



# City Council Report

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**Subject:** Quarry Place Apartments, Quarry Place Retail, and Cobblestone Subdivision

Design Review, DR2017-0001

Design Review, DR2019-0008

Tentative Subdivision Map, SD2017-0005

Oak Tree Preservation Plan Permit, TRE2019-0004

**Date:** October 8, 2019

**Submitted by:** David Mohlenbrok, Community Development Director  
Bret Finning, Manager Planning Services  
Dara Dungworth, Senior Planner

**Department:** Community Development Department

**Reso. Nos:**

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## **Recommendation**

The Planning Commission and staff recommend that the City Council approve the following:

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACTS (Quarry Place Apartments, Quarry Place Retail and Cobblestone Subdivision / DR2017-0001, DR2019-0008, SD2017-0005, and TRE2019-0004)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW AND AN OAK TREE PRESERVATION PLAN PERMIT (Quarry Place Apartments / DR2017-0001 and TRE2019-0004)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW (Quarry Place Retail / DR2019-0004)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A TENTATIVE SUBDIVISION MAP (Cobblestone Subdivision / SD2017-0005)

## **Proposal/Application Request**

This application is a request for approval of the following entitlements to allow the development of an approximately 15.4 gross acre infill site into a mixed use development:

- A Design Review for the site design, landscaping, architectural designs, colors and materials, fencing, and amenities of a proposed 180-unit apartment development on approximately 8.7

acres. The project includes nine apartment buildings, a community/leasing building, and several recreation amenities. The applicant has proposed a 100% affordable housing community to accommodate individuals with very low (50% average median income (AMI)) and low (60% AMI) incomes.

- An Oak Tree Preservation Plan Permit to allow removal of one tree on the apartment site and protection of on- and off-site trees to be preserved.
- A Design Review for the site design, landscaping, architectural designs, colors and materials, and signage of a proposed 9,700 +/- square foot total, two-building retail development on approximately 1.2 acres.
- A Tentative Subdivision Map to create 40 single family residential small lots, nine lettered lots, and approve on- and off-site improvements including walls, fencing, and landscaping on approximately 5.5 acres.

### **Summary of Planning Commission Hearing and Action**

On September 3, 2019, the Planning Commission held a public hearing regarding the proposed Quarry Place and Cobblestone project. Staff presented an overview of the project and recommended approval to the Planning Commission which was followed by a presentation from the applicant. The Planning Commission had several questions regarding fencing and sound walls, traffic and circulation, parking, affordability requirements, carports, solar panels, signage, project phasing, and public art which were addressed by staff and the applicant. The public hearing was opened and no one from the public addressed the Commission.

During deliberation, the Planning Commission expressed the following:

- Some concern regarding traffic circulation within the project site and left turn movements onto Pacific Street.
- General support for the project, and appreciation of the project's affordability as well as the integrated and sustainable design of the mixed use project.

The Planning Commission voted 5-0 to recommend that the City Council approve resolutions of approval for the Mitigated Negative Declaration, the Design Review for the Apartments, and the Design Review for the Retail as presented. The Planning Commission voted 4-1 to recommend that the City Council approve the resolution of approval for the Tentative Subdivision Map as presented, with Commissioner Whitmore casting the dissenting vote due to circulation and access concerns. A copy of the approved minutes is provided as **Attachment 1**.

### **Subsequent to the Planning Commission Meeting**

After the Planning Commission meeting, the applicant asked staff to review a few of the draft conditions for the Apartments and the Retail. Condition 11 of the Apartments, Provision of Affordable Units, required the applicant to enter into an agreement with the City to ensure the affordability of the apartment units in "perpetuity" in exchange for the reduced parking standard.

The applicant noted that these types of agreements are typically structured to last for a period of 55 years, which is generally considered the “life” of a residential development. Staff has verified the accuracy of this assertion and therefore supports amending the Apartments Condition 11 to stipulate the agreement have a duration of 55 years. Condition 4.c. of the Retail, Improvements/Improvement Plans, in addition to requiring a signage and striping plan, including off-site signage, stipulated the installation of a sign near the Retail driveway into Cobblestone that limited exiting commercial vehicle traffic during daytime hours. The applicant indicated that enforcement of this requirement on Walmart or other commercial vehicles is problematic and requested it be removed. Staff agreed and removed that language from the condition. The draft conditions included in this packet reflect these changes.

