follows:

1. The Project is exempt from CEQA as per *Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning*, and a Notice of Exemption will be filed with the Placer County Clerk.
2. The proposed Project is consistent with the goals, policies and land uses in the Town of Loomis General Plan and Zoning Ordinance.
3. The Major Use Permit and Design Review (Application for #17-02) is hereby approved per the findings set forth in Exhibit A and the Conditions of Approval set forth in Exhibit B.

ADOPTED this 28th day of March, 2017, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAINED:

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Mike Hogan, Chairman

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Robert F. King, Town Planner

## **EXHIBIT A**

### **FINDINGS: FEATHERED NEST MAJOR USE PERMIT AND DESIGN REVIEW APPLICATION #17-02 PLANNING COMMISSION, MARCH 28, 2017**

#### California Environmental Quality Act (CEQA)

The Project is exempt from CEQA as per *Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning.*

1. The proposed project is consistent with the Loomis Zoning Ordinance and the Loomis General Plan, both of which were adopted with Environmental Impact Reports;
2. There are no project specific significant effects peculiar to the project or the site.

#### Conditional Use Permit

1. The proposed use as conditioned is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code;
2. The proposed use as conditioned is consistent with the General Plan and any applicable specific plan;
3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;
4. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and
5. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property or improvements in the vicinity and zoning district in which the property is located in that the impacts of the use on the surrounding neighborhoods and the Town of Loomis have been minimize to acceptable levels by the recommended conditions of approval conditions of approval.

#### Design Review

1. The proposed Project complies with Section 13.62.040 Design Review of the Town of Loomis Zoning Code.
2. The proposed Project provides architectural design, building massing and scale appropriate to and compatible with the site surroundings and the community.
3. The proposed Project provides attractive and desirable site layout and design, including, but not limited to, building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.;
4. The proposed Project provides efficient and safe public access, circulation and parking.
5. The proposed Project provides appropriate open space and landscaping, including the use of water efficient landscaping.
6. The proposed Project is consistent with the Town of Loomis General Plan.
7. The proposed Project complies with any applicable design guidelines and/or adopted design review policies.

**EXHIBIT B  
CONDITIONS OF APPROVAL  
THE FEATHERED NEST MAJOR USE PERMIT, AND DESIGN REVIEW APPLICATION #17-02  
PLANNING COMMISSION, MARCH 28, 2017**

**Major Use Permit and Design Review Application #17-02** is approved to allow the applicant/owner to construct and operate an 11,000 square foot retail furniture store, at 3264 Taylor Road (APN 043-014-011) as per the following conditions. The applicant/owner has one (1) year [March 28, 2018] in which to initiate building construction.

**GENERAL CONDITIONS**

1. \_\_\_\_\_ The applicant/owner shall comply with all applicable provisions of the Town of Loomis Municipal Code.
2. \_\_\_\_\_ The Project shall proceed only in accordance with approved plans on file in the Planning Department, the conditions contained herein and the Town of Loomis Municipal Code. Prior to any use of the Project site or business activity being commenced thereon, all conditions of approval and required improvements, shall be completed to the satisfaction of the Town. Approval of this Project shall not waive compliance with all sections of the Town of Loomis Municipal Code (Zoning, Building Codes, etc.), Loomis General Plan, and applicable policy plans.
3. \_\_\_\_\_ The project shall proceed only in accordance with approved plans on file in the Planning Department, the conditions contained herein, and the Town of Loomis Municipal Code. Approval of this project, subject to these plans, conditions, and Code(s), shall not be interpreted as the Town having waived compliance with any sections of the Town of Loomis Municipal Code (Zoning, Building Codes, etc.), Loomis General Plan, or applicable Plans.
4. \_\_\_\_\_ Development shall be substantially in accordance with the plans approved by the Planning Commission on March 28, 2017, except as may be modified by the conditions stated herein.
5. \_\_\_\_\_ When submitting for Plan Check, the owner must provide to the Planning Department a copy of the final conditions of approval with a cover letter specifying how and where the revised plans address each of the conditions. Plan Check by the Planning Department and Town Engineer will not be initiated without compliance with this condition. All plans shall be consistent with that approved by the Planning Department. The owner shall be responsible for correcting any inconsistency which may occur through error or omission during plan preparation or construction.
6. \_\_\_\_\_ The owner shall defend, indemnify, and hold harmless the Town of Loomis and its agents, officers and employees from any claim, action or proceeding against the Town, or its agents, officers and employees to attach, set aside, void, or annul, an approval of the



Planning Commission, or Town Council as to the project, subject of this application.

