

**ITEM 6.2: Design Review Permit and Conditional Use Permit – 7 Medical Plaza – NERSP PCL 25
– Sutter MOB 7 – File #PL22-0061**

REQUEST

The applicant requests approval of a Design Review Permit to construct a four-story medical office building and a Conditional Use Permit for a new Graduate Medical Education (GME) program proposed at the Sutter Roseville Medical Center campus. The medical office building (MOB 7) is proposed as a two-phase project, Phase 1 will consist of a four-story building (85,000 square feet) and Phase 2 will add a two-story addition to the main four-story building. The MOB 7 includes improvements to the existing site, a new accessible drop off zone, accessible parking stalls immediately in front of the building, surface parking stalls, a raised pedestrian crosswalk between the parking garage and the MOB 7, and a private outdoor patio area for students and faculty of the GME program. The GME program will occupy the entire first floor of the MOB 7 for classroom instruction and a simulation center.

Applicant – Sarah Bergman, Dreyfuss + Blackford Architecture
Property Owner – Dan Conwell, Sutter Valley Hospitals

SUMMARY RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

1. Adopt the Sutter Parking Garage Expansion & Sutter MOB 7 Negative Declaration;
2. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to two (2) conditions of approval; and
3. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-one (71) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

The Negative Declaration prepared to evaluate the potential environmental effects of the MOB 7 project, included an evaluation of the Sutter Parking Garage Expansion project, which was approved by the Planning Commission on May 12, 2022. While these two projects are being considered independently, it was determined that, in order to evaluate the combined environmental impacts of both projects, one comprehensive environmental document would be prepared.

Prior to the May 12, 2022 Planning Commission hearing for the Sutter Parking Garage Expansion project, a comment letter was submitted by the Lozeau Drury law firm, on behalf of the Laborer's International Union of North America alleging that the project may have unmitigated adverse environmental impacts related to indoor air quality, noise and air quality impacts from the emissions of reactive organic compounds (ROGs). The letter concluded with a request that the City prepare and circulate an Environmental Impact Report in lieu of the Negative Declaration. On May 12, 2022, staff prepared, and provided the Planning Commission, a response memo that addressed the comments and provided one minor correction to the document. The response memo concluded that the Negative Declaration adequately evaluated environmental impacts for both the Sutter Parking Garage Expansion project and the MOB 7 project and could be relied upon for compliance with CEQA. In addition, on June 16, 2022, the City received a letter from Thomas Law Group (see Attachment 4), representing Sutter Valley Hospitals, concurring with the City's conclusion and requesting the Planning Commission adopt the Negative Declaration for the MOB 7 project.

Because the Lozeau Drury letter addressed the Negative Declaration that evaluated both the Sutter Parking Garage Expansion project and the MOB 7 project, those comments and the staff response are pertinent to this item. It should be noted that the Planning Commission’s approval of the Sutter Parking Garage Expansion project was appealed by Lozeau Drury. Additional information regarding this issue can be found in the Environmental Review Section of this report.

BACKGROUND

The Sutter Roseville Medical Center (SRMC) campus is approximately 49-acres in size and is located in the Northeast Roseville Specific Plan (NERSP). The project site is approximately 1.59 acres in size and is located at 7 Medical Plaza Drive (see Figure 1). The project would result in the construction of a 100,000-square foot medical office building (MOB 7). The MOB 7 is proposed as a two-phase project, Phase 1 will consist of a four-story building (85,000 square feet) and Phase 2 will add a two-story addition to the main four-story building. Through a separate entitlement application (File #PL22-0024), the applicant proposes to expand the existing parking garage to support the existing campus as well as the proposed MOB 7 (see Figure 1). MOB 7 is located just north of the parking garage expansion.

The SRMC site has a General Plan designation of Business Professional (BP). The NERSP land use designation for the SRMC is Medical Campus, and the zoning designation is Planned Development for Medical Campus (PD 457). On October 26, 2006, the Planning Commission approved a Conditional Use Permit (CUP) to allow an increase in square footage of the SRMC from 804,000 square feet to 1,100,000 square feet. The updated overall campus plan which illustrated the additional acute care facilities and medical office buildings, as well as the associated parking area which is included in this staff report for reference (see Attachment 1). On June 26, 2014, the Planning Commission approved a Design Review Permit (DRP) to allow the construction of the SRMC Medical Office Building 6 (MOB 6) and a new parking garage. That project included a new 60,000 square MOB 6 and a 476 space five-story parking garage to be located adjacent to MOB 3 (see Attachment 2). Both of these projects have been constructed.

The current request is for a Design Review Permit and a Conditional Use Permit to allow the construction of a 100,000 square foot medical office building and a new Graduate Medical Education program.