**Project Ownership and Applicant**

The applicant is Ardie Zahedani with St. Anton Communities. The property owner is St. Anton Rocklin, LLC and St. Anton Communities, LLC.

**Location, Site Characteristics, and Background**

The subject property is generally located on the northeasterly corner of Pacific Street and Sunset Boulevard, in the former Kmart shopping center. APNs 010-470-003, -008, (portion) -010, -021, -022, (portion) -023, (portion) -024, (portion) -025, and -026. See **Figure 1**.

**Figure 1. Project Location**



The approximately 15.4 gross acre site, as the parcels are currently configured, is comprised of the former Kmart building and related parking areas as well as several rough graded but undeveloped

adjacent parcels. The parcels on which Walmart Neighborhood Market, O'Reilly Auto Parts, and Sherwin Williams Paint store are located are not a part of the project site. The site is relatively flat with a gentle south to north slope. The bulk of the site is comprised of an asphalt parking lot with typical tree well landscape plantings. The four undeveloped parcels are covered with native and naturalized grasses. Typical retail frontage landscaping exists along Pacific Street and a mix of native and planted trees and landscaping line the site's easterly boundary along Ruhkala Road.

Some of the existing improvements are to remain including the approximately 0.9 acre oak tree preserve created with construction of the original Kmart center (parcel 010-470-026) and two sections of concrete retaining wall and tubular steel fencing along the easterly side of the site.

In 2016, the City Council approved a General Plan Amendment, Rezone, and Zoning Ordinance Amendment to convert the General Plan and Zoning land use designations for portions of the existing Kmart shopping center from Retail Commercial (RC) and Retail Business (C-2) and to High Density Residential (HDR) and Medium Density Residential (MDR) with Multi-family (R-3) and Small Lot Single Family (R1-3.5) zoning, at the request of the applicant in anticipation of this project.

In spite of the recent redesignation to high density/multi-family, the approximately 8.7 acres that comprise the Quarry Place Apartments site is not on the City's current RHNA Available Sites Inventory. The project's proposed density is approximately 20.68 units per acre. The lower end of the HDR land use category allows densities from 15.5 units per acre and the R-3 zoning designation does not restrict densities to 22 units per acre minimum (which is the City's current default density for the provision of affordable housing), therefore, this site has not been counted in the inventory of properties providing housing opportunities for households earning 30% to 80% area median income (AMI). However, this development proposal consists of 180 units with rents that are intended to be restricted to 50% and 60% AMI. Once building permits have been issued, any units with those income restrictions and/or rental rates within those income categories will count toward the City's RHNA accomplishments as units constructed in the Lower Income Category.