7. \_\_\_\_ The conditions of approval of the application shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, which may or may not be shown on the map or improvement plans.
8. \_\_\_\_ All construction plans, such as, but not limited to the site plan, building elevations, landscaping, and irrigation plans, grading plan, mechanical drawings, street improvement plans, and detailed drawings submitted to the Building Division for permits shall be coordinated for consistency by the applicant/owner prior to the issuance of any permits, or commencement of the subject use, whichever comes first. Any change or modification to one particular plan shall require the corresponding revisions on other plans. All plans shall be consistent with that approved by the Planning Department. The applicant/owner shall be responsible of correcting any inconsistency which may occur through error or omission during plan preparation or construction.

#### IMPROVEMENTS

9. \_\_\_\_ The applicant/owner shall obtain an encroachment permit prior to any work within public rights-of-way.
10. \_\_\_\_ The applicant\owner shall provide frontage improvements including asphalt, curb. Gutter and sidewalks at the ultimate right of way width of Taylor Road consistent with Town specifications and approval of the Town Engineer.
11. \_\_\_\_ Provide acceleration and deceleration lanes as required by a traffic study if required by Town Engineer.
12. \_\_\_\_ The applicant/owner shall construct all improvements required as a condition of approval of this Project prior to tenant occupancy of the building or enter into a contract agreement with the Town to construct all improvements, and shall post a 150% bond, cash deposit, or instrument of credit, guaranteeing the construction of all improvements for a twelve month period. Approved time extension in accordance with the provisions of the Loomis Municipal Code.
13. \_\_\_\_ The plans for site improvements required as a condition of approval of this Project shall be prepared by a California Registered Civil Engineer and shall be approved by the Town Engineer prior to any construction by the applicant/owner.
14. \_\_\_\_ The applicant/owner shall submit certified as-built Mylar plans, and computer generated design files, on disk prior to final acceptance of improvements.
15. \_\_\_\_ Cost of all inspections related to on-site and off-site improvements shall be borne by the applicant/owner and shall be paid prior to completion of the improvements.

16. \_\_\_\_ The applicant/owner shall indemnify, exonerate and hold harmless the Town of Loomis and all officers and employees thereof against all claims, demands and causes of action arising out of improvements constructed within this Project.
17. \_\_\_\_ The applicant/owner shall be responsible for all actions of his contractors and subcontractors until such time as the improvements have been accepted as complete by the Town.
18. \_\_\_\_ All grading shall conform to the Town Grading Ordinance (Municipal Code Section 12), with prior review and approval by the Town Engineer. All grading shall be constructed in a manner so that post-development runoff flows do not exceed predevelopment flows, through the use of a drainage plan that includes provisions for on-site detention of runoff flows, in accordance with the Placer County Flood Control District Storm Water Management Manual and the Loomis Land Development Manual.
19. \_\_\_\_ All utility facilities shall be placed underground in accordance with Town Ordinance.
20. \_\_\_\_ Improvement plans shall show the location and size of fire hydrants and water mains in conformance with the standards and requirements of the Penryn Fire District and Placer County Water Agency.
21. \_\_\_\_ No construction, including but not limited to impenetrable barriers, structures, and/or fencing, shall occur within the area defined as the streambed/wetlands as delineated by Foothill Associates in their Aquatic Resource Delineation Report dated November 23, 2016.

