



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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October 4, 2023

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: James Hunt, Chief, Development Review Division *JH*
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FROM: Andrew Shelly, Planner II, Urban Design Section *AS*
Development Review Division

SUBJECT: Planning Board Agenda October 5, 2023 – Staff Revisions to Technical Report
Item 4E – Special Exception, SE-22002 & Alternative Compliance, AC-23008
Stewart Property

This supplemental memorandum provides staff's revised findings (added text underlined, deleted text [~~striketrough~~]), and the following adjustments are recommended to the technical staff report dated September 20, 2023.

Proposed revisions to Finding 6:

6. **Required Findings:** This application, to permit a planned retirement community use (with 57 age-restricted single-family attached dwelling units) through a special exception, is being reviewed in accordance with the prior Prince George's County Zoning Ordinance, pursuant to Section 27-1900 of the Zoning Ordinance. The analysis of all required findings for approval are provided below.

General Special Exception Findings—Section 27-317(a) provides the following:

(a) A Special Exception may be approved if:

(1) The proposed use and site plan are in harmony with the purposes of this Subtitle;

The purposes of Subtitle 27 of the Prince George's County Code, as set forth in Section 27-102(a)(1-15) of the prior Zoning Ordinance, are generally to protect the health, safety, and welfare of the public; to promote compatible relationships between various land uses; to guide orderly development; and, to ensure adequate public facilities and services. This proposal will also be subject to a PPS to determine adequacy of public facilities.

Staff find that the proposed development will not negatively impact the public. The 57 age-restricted single-family attached dwelling units proposed will provide diverse housing options for the surrounding community through quality senior housing. The site will also include amenities through gathering areas, walking trails, and a community garden. A trail is proposed between the sidewalk network along Springfield Road and the western terminus of an internal private street, Private Road B, increasing the connectivity between the development and the existing sidewalk network.

The site abuts a collector street, Springfield Road, to the west. The site will be screened via native trees and shrubs. In addition, the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* (master plan) show a planned bicycle lane along the subject property's entire frontage of Springfield Road. A condition has been included herein requiring the applicant to ~~[show the bicycle lane on the special exception plan.]~~ provide a bicycle lane along the subject property's entire frontage of Springfield Road, in accordance with the MPOT and the master plan, unless modified by the operating agency, with written correspondence.

The environmental features of the site will be protected through the majority preservation of the primary management area (PMA) and a stormwater management (SWM) system. In addition, both on-site and off-site woodland conservation areas are proposed.

The proposed special exception use and site plan demonstrate harmony with the purposes of Subtitle 27 of the County Code.

(2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle;

The proposed use is in conformance with the requirements and regulations set forth in Subtitle 27. In 1987, the Prince George's County District Council enacted Council Bill CB-144-187. This ordinance was to permit a planned retirement community use under certain circumstances. The latest revision to the ordinance occurred in 2005, when the District Council enacted Council Bill CB-78-2005. Subtitle 27 permits a planned retirement community use to be approved via a special exception in the R-R Zone.

The proposed use is being evaluated according to the general required findings of approval for all special exceptions contained in Section 27-317(a) of the prior Zoning Ordinance. A planned retirement community use is also subject to the additional findings of Section 27-395 of the prior Zoning Ordinance.

The application also demonstrates conformance with the R-R Zone development regulations. The proposed unit layouts and representative architecture have been provided by the applicant to supplement the special exception site plan. Staff has provided ~~four~~ conditions, given that the architecture is only representative, and a specific builder has not been chosen yet. These conditions are discussed in the analysis of Section 27-395, which is incorporated by reference within this finding.

(4) The proposed use will not adversely affect the health, safety or welfare of residents or workers in the area;

The proposed use will add quality senior housing to the surrounding community. Amenities will be provided to facilitate community gatherings and enhance public health, through walking trails and a community garden.