Figure 1: Project Location



SITE INFORMATION

Location: 7 Medical Plaza (046-060-034-000)

Total Size: 1.59 acres

Topography and Setting: The overall SRMC center has been developed throughout the years with an acute hospital, a bed tower, an acute rehabilitation center, medical office buildings, surface parking, a parking garage with a helipad, and a five-story parking garage. The proposed project is located north of the existing five-story parking garage at the northeast corner of the SRMC. The project site is surrounded by multi-family to the east, medical offices to the south, an existing five-story parking garage to the west, and medical office buildings to the north. Currently, the project site is developed with a surface parking lot, landscaping and lighting, and a temporary modular building and sterilization trailer which are proposed to be removed upon approval of the MOB 7.

EVALUATION – CONDITIONAL USE PERMIT

Section 19.78.060 of the City of Roseville Zoning Ordinance requires that three findings be made in order to approve a CUP. The three findings are listed below in *italicized, bold print* and are followed by an evaluation of the proposal in relation to each finding.

1. The proposed use or development is consistent with the City of Roseville General Plan and any applicable specific plan.

The SRMC site has a General Plan designation of BP. The NERSP land use designation for the SRMC is Medical Campus, and the zoning designation is Planned Development for Medical Campus (PD 457). The purpose of the BP land use designation provides for small and large office uses, including uses supportive of offices. The BP land use designation primary uses include administrative, professional, government, and medical offices, and research and development (not including any manufacturing or assembly). The General Plan does not address the compatibility of medical related research (educational or instructional) types of uses such as the GME program in the BP land use category. The General Plan therefore relies on the PD 457 to determine the appropriate location and design of medical related research (educational or instructional) uses through the Conditional Use Permit process. As discussed below, the proposed use is consistent with PD 457; therefore, the proposed use is consistent with the General Plan.

2. The proposed use or development conforms with all applicable standards and requirements of the Zoning Ordinance.

The Zoning Ordinance establishes off-street parking requirements for Specialized Education and Training uses, the parking requirement for vocational and specialty schools is one (1) space per 50 square feet of instructional area and one (1) space per 250 square feet of office space. The applicant is still finalizing the final floor plan for the GME program, however, the applicant has noted that the GME program would only occupy the first floor of MOB 7. A final floor plan layout of the GME is still pending, it is anticipated that prior to the submittal for building permits the floor plan will be finalized. The NERSP Guidelines for Medical Campuses allows for parking standards to be modified by the Planning Commission if justified through a parking study. The applicant has submitted a parking study that was completed by Fehr and Peers and dated January 31, 2022 (Attachment 3). The Fehr and Peers parking study is the fourth study conducted for the campus since 2003, the results of the three previous studies are summarized in the Fehr and Peers parking study (see Attachment 3). The parking study compared the parking demand trends from previous years with current parking demands on campus. With a recent shift in tele-medicine appointments, the parking study found a decrease in parking demand on campus. Additionally, the study also noted that a comparison between 2016 and 2021 data showed a decrease in parking demand because the November 2016 parking demand rate was based on “occupied” square footage, while the 2021 rate was based on gross square footage of the campus. It should be noted that the Zoning

Ordinance does not take into account the fact that the proposed medical use is located on a campus and is not a standalone project. Inevitably, physicians, nurses, and other staff of the campus will likely park once and walk between buildings during the course of work. For example, doctors will walk between the medical office building and the hospital to see patients. As such, the parking study which has been developed and updated throughout the years analyzed the unique characteristics of the campus and found a parking ratio that is adequate for the campus. The study identifies a medical office parking ratio of 3.31 spaces per 1,000 square feet of gross building area, which encompasses the GME program square footage and the new MOB 7. The parking garage expansion which is proposed south of MOB 7 would provide sufficient parking stalls for users of the MOB 7 and the GME program. Therefore, as proposed the GME program complies with the applicable standards and requirements of the Zoning Ordinance.

3. *The location, size, design and operating characteristics of the proposed use or development is compatible with and shall not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements.*

The GME program is proposed within the same square footage of MOB 7, specifically on the first floor. The first floor of MOB 7 would serve as the base of operations for the program where administrative offices, classrooms, conference space for instruction and lectures, and a simulation center for the GME students. The majority of the activities for the GME would occur between 7 a.m. and 6 p.m., with occasional meetings, lectures and events held in the evening. In addition to the classroom space, a private outdoor area along the east building side (see Figure 6) is proposed. The proposed private outdoor area would only be used by the faculty and students of the GME program during normal hours of operation. Noise levels are expected to increase slightly while students and faculty use the outdoor private area, but the increase in noise levels is not expected to be different from what is currently present on campus (e.g., people talking outside on their phones). Therefore, the location, design, and operating characteristics of the GME program will not adversely affect or be materially detrimental to the health, safety, or welfare of persons residing or working in the area, or be detrimental or injurious to public or private property or improvements because the GME program is ancillary to the MOB 7.