#### AGENCIES

22. \_\_\_\_ The applicant/owner shall submit and obtain a permit for Septic Disposal from the Placer County Environmental Health Services prior to the issuance of building permits.
23. \_\_\_\_ The South Placer Municipal Utility District (SPMUD) stated "Should the applicant decide to connect to the public sewer system, the design and construction of all on-site and off-site facilities which may be required as a result of this project, including the acquisition and granting of sewer easements, will be the responsibility of the developer/owner."
24. \_\_\_\_ The applicant/owner shall install "dry lines" to connect to future public sewer systems on their property to the stub out as indicated by SPMUD.
25. \_\_\_\_ Obtain and provide to the Town a Will-Serve letter from the Placer County Water Agency (PCWA) prior to the issuance of Building Permits
26. \_\_\_\_ The Town of Loomis and the Penryn Fire District will review and approve the plans submitted by the applicant/owner to ensure the building and all future occupant is in

compliance with regulations in accordance with the use which will occupy the building as per the Uniform Building Code

27. \_\_\_\_ The applicant shall provide a will-serve letter from Recology prior to occupancy, and ensure sufficient room for service vehicle turnaround to exist without backing out. The applicant/owner shall subscribe to weekly refuse collection. The applicant/owner shall provide adequate, accessible, and convenient areas for collecting and loading commingled solid waste and recyclable materials.
28. \_\_\_\_ Provide two fire hydrants with 1500 gpm capacity as per the direction of the Penryn Fire Protection District.

#### GENERAL PLANNING

29. \_\_\_\_ The property owner and future property owner shall be responsible to ensure all conditions are incorporated into the standard provisions of any sale, lease and/or rental agreements entered into with any new owners or tenants on the property subject to this Conditional Use Permit.
30. \_\_\_\_ All lighting shall be shielded (bulb shall not be visible from roadway or adjacent properties) and directed on-site. The plans shall be reviewed by the Planning Department and Town Engineer prior to building permit issuance and the lighting shall be installed prior to building final or any certificates of occupancy being issued in accordance with the Loomis Municipal Code.
31. \_\_\_\_ The applicant/owner shall pay the Road Circulation Fees, Drainage Fees, Community Facilities Fee and Fire Fee in affect at the time of building permit issuance.
32. \_\_\_\_ The applicant/owner shall provide 1 parking for each 500 square feet of building area for a total of 20 parking spaces and disabled parking as may be required by the Building Department.
33. \_\_\_\_ Tenant occupancy shall not be permitted until all conditions incorporated into this Permit are completed by the applicant/owner and accepted or approved by the Town.
34. \_\_\_\_ The applicant/owner shall construct the building as shown in the design plans presented to, reviewed by, and approved by the Planning Commission on March 28, 2017, and marked "APPROVED" in the Project file.
35. \_\_\_\_ Prior to issuance of building or grading permits, the owner shall submit the Covenants, Conditions and Restrictions (CC&R'S) for review and approval to prohibit future development and restrict, protect, and maintain in perpetuity the area as delineated in the Foothill Associates "Aquatic Resource Delineation Report" and subject to the town's Streambed setback requirements (in accordance with these conditions insuring that those parts of the CC&R's that involve these conditions cannot be amended without the consent of the Town) by the Planning Director, Town Engineer and Town Attorney .