The development will provide safe vehicular and pedestrian circulation for current and future residents. The special exception site plan shows a proposed sidewalk along the site's frontage on Springfield Road along with internal site sidewalks. A natural trail will be provided connecting Private Road B and the on-site pedestrian network to the Springfield Road sidewalk. Conditions have been included herein, requiring the applicant to provide a bicycle lane ~~[on the special exception plan]~~ along the site's entire frontage on Springfield Road, in accordance with the MPOT and the master plan, unless modified by the operating agency, with written correspondence, and dimension all sidewalks and trails. All sidewalks shall be at least 5 feet wide, unless modified by the operating agency, with written correspondence. Once revised, according to the conditions proposed herein, this site will be consistent with MPOT policies. ~~[The master plan indicates that the minimum dimensions for all sidewalks should be six feet wide and this standard has been included within the condition.]~~

Staff find that the proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area.

Specific Special Exception Requirements—Section 27-395 provides the following:

Section 27-395—Planned retirement community.

(a) A planned retirement community may be permitted, subject to the following criteria:

(1) Findings for approval.

(A) The District Council shall find that:

(i) The proposed use will serve the needs of the retirement-aged community

The proposed planned retirement community is providing a single-family attached dwelling use that will allow for home ownership within the proposed planned retirement community.

As stated in the amended SOJ, dated September 1, 2023, this development will provide a new housing option for senior residents in Prince George's County, in close proximity to non-age-restricted dwelling units. This development proposal aligns with the County's *Comprehensive Housing Strategy*, which seeks to support elderly households and provide a diverse set of housing opportunities. Staff find that the property's sole single-family use is sufficient to support the needs of the retirement-aged community. The use provided allows for home ownership with recreational amenities that include a community pavilion, a community garden, a sitting plaza, and trails. Dog waste stations have also been provided, in lieu of a dog park. Conditions have been included herein, requiring the applicant to provide ~~[details for the]~~ representative images of the on-site furniture that will be utilized within the community pavilion and demonstrate the locations of the dog waste stations on the special exception plan, with relevant site details.

(ii) The proposed use will not adversely affect the character of the surrounding residential community; and

The proposed planned retirement community site layout with 57 age-restricted single-family attached dwelling units has been designed to minimize the number of rear-facing single-family attached units along Springfield Road. The proposal also ensures that adequate landscape buffering is provided on-site to reduce the visual impact of the development, with the exception of the alternative compliance, which is discussed in Finding 9. Representative architecture has been provided. The applicant has submitted a Visibility Impact Exhibit, which demonstrates end units that will have high~~[-moderate,]~~ or low visibility. The exhibit includes four conditions which are acceptable to staff and are included herein. ~~[However, an additional condition has been provided herein requiring that all end units be considered moderately visible. This condition will provide architectural consistency, as all end units will have full brick or other masonry material at least up to the water table.]~~ Staff find that the age-restricted single-family attached dwelling use

integrates into the fabric of the existing low- to moderate-density residential community. The proposed development and planned retirement community use, as conditioned, will not adversely affect the character of the surrounding residential community.

- (iii) In the R-A Zone, there shall be a demonstrated need for the facility and an existing medical facility within the defined market area of the subject property.**

This is not applicable, as the subject property is located in the R-R Zone and not the Residential-Agricultural (R-A) Zone.

(4) Uses.

- (A) The planned retirement community shall include a community center or meeting area, and other recreational facilities which the District Council finds are appropriate. These recreational facilities shall only serve the retirement community. The scope of the facilities shall reflect this fact. The Council may only permit a larger facility which serves more than the retirement community if the facility is harmoniously integrated with the retirement community and the surrounding neighborhood. All recreational facilities shall be constructed prior to, or concurrent with, the construction of the residential units, or in accordance with a schedule approved by the District Council;**

The amended SOJ, dated September 1, 2023, includes the following information, which partially addresses the requirements contained in Section 27-395(a)(4)(A) of the Zoning Ordinance:

“The proposed development and recreational facilities are commensurate with the size of the development. The main community gathering area is centrally located on the site to encourage regular use by all residents. The focal point of the central park area is a +/-400-square-foot covered pavilion on a +/-3,050-square-foot plaza. The wood post and asphalt shingle roof pavilion will feature lights and power outlets that make the pavilion suitable for community events such as picnics and homeowners association meetings. Permanent fixed benches and moveable outdoor tables and chairs will be provided at the pavilion and on the plaza. The plaza will be surfaced with permeable pavers and surrounded with landscaping contained by seating height masonry walls. Approximately twelve 4x8’ raised garden beds for community use are proposed next to the plaza. Additionally, the property is located less than three miles from both the Huntington Community Center and the Glenn Dale Community Center and Splash Park, each of which features programming with fitness, crafts, and other activities.”