### **Surrounding Uses**

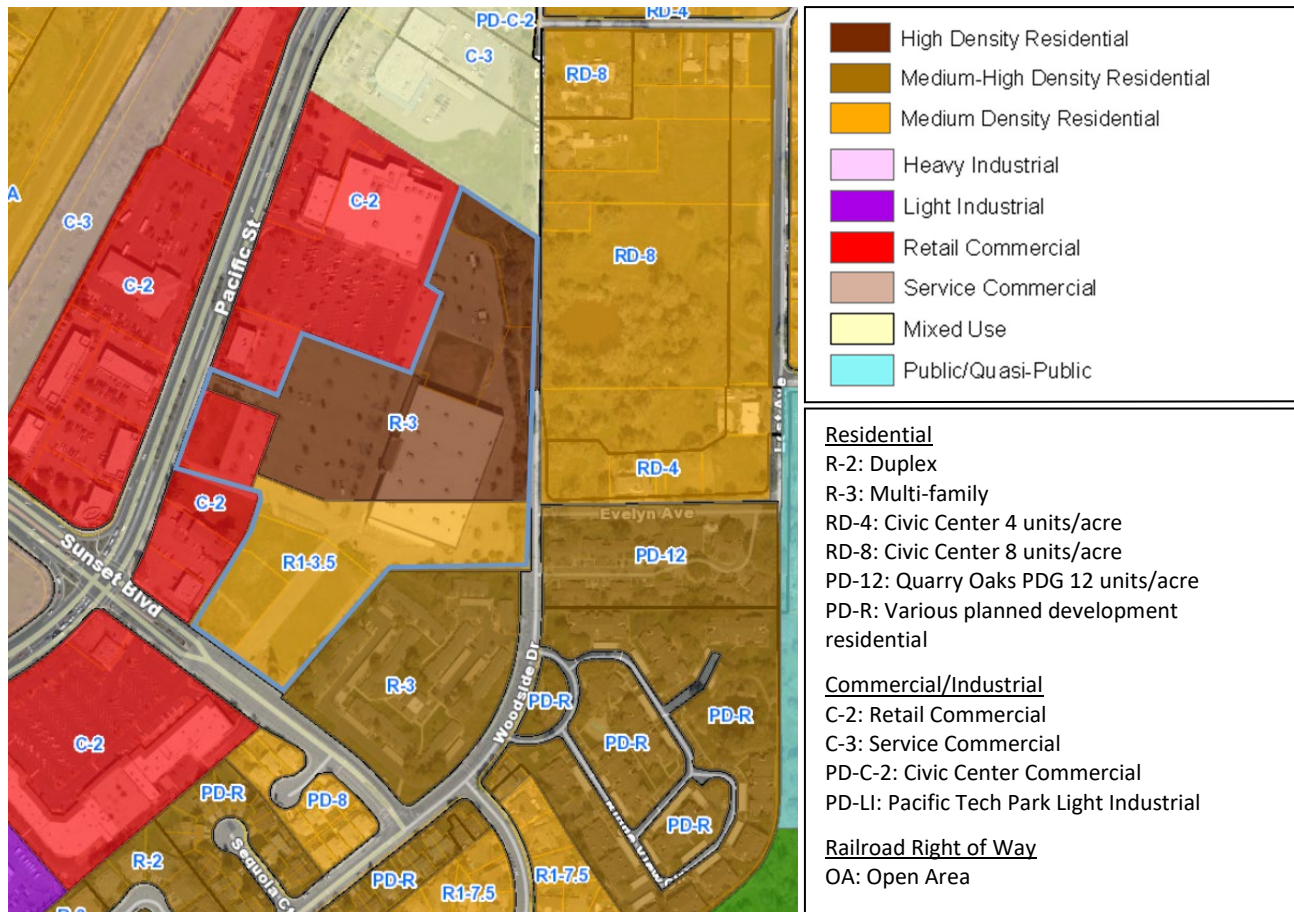
The project site is bound to the north by existing developed portions of the former Kmart shopping center, including a grocery store and auto parts store; further north on an adjacent property is the U.S. Post Office. To the east is Woodside Drive/Ruhkala Road and across the road are the Villages townhome and single family residential project and the existing Quarry Oaks Senior Housing. To the southeast are the existing Lynroc apartments and beyond Woodside Drive and Sunset Boulevard are apartments and single family homes. Directly south across Sunset Boulevard is the existing Sunset Plaza shopping center. To the southwest is the existing commercial center at the corner of Sunset Boulevard and Pacific Street. The site is bordered on the west by Pacific Street and the existing paint store, with additional commercial uses across Pacific Street.

See **Table 1** for surrounding uses and see **Figure 2** for the current General Plan and Zoning.

**Table 1. Surrounding Uses**

	<b>Current Use</b>	<b>Current General Plan / Zoning</b>
Project Site	Former Kmart store, parking lot, and vacant pads	High Density Residential (HDR) / Multi-family Residential (R-3) Retail Commercial (RC) / Retail Business (C-2) Medium Density Residential (MDR) / Single Family Residential (R1-3.5)
North	Walmart and O'Reilly Auto Parts stores	RC / C-2
East	Villages at Civic Center & Quarry Oaks Sr. Housing (across Woodside Drive) Lynroc Apartments Single-family homes (across Sunset Blvd.)	Medium Density Residential (MDR) / Planned Development 4 units per acre (PD-4) Medium High Density Residential (MHDR) / PD-8 and PD-12
South	Existing commercial uses (corner of Pacific Street & Sunset Blvd. and across Sunset Blvd.)	RC / C-2
West	Sherwin Williams store Existing commercial uses (across Pacific Street)	RC / C-2

**Figure 2. Current General Plan and Zoning**



**General Plan and Zoning Compliance**

As noted above, the Council approved land use and zoning changes that divided the site into three land use designations, High Density Residential (HDR), Retail Commercial (RC), and Medium High Density Residential (MHDR) and three associated zones, Multi-family Residential (R-3), Retail Business (C-2), and Single Family Residential 3,500 square foot minimum lot size (R1-3.5). The Planning Commission and staff have analyzed the proposed project and determined that each part of the project, Apartments, Retail, and Single Family, is consistent with the respective land use designations and zoning applicable to each development area.