36. \_\_\_\_ If construction or tree removal occurs during the nesting season of bird species protected by the Migratory Bird Treaty Act (MBTA) or the California Department of Fish and Wildlife (CDFW) between February 15 through August 31 a qualified biologist shall conduct a pre-construction survey for active nests within 14 days prior of construction activities or tree removal. If no active nests are located a report shall be filed with the Town prior to issuance of building, grading or tree removal permits. If active nests are located the Town shall be immediately notified and a qualified biologist shall mark buffer zones and monitor nests until the end of breeding or the young have fledged to the satisfaction of the Planning Director.
37. \_\_\_\_ If prehistoric or historical archaeological deposits are discovered during project activities, all work within 25 feet of the discovery shall be halted and the Town of Loomis Planning Department shall be notified. The archaeologist shall assess the situation, and consult with agencies and Native American Tribes, as to the treatment of the discovery. Mitigation may consist of, but is not necessarily limited to, systematic recovery and analysis of archaeological deposits; recording the resource; preparation of a report of findings; and accessioning recovered archaeological materials as appropriate with affected tribal groups.
38. \_\_\_\_ The project shall conform to the General Plan, including the Noise Element standards, State Noise Insulation Standards (CA code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code. Noise generated by the project shall not cause the Ldn to exceed 60 dBA at the property line during or after construction, nor shall it cause the noise level at the property line to exceed 75 dBA at any time during or after construction.
39. \_\_\_\_ No construction work shall begin prior to 7:00 a.m. nor occur after 7:00 p.m. Monday through Friday nor prior to 8:00 a.m. or after 5:00 p.m. on Saturday, with no work to occur on Sundays or holidays.
40. \_\_\_\_ Screening shall be provided along that portion of the eastern property line to screen the project site from the viewscape of the residence to the east as per Section 13.30.100 A of the Loomis Zoning Ordinance.
41. \_\_\_\_ The applicant/owner shall construct the buildings as shown in the design plans presented to, reviewed and approved by the Planning Commission on March 28, 2017, and marked "APPROVED" in the Project file
42. \_\_\_\_ All landscape areas shall be maintained in a healthy, thriving condition, free from weeds, trash and debris. Comply with landscaping maintenance agreement which is required to be signed by applicant/owner and Town prior to final building approval.
43. \_\_\_\_ Final landscape and irrigation plans shall be submitted to the Planning Department for review and approval as shown in the design plans presented to, reviewed by, and approved by the Planning Commission on March 28, 2017, and marked "APPROVED" in the Project file in conjunction with the building plan review. Such plans shall be prepared and

stamped by a California licensed landscape architect or landscape contractor as required by the Town's Water Efficient Landscape Conservation Ordinances. Calculations showing that the parking lot will be shaded 50 percent (%) in 15 years shall be included on the plan. Screening of all ground-mounted utility equipment including air conditioners, transformers, backflow preventers or other similar equipment shall be indicated on the plans. These plans shall be reviewed and approved by the Planning Director prior to issuance of building permit. The landscaping shall be designed to meet the Town's landscaping (water conservation) requirements and shall shade the parking lot by 50 percent (%) with 15 years (calculations to be submitted with plans), screen the yard and improve the general appearance of the parcel. All landscape planting areas shall be mulched and/or covered with bark chips or other similar material, unless growth of live groundcovers would be impeded, or is necessary for weed control, as determined by the Planning Director. Minimum tree size is 15 gallon. Large shrubs required for screening purposes shall not be less than 24-36 inches in height at time of planting. Spacing shall be between 4 and 6 feet on-center, as determine by the Planning Director. Prior to tenant occupation of the building, the applicant/owner shall enter into a landscape maintenance agreement with the Town.

44. \_\_\_\_\_ Screening of all ground-mounted utility equipment including air conditioners, transformers, backflow preventers, or other similar equipment shall be indicated on the plans submitted by the applicant/owner to the Town. Screening shall include the use or combination of shrubbery, berming, or structures.
45. \_\_\_\_\_ All ground-mounted utility appurtenances such as transformers or air conditioning units shall be located out of public view and/or adequately screened through the use or combination of concrete or masonry walls, berming, painting and landscaping by the applicant/owner.
46. \_\_\_\_\_ During installation of landscaping and irrigation, and prior to tenant occupation of the building, the landscape architect or design professional responsible for preparing the required plans, or his/her designee, shall monitor installation and visit the site prior to completion of the landscape work, and thereafter, provide to the Department of Planning and Development a written statement confirming compliance with approved plans and approval of materials.
47. \_\_\_\_\_ Trees may not be removed from the stream and wetland delineated areas without permission of the Planning Director. No permits for Grading and Building shall be issued until the Tree Removal Permit is approved and mitigation accepted by the Town.