~~[Staff find that the provided community gathering area only partially meets the intent of the Zoning Ordinance. The community gathering area consists of a pavilion, benches, bicycle racks, a community garden, and tables in the southeastern portion of the property. The applicant contends that the community gathering area is centrally located, but staff disagree. While not a requirement of the prior Zoning Ordinance, staff would recommend that a community gathering area be centrally located to enhance its functionality or, at a minimum, provide directional signage explicitly guiding residents to this space.]~~

~~[In addition, staff find that the community gathering area is seasonal in nature and does not provide any active recreation other than the garden and walking paths for residents. Given the seasonality of the region, staff find that the applicant should provide an indoor space, or additional amenities, to allow year-round or three-season community meetings and events, in addition to the outdoor area. The applicant also contends that residents may travel off-site for access to active recreational activities, which staff does not find sufficient, and therefore, recommend that additional active recreation is provided on-site.]~~

~~[Staff has provided conditions, prior to the certification of the special exception site plan, which require the applicant to provide directional signage to the community gathering area, the provision of an indoor or year-round community gathering area, and the provision of on-site active recreational activities.]~~

Staff find that the provided community gathering area only partially meets the intent of the Zoning Ordinance. The community gathering area consists of a pavilion, benches, bicycle racks, a community garden, and tables in the southeastern portion of the property. Staff finds the provided elements of the community gathering area primarily enable passive recreation, but not active recreation. Therefore, staff has provided a condition that the applicant provide additional active recreation activities within, or adjacent to, the community gathering area.

Proposed revisions to Finding 7:

7. **Parking Regulations:** In accordance with the parking and loading regulations contained in Section 27-568, for a townhouse or other single-family attached dwelling use, 2.04 spaces are required per dwelling unit. The applicant has proposed 57 dwelling units, which requires a minimum of 117 parking spaces for the development. The special exception site plan shows a total of 228 parking spaces will be provided. ~~[Conditions have been included herein, requiring the applicant to provide electric vehicle charging stations, and visitor parking as additional on-site amenities for residents and guests, prior to the certification of the special exception plan. The applicant has also not demonstrated that large vehicles can sufficiently navigate the site. Therefore, a condition has been provided requiring the~~

~~applicant to provide truck turning circulation plans prior to the acceptance of the preliminary plan of subdivision.]~~

Proposed revisions to Finding 11:

- 11. Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO):** The site is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property contains more than 10,000 square feet of woodland and proposes clearing of more than 5,000 square feet. A TCP2 was submitted with this application (TCP2-017-2023), which shows a total of 4.77 acres of woodland in the net tract and 1.58 acres of wooded floodplain. The development proposes the clearing of 3.63 acres of woodland in the net tract and clearing 0.04 acre of wooded floodplain. The threshold, as established by the zone, is 20 percent, or 2.09 acres. Based on the proposed clearing, a total woodland conservation requirement of 3.74 acres is required. The applicant proposes to meet this requirement with 1.01 acres of on-site preservation, 0.19 acre of on-site reforestation, 0.21 acre of landscape credits, and 1.94 acres of off-site credits.

Conclusion on the Variance Request

The required findings of Section 25-119(d) were adequately addressed for the removal of Specimen Trees ST-1, ST-3, ST-9, and ST-10. Staff recommend the approval of the requested variance for the removal of these four specimen trees for the construction of a residential development. Specimen tree ST-8 will be marginally impacted by the development proposal. The applicant calculated the proposed impact at 34 percent. At the time of certification of the TCP2, the applicant shall ~~[provide a management plan for root protection and monitoring the health of ST-8.]~~ add a footnote to the specimen tree table for ST-8, providing the methodologies proposed to protect the critical root zone at pre-construction, during construction, and post construction.