**Project Overview**

The Quarry Place/Cobblestone project is intended as a mixed-use master-planned Transit Oriented Development (TOD) but also with a pedestrian focus. The proposed project is located on an in-fill site within an existing shopping center. The location provides for easy access to the Quarry Park Trail System to the east, a Placer County Transit bus stop on Pacific Street, grocery and other retail within walking distance, and is approximately one-half mile from the Amtrak station.

*Lot Line Adjustment*

A Lot Line Adjustment is required to move the existing parcel lines within the shopping center to create the proposed Apartment and Retail parcels. A draft condition of approval has been included for each entitlement to require the lot line adjustments to be recorded prior to approval of improvement plans or building permits.

*Access / Circulation / Off-site Parking*

Access to the Kmart Shopping Center is currently provided via two driveways off of Sunset Boulevard, four driveways directly off of Pacific Street and, via reciprocal access through the U.S. Post office parcel, a fifth access at the Pacific Street / Farron signalized intersection. With the project's redevelopment, access to the commercial portions of the shopping center off of Pacific Street will remain unchanged except that the southerly most driveway will shift further south toward Sunset Boulevard. A new street serving the proposed Cobblestone single family residential subdivision and the commercial development would provide access to Sunset Boulevard. The subdivision would also have a street connection to Woodside Drive. Primary access to the apartment component of the development would be to and from Pacific Street through the shopping center and via a secondary access to Woodside Drive. Some reconfiguration of the internal circulation of the shopping center will be required to accommodate the transition to the area being redeveloped as apartments, including re-orienting sixteen parking spaces in front of the Sherwin Williams paint store and elimination of several parking spaces near the Walmart Grocery store to provide access to an existing PCWA easement. The shopping center, including the two proposed buildings requires the provision of 315 parking spaces, 320 are provided.

Pedestrian access to the shopping center will continue from the sidewalks along Pacific Street and from new sidewalks in the Cobblestone subdivision. In addition a private, linear park with meandering sidewalk is proposed on the apartment site, adjacent to the parking areas associated with the two proposed commercial buildings.

*Oak Tree Preservation Plan Permit*

An arborist report found a total of twelve oak trees associated with the overall project area. On the Apartments site, one tree is identified to be removed and several trees near Ruhkala Road are identified to remain. Two additional trees, not impacted by the construction, but in very poor health have been recommended for removal as dead, dying, or hazardous. There is one large oak tree located on the developed commercial property south of the project site (at the northeasterly corner of Pacific Street and Sunset Boulevard) that could be impacted by construction activities. Conditions of approval have been included in all relevant resolutions to ensure that special care is taken when working in proximity to this tree to minimize any adverse impacts.

## **Design Review Apartments**

### **General Project Design**

The proposed 180-unit apartment development includes nine three-story residential buildings; an office/community building; a pool house and swimming pool; as well as common area amenities including a tot lot, a dog park, and picnic areas with shade trellises. The project as proposed is consistent with the R-3 zoning and adopted Citywide Design Review Criteria.

### **Site Layout/Parking**

Access to the Apartments is provided by the main driveway connecting to Pacific Street through the shopping center and a secondary driveway to Woodside Drive. The project is conditioned to construct frontage improvements on Woodside Drive. The Apartments are laid out with several of the buildings clustered around the community building and swimming pool near the center of the site.