Proposed revisions to Finding 13:

- 13. Referral Comments:** The following referrals were received and are incorporated herein by reference. All the comments are addressed on the site plan, or as part of this technical staff report:
- b. **Transportation Planning Section**—In a revised memorandum dated September 5, 2023 (Ryan to Shelly), the Transportation Planning Section determined the subject plan is acceptable subject to ~~[a]~~ conditions requiring the applicant to provide a bicycle lane along the property's entire frontage, ~~[and dimension all sidewalks and trails on the special exception and future applications.]~~ in accordance with the MPOT and the master plan, unless modified by the operating agency, with written correspondence, and dimension all sidewalks and trails. All sidewalks shall be at least 5 feet wide, unless modified by the operating agency with written correspondence.
 - h. **Prince George's County Fire/EMS Department**—In an email dated May 14, 2023 (Reilly to Shelly), the Fire/EMS Department noted two compliance comments. ~~[one of which has been included as a condition herein. This condition requires the applicant to provide an exhibit demonstrating that each housing stick is within 500 feet of a fire hydrant, as hose is laid by the fire department, around corners,~~

~~obstacles, etc.]~~ A second email, dated October 3, 2023, indicated that the Fire/EMS agreed with a revised condition, which states that the applicant is required to comply with all related fire hydrant regulations, in accordance with the National Fire Protection Association (NFPA) 1, Chapter 18 standards.

Proposed revisions to Finding 14:

- 14. Community Feedback:** Staff received emails from the surrounding community and an attorney representing a neighboring homeowners association (HOA) prior to the writing of the technical staff report. These emails were not associated with a specific issue regarding the development but only requested additional information on the project.

Staff received an additional email from the community on October 3, 2023, which was published with the additional backup. The email primarily expresses concern regarding the adequacy of existing infrastructure, specifically regarding traffic and water and sewer access, via the Washington Suburban Sanitary Commission (WSSC). Staff note that, in Finding 6 of this technical staff report, traffic adequacy will be evaluated, at the time of preliminary plan of subdivision (PPS). As stated in Finding 13, staff did not receive comments from WSSC during the application review period. WSSC received the request for a referral on May 8, 2023, when the subject application was accepted, and provided no comments during the Subdivision and Development Review Committee (SDRC) meeting on May 26, 2023. Lastly, the email asked staff to explain how they meet the public involvement process. The applicant provided the required informational and acceptance mailing letters, in accordance with the prior Zoning Ordinance. These mailings were provided on December 7, 2022, and April 28, 2023, respectively.

Proposed revisions to RECOMMENDATION:

RECOMMENDATION

Based on the applicant's statement of justification, the analysis contained in the technical staff report, associated referrals, and materials in the record, the applicant has demonstrated conformance with the required special exception findings, as set forth in Section 27-317 (in general) and Section 27-395 (planned retirement community) of the prior Prince George's County Zoning Ordinance. Staff find that the proposed application satisfies the requirements for approval and that the application will be in conformance with the Zoning Ordinance requirements.

Therefore, staff recommend APPROVAL of Special Exception SE-22002, a Variance from Section 25-122(b)(1)(G), Alternative Compliance AC-23008, and Type 2 Tree Conservation Plan TCP2-017-2023, for Stewart Property, subject to the following conditions:

1. Prior to certification of the special exception site plan, the following revisions shall be made, or information shall be provided:
 - a. Provide a bicycle lane along the subject property's entire frontage of Springfield Road, ~~[on the special exception plan]~~ in accordance with the 2009 Master Plan of Transportation and the 2022 Bowie-Mitchellville and Vicinity Master Plan and Sectional Map Amendment, unless modified by the operating agency with written correspondence.

- b. Provide dimensions for all sidewalks and trails on-site on the special exception plan. All sidewalks shall be at least [6] 5 feet wide [~~in accordance with the 2022 Approved Bowie Mitchellville and Vicinity Master Plan~~], unless modified by the operating agency with written correspondence.
- c. Provide the following notes on the special exception plan and revise the representative architectural plans to demonstrate the following:
 - (1) “All dwelling units shall have front façades finished with a minimum of 60 percent brick or other masonry. The first floor of all front façades shall be finished with full brick or other masonry.”
 - (2) “All single-family attached end walls shall feature, at a minimum, four points of architectural fenestration on the first floor, three points of architectural fenestration on the second floor, roof line detail, and shutters on all windows to provide a balanced and harmonious composition.”
 - (3) “All highly visible single-family attached end walls, as shown on the Applicant’s provided ‘Visibility Exhibit,’ shall be finished with full brick or other masonry on the first floor.”
 - (4) “All moderately visible single-family attached end walls, as shown on the Applicant’s ‘Visibility Exhibit,’ shall be finished with, at a minimum, full brick or other masonry up to the water table.”
- ~~[d. Revise the Visibility Impact Exhibit and the special exception plan to show all end units that are not considered highly visible, as moderately visible or MVL.]~~
- ~~[e] d. [Provide an exhibit demonstrating that each housing stick is within 500 feet of a fire hydrant, as hose is laid by the fire department, around corners, obstacles, etc.]~~
Comply with all related fire hydrant regulations, in accordance with the National Fire Protection Association (NFPA) 1, Chapter 18 standards.
- ~~[f] e.~~ Obtain approval of a preliminary plan of subdivision and reflect the approved lotting pattern of the preliminary plan on the approved special exception plan.
- ~~[g] f.~~ Revise the development standards table on the special exception plan to include the following:
 - (1) Provide accessory building development standards or note that the underlying zoning standards will apply on the special exception plan.
- ~~[h] g.~~ Revise the project title on the provided draft covenants to be consistent with the special exception site plan.
- ~~[i. Provide electric vehicle charging stations and visitor parking as part of the on-site parking calculation on the special exception plan.]~~
- ~~[j] h.~~ Provide site details for the proposed dog waste stations and demonstrate the locations of these dog waste stations on the special exception plan.

- [k] i. Demonstrate conformance to ~~[Section 27-295(a)(4)]~~ Section 27-395(a)(4)(A) by:
- ~~[(1) Providing on-site directional signage to the outdoor community gathering area.]~~
 - ~~[(2) Providing an indoor space or additional amenities, to allow year-round or three seasons of community meetings and events, in the community gathering area]~~
 - ~~[(3)]~~ (1) Providing three exercise stations along the walking path. ~~[additional on-site active recreational activities.]~~
 - (2) Providing additional on-site active recreational activities within, or adjacent to, the community gathering area.
- [l] i. The landscape plan shall be revised, as follows:
- (1) Increase the minimum size of Section 4.1 and Section 4.10 trees (close to the street) from 2.5–3-inch caliper to 3–3.5-inch caliper.
 - (2) Correct Schedule 4.6-1(F), which identifies the linear feet of frontage as 179.7 feet, which is inconsistent with the landscape plans that identify this segment as 140.8 feet.
 - (3) Confirm that each proposed street tree meets the requirements for soil surface, pursuant to Section 4.10(c)(10), or provide details of the alternative construction techniques that will be implemented, to ensure survivability.
 - (4) Provide a shade tree, instead of an ornamental tree, between Lots 32 and 33, Block B, and in the side yard of Lot 29, Block B.
 - (5) Provide a shade tree (outside of the public utility easement) between Lots 54 and 55, Block C.
 - (6) Provide an ornamental tree (outside of the public utility easement) between Lots 46 and 47, Block C.
 - (7) On Sheet 1, correct the table to identify that Lot 43, Block B, needs alternative compliance, not Lot 42.
 - (8) Provide labels for the private roads.
 - (9) Reduce the plant unit requirement in Schedule 4.7-1 (B) by 50 percent since a 6-foot-high fence is included in the bufferyard.
 - (10) Revise the number of plantings in all landscape schedules to correspond with the plant schedule provided on Sheet 2 of the landscape plan.
 - (11) Round all plant requirements for all landscape schedule to whole numbers.