Parking will be located around the perimeter of the site and along an internal driveway. The Rocklin Municipal Code requires 321 spaces for the apartment units and 80 visitor spaces, for a total of 401 spaces. However, the State Density Bonus Law allows projects that provide affordable housing to utilize a reduced parking standard that would only require the project to provide 282 spaces. The project proposes a total of 333 spaces, a ratio of 1.85 spaces per unit, and 51 spaces more than the State standards require. The project developer, St. Anton, has stated that their other similar, family-oriented communities perform well with a parking ratio at or around 1.85 spaces per unit, and therefore have proposed using the same ratio for this project. The Planning Commission and staff have no objection to the reduced parking ratio particularly given the project's pedestrian friendly location in proximity to shopping, a Placer County Transit bus stop, and the Amtrak train station. A condition of approval has been included to ensure that the affordability of all the units is preserved for a minimum of 55 years, the industry standard for these types of agreements, as consideration for allowing the project to utilize a reduced parking standard.

### **Architecture**

The proposed architecture is a modern interpretation of the Craftsman style, incorporating stone veneer, vertical and horizontal siding, bracket elements at gables, and multi-paned windows. Colors used on the siding, stucco, and trim include earth-toned tans, greys, and artichoke-green with metal balconies providing additional variation and interest. The Planning Commission and staff compared the proposed Apartments architectural designs with the provisions in the City's adopted Design Review Guidelines and Quarry Architectural Review District Guidelines and determined that they are consistent with those criteria. The Architectural Review Committee (ARC) recommended approval of the project architecture in 2017.



Grading, Drainage, and Utilities

The project site has been previously developed and/or graded however, the existing structure and improvements will need to be removed as a part of re-grading the site to accommodate the new development. The proposed grading of the apartment site will require the export of approximately 3,100 cubic yards of excess soil. Some of the excess soil will be used in the other development areas within the project so that only 1,610 cubic yards is expected to be exported off site. The finished grade of the Apartments will be lower than the adjacent Single Family project and a one to three foot tall retaining wall will traverse the site at the southern property line shared with the subdivision. The project is conditioned to comply with the City's Post Construction Manual for Stormwater management. Air quality, sediment, and erosion control measures are required to be implemented and maintained during construction.

Walls and Fencing

The Apartment proposal includes a tubular steel perimeter fence along the shared property boundary with the shopping center, along the shared property line with the Retail project, and along the eastern project boundary next to Ruhkala Road. The project is conditioned to repair or replace, as needed, the existing tubular steel fences along the eastern property boundary and on top of the existing retaining walls. An enhanced wood privacy fence is proposed as a part of the Cobblestone subdivision on top of the retaining wall at the subdivision boundary.

Landscaping and Amenities

Proposed landscaping includes a mix of groundcovers, shrubs, and trees that comply with the Design Review Guidelines and are consistent with the State's Water Efficiency Landscape Ordinance. The parking lot shade calculation for the Apartments and the Retail is inclusive; therefore the parking lot shading for either the Apartments or the Retail cannot be reduced without a compensating increase of shading on the other project to maintain compliance with the parking lot shade requirement of 50% shade within 15 years. A condition to that effect has been provided. The existing oak tree preserve on parcel 010-470-026 will remain and will be refreshed with some low-maintenance, drought-tolerant shrubs and ground covers. One of the amenities proposed as a part of the project is a linear park, adjacent to the proposed Retail and connecting to Lot C of the subdivision. The park is intended as a community amenity providing pedestrian access from the subdivision to the shopping center. The park also is the location of the proposed public art, near the main driveway. The applicant has not yet proposed the art work for the park. A condition of approval is included to ensure the public art is reviewed and approved consistent with the City's Public Art Master Plan and is installed prior to final occupancy of the apartment project.

Signage and Lighting

The Apartments signage will be added to the existing shopping center sign at the main driveway to the center. Parking lot and site lighting is conditioned to be consistent with the Quarry District standard decorative fixtures.

## **Design Review Retail**

### **General Project Design**

The proposed 9,700 square foot Retail project is comprised of one 6,200 square foot building and one 3,500 square foot building with a drive-through lane. The project as proposed is consistent with the C-2 zoning, adopted Citywide Design Review Criteria, and the Architectural Review Committee (ARC) found that the project design complies with the Quarry Architectural District Guidelines.

### **Site Layout/Parking**

Access to the Retail project is provided by the existing main driveway on Pacific Street, a secondary driveway (being relocated slightly south) on Pacific Street, and through the existing shopping center and the proposed Cobblestone subdivision. The drive-through lane provides a minimum of ten cars stacking within the lane itself. Several additional cars could queue in the parking lot without overflowing into the entry driveways. The retail is a part of the larger shopping center with reciprocal access and parking among the constituent parcels. The shopping center will provide for a total of 320 parking spaces, slightly in excess of the Rocklin Municipal Code retail requirement, including fifty new parking spaces constructed with the Retail project.

The City of Rocklin's General Plan Circulation Element identifies Sunset Boulevard to be eventually widened to a total of six lanes in the vicinity of the Pacific Street intersection to accommodate traffic at build out of the City, which will also require widening on Pacific Street to accommodate transition lanes from Sunset Boulevard. To accommodate that future widening, the Retail project will be required to provide an Irrevocable Offer of Dedication (IOD) for the additional five feet of right of way that would be required to extend the transition lanes to the existing driveway adjacent to the Sherwin Williams building. A condition to that effect has been included. The retail buildings would have adequate setbacks and any revisions to the landscaping would be addressed as a part of the widening project.

### **Architecture**

The proposed architecture is a modern interpretation of the Craftsman style, similar to the proposed Apartments architecture, incorporating stone veneer, vertical siding, bracket elements at rooflines, and gable roofs. Colors used on the siding, stucco, and trim include earth-toned tans, greys, and artichoke-green with awnings and wood trellis elements providing additional variation and interest. The Planning Commission and staff compared the proposed architecture with the provisions in the City's adopted Design Review Guidelines and Quarry Architectural Review District Guidelines and determined that they are consistent with those criteria. The ARC recommended approval of the project architecture in 2017.

Grading, Drainage, and Utilities

The site of the Retail project is comprised of two vacant pads within the existing shopping center. The pads will be regraded to provide appropriate slopes that facilitate stormwater drainage and treatment, ADA accessibility, and acceptable design and location of the required utilities, including coordination with the Apartments and Single Family projects' utilities. The grading will require the export of approximately 610 cubic yards of soil. For the entire project (apartments, retail, and single family residential) as a whole 1,610 cubic yards is expected to have to be exported off site. The project is conditioned to comply with the City's Post Construction Manual for Stormwater management. Air quality, sediment, and erosion control measures are required to be implemented and maintained during construction.

Landscaping and Amenities

Proposed landscaping includes a mix of groundcovers, shrubs, and trees that comply with the Design Review Guidelines and are consistent with the State's Water Efficiency Landscape Ordinance. The parking lot shade calculation for the Apartments and the Retail is inclusive, therefore the parking lot shading for either the Apartments or the Retail cannot be reduced without a compensating increase of shading on the other project to maintain compliance with the parking lot shade requirement of 50% shade within 15 years. A condition to that effect has been provided.

Signage and Lighting

The Retail project proposes two new freestanding signs along Pacific Street. A condition of approval has been included that requires the design of the signs to incorporate a gable element to reflect the gable rooflines in the Retail architecture and to be consistent with the existing shopping center signs which will remain and that also have a gable. Building signs shall be internally illuminated with opaque sign face or halo internally illuminated and shall comply with the City's Sign Ordinance and the Design Review Guidelines. Parking lot and site lighting is conditioned to be consistent with the Quarry District standard decorative fixtures.

**Tentative Subdivision Map**

Subdivision Design - General

The Tentative Subdivision Map will subdivide the approximately 5.45 acre site into 40 single family residential lots and nine landscape lots. All nine lettered lots (A, B, C, D, E, F, G, H and I) are to be HOA owned and maintained. Lot size varies from a minimum of 3,501 square feet to a maximum of 5,403 square feet. The average lot size is 3,804. The lots comply with the minimum lot width of 50 feet.

The Subdivision streets are proposed to be public and are designed to the City's 38 foot cul-de-sac standard with rolled curb, gutter, and a sidewalk on one side and a vertical curb on the other side. The City previously approved use of this standard for all streets in the Sierra Pine Subdivision. On-street parking will be limited to the vertical curb side only and will provide as many as twenty-six on-street spaces while still maintaining the required fire lanes. A condition of approval has been included to require the on-street parking spaces be delineated with striping. The project is obligated to

construct all on-site streets and improvements and to install sewer, water, landscaping, and other infrastructure as required by the City and the applicable utilities to provide service to the project.