- (12) Indicate the landscape schedules where alternative compliance is being requested.
 - (13) Provide the following General Notes on Sheet 1 of the landscape plan:
 - (a) Landscaping in front of the residential gateway signs will change seasonally.
 - (b) Plantings in the raised garden beds will be installed by residents.
 - (14) Revise the tree canopy coverage on-site woodland conservation acres provided, and non-woodland conservation acres provided, in conformance with the provided Type 2 tree conservation plan.
 - (15) Provide a column stating if the proposed planting is native or non-native, on the plant schedule, on Sheet 2 of the landscape plan.
 - (16) Label the lighting fixtures and fence on Sheet 2 of the landscape plan. Revise the lighting fixtures to be full cut-off.
 - (17) Provide site details for ~~the~~ representative on-site furniture that will be utilized within the community pavilion, on Sheet 3.
 - (18) In addition to the landscape plan, provide a photometric plan demonstrating the lighting will consist of full cut-off fixtures that reduce spill-over into the surrounding community.
- [m] k. The Type 2 tree conservation plan (TCP2) shall be revised, as follows:
- (1) Label the proposed development features on the plan (raised garden beds, sitting plaza, etc.).
 - (2) Provide the following note under the specimen tree table, "This plan is in accordance with the following variance from the strict requirements of Subtitle 25 approved by the Prince George's County District Council with SE-22002 for the removal of Specimen Trees ST-1, ST-3, ST-9, and ST-10."
 - (3) ~~[Provide a management plan for root protection and monitoring the health of the specimen trees to remain with impacted critical root zones.]~~ Add a footnote to the specimen tree table for ST-8, providing the methodologies proposed to protect the critical root zone at pre-construction, during construction, and post construction.
 - (4) Provide the symbols in the legend for the sewer and associated easement(s), and all other features on the TCP2.

- (5) Provide a planting schedule for each of the reforestation areas and area for landscape credits. The schedules shall include the quantity of plant material, common name, scientific name, size of plant material, and the spacing of plants.
- (6) Add the Site Statistics Table and General Information Table from the approved Natural Resources Inventory (NRI).
- (7) Correct errors in the TCP2 worksheet to accurately reflect the woodland conservation requirement, and how the requirement is being met.
- (8) Prior to certification of the Type 2 tree conservation plan (TCP2) for this site, documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section, for review by the Office of Law and submission to the Prince George's County Land Records office for recordation. The following note shall be added to the standard TCP2 notes on the plan, as follows:

“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site, have been placed in a woodland and wildlife habitat conservation easement, and recorded in the Prince George's County Land Records at Liber ____ Folio ____.
Revisions to this TCP2 may require a revision to the recorded easement.”

2. Prior to the acceptance of the preliminary plan of subdivision, the applicant shall:

- a. Provide a pedestrian and bikeway facilities plan and demonstrate the following:
 - (1) Provide a bicycle lane along the subject property's entire frontage of Springfield Road, in accordance with the 2009 Master Plan of Transportation and the 2022 Bowie-Mitchellville and Vicinity Master Plan and Sectional Map Amendment, unless modified by the operating agency, with written correspondence.
 - (2) Provide dimensions for all sidewalks and trails on-site. All sidewalks shall be at least [6] 5 feet wide [~~in accordance with the 2022 Approved Bowie-Mitchellville and Vicinity Master Plan~~], unless modified by the operating agency, with written correspondence.
- b. Provide a geotechnical report that includes a slope stability analysis for both unmitigated and mitigated conditions.
- c. Identify archaeological resources in the project area by conducting Phase I archaeological investigations
- ~~[d. Provide a truck turning circulation plan.]~~

3. Prior to the approval of the final plat, the applicant shall:
 - a. Provide a plan for evaluating the resource at the Phase II level, or avoiding and preserving the resource in place, if it is determined upon receipt of the Phase I report by the Prince George's County Planning Department that potentially significant archeological resources exist on the subject property.
 - b. In accordance with Section 27-395(a)(5)(A) of the Prince George's County Zoning Ordinance, the applicant shall provide age-restricted covenants, in conformance with the Federal Fair Housing Act, and the covenants shall be approved by the Prince George's County District Council and filed in the land records of Prince George's County prior to record plat. The liber and folio of the covenants shall be reflected on the final plat prior to recordation.
4. Prior to issuance of the first permit, revise the stormwater management technical plan to match the layout of the special exception site plan and the Type 2 tree conservation plan.
5. Prior to issuance of any permit which impacts wetlands, wetland buffers, and streams, or waters of the United States, the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions were complied with, and associated mitigation plans.
6. Prior to any ground disturbance or the approval of any grading permits, the applicant shall:
 - a. Provide a final report detailing the Phase II and/or Phase III investigations and ensure that all artifacts are curated in a proper manner if a Phase II and/or Phase III archeological evaluation or mitigation is necessary.