The Subdivision is designed with two points of entry: the main entry is off of the new street linking Sunset Boulevard and the retail center, the secondary entry is off of Woodside Drive. The project is obligated to construct a new left turn pocket in the existing median in Sunset Boulevard to allow left turns into the main entry. The project is also conditioned to construct frontage improvements, including curb, gutter and sidewalk, along Woodside Drive.

#### *Grading, Drainage, and Utilities*

The Subdivision site has been previously graded and portions of it paved. The area will be regraded to provide padded lots, appropriate slopes that facilitate stormwater drainage and treatment, ADA accessibility, and acceptable design and location of the required utilities, including coordination with the Apartments and Retail projects' utilities. The project's grading is designed to require approximately 2,000 cubic yard of imported soil. For the entire project (apartments, retail, and single family residential) as a whole, 1,610 cubic yards is expected to have to be exported off site. As mentioned in the Apartments discussion, a one to three foot tall retaining wall is required along the common property line because the overall Subdivision finished grades are proposed to be higher than the Apartments.'

The project is conditioned to comply with the City's Post Construction Manual for Stormwater management. Air quality, sediment, and erosion control measures are required to be implemented and maintained during construction.

#### *Fencing, Walls and Noise Analysis*

As noted under the Apartments' discussion above, an enhanced wood fence is proposed along the northern boundary of the Subdivision that is shared with the Apartments. In addition, the enhanced wood fence is proposed on landscape Lot I adjacent to the existing neighboring commercial development and on Lots E and F along Woodside Drive. The plans include a proposed good neighbor wood fence between the residential lots. Because the future home builder usually constructs the good neighbor fences at the time of building houses, a condition has been included that allows for the construction of this fence to be deferred until the construction of homes.

A noise analysis was prepared for the proposed Subdivision to analyze transportation noise from the surrounding commercial uses and arterial roads and to review compliance with City standards for acceptable noise levels in residential developments. The noise analysis concluded that with the inclusion of six to eight foot tall sound walls along Sunset Boulevard and along the lots adjacent to the Retail project, the City's noise guidelines would be met. Accordingly, a decorative masonry sound wall is proposed on Lot H adjacent to Sunset Boulevard and on Lot C adjacent to Lots 1 and 2 as referenced in the project's noise analysis. The sound wall at Lots 1 and 2 wraps around the north and south property lines respectively to ensure adequate sound attenuation.

#### *Landscaping and Signage*

The Subdivision includes nine lettered lots to be HOA owned and maintained that provide streetscape landscaping, internal green spaces, and stormwater collection and treatment. Lots H and I along Sunset Boulevard and the main entry (Road A) include a mix of trees, shrubs, and groundcovers. Lots E and F are to provide streetscape/delineation of the secondary access to the Subdivision from Woodside Drive and include shrubs and groundcovers. Lots B, D and G and portions of Lot C are bio-retention swales with a mix of appropriate plant materials. The median in Road A at the Sunset Boulevard entry is within the public right-of-way and will be City maintained.

Because Walmart access from Sunset Boulevard is being maintained via the public street within the Subdivision, the applicant proposes to replace the existing Walmart monument sign with a new freestanding sign within one of the HOA lots along Sunset Boulevard. The sign is shown within the PUE on Lot H, but must be relocated out of the PUE. Conditions have been included to require the freestanding sign to include a gable element and stone base to match the signs for the Retail project. If Subdivision signage is revised to be located on the sound wall, a condition of approval requires it to be reviewed and approved by staff.

#### **Environmental Determination**

Consistent with the requirements of the California Environmental Quality Act an Initial Study was prepared to determine the Quarry Place Apartments, Quarry Place Retail, and Cobblestone Subdivision project's potential impacts on the environment. The study found that the project could have significant impacts with regard to Biological Resources and Cultural Resources; however, it was also able to identify mitigation measures that would reduce each of these potential impacts to a less than significant level. Therefore, a Mitigated Negative Declaration (MND) of environmental impacts was prepared for the project.

#### **Recommendation**

The Planning Commission and staff recommend that the City Council approve the Quarry Place Apartments, Quarry Place Retail, and Cobblestone Subdivision project as proposed and conditioned.

#### **Attachment**

Attachment 1 – Approved Minutes of the Planning Commission meeting of September 3, 2019

*Prepared by Dara Dungworth, Senior Planner*