EVALUATION – DESIGN REVIEW PERMIT

The NERSP and subsequent Use Permit approved in 1994 established development standards for the medical campus. The architectural style, colors and materials were established through the initial buildings constructed on the site. Through the Design Review Permit process the City reviews proposed projects on the medical campus for consistency with applicable development standards, architectural design, and consistency with the NERSP standards and Zoning Ordinance requirements.

The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the NERSP. Section 19.78.060(B) of the City of Roseville Zoning Ordinance requires four findings of fact be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in ***italicized, bold*** text and are followed by an evaluation of the project in relation to each finding.

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

As previously mentioned, the site is developed with a surface parking lot, landscaping, and lighting, and a temporary modular building and sterilization trailer, which will both be removed upon construction of the MOB 7. The project as approved would not alter the natural features of the site, such as open space, topography, trees, wetlands, or water courses since the site has been previously disturbed and no natural features exist on the project site. The project has been reviewed by the City's Engineering Division and

has been designed consistent with City standards related to drainage improvements and stormwater quality facilities. The proposed MOB 7 is consistent with the site's BP land use designation, and support the existing use of the site.

- 2. The project site design as approved provides open space; access; vehicle parking; vehicle, pedestrian and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas; landscaping; irrigation; and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the Northeast Roseville Specific Plan (NERSP).***

Vehicle Access and Circulation: The main vehicle access point into the parking lot of MOB 7 would be from Medical Plaza Drive (Figure 2). A second driveway along Medical Plaza Drive closest to MOB 4 will also offer a second entrance to the MOB 7 parking lot. It is expected that most employees and patients of the new MOB 7 building and existing MOB 4 will park in the existing five-story parking garage or the future six-story parking garage expansion and walk across Medical Plaza Drive towards MOB 7.

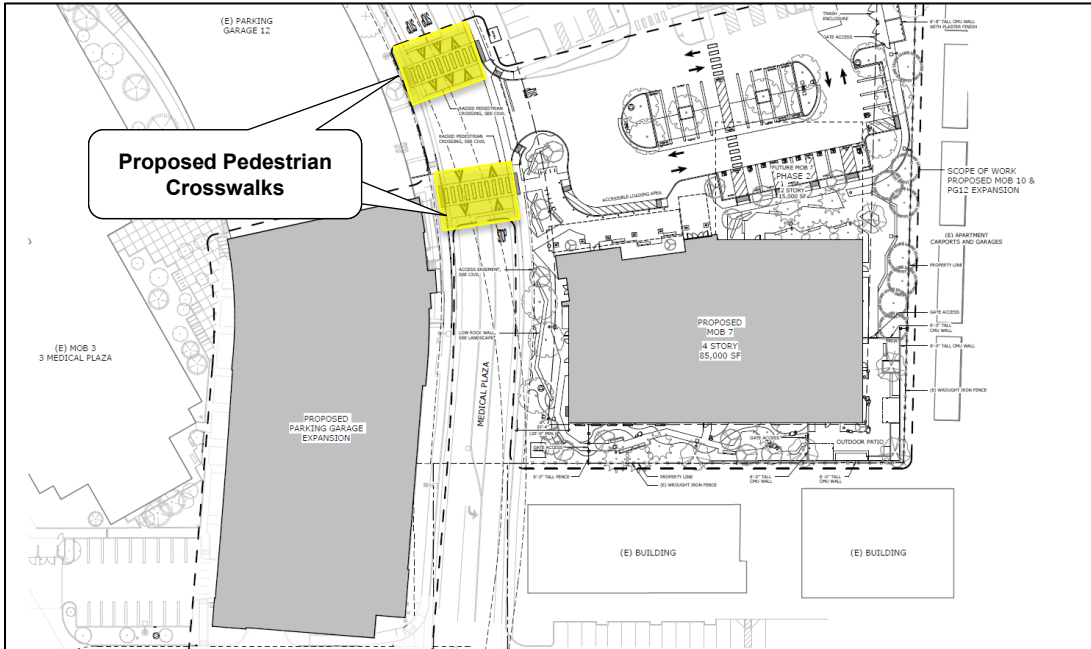
Figure 2: Vehicle Entrances



Pedestrian Access and Circulation: As part of the site improvements, the applicant proposes to remove the existing asphalt paving around the perimeter of the project site, as well as the existing surface parking lot and temporary modular building and sterilization trailer. Sidewalks adjacent to the project site will match the existing pedestrian walkway found in front of MOB 4 and the existing parking garage, which include a five-foot sidewalk along Medical Plaza Drive and landscaping.

Pedestrian connection between the MOB 7 and the future parking garage expansion will occur on the northern side of the parking garage across Medical Plaza Drive. In anticipation of the increase of foot traffic between the MOB 7 and the new parking garage, the applicant proposes two (2) raised pedestrian crosswalks (Figure 3). The raised crosswalks will act as traffic calming measure and provide enhanced safety and visibility for pedestrians crossing between the medical office buildings and the parking garage. As proposed, the project is consistent with the CDG related to pedestrian access and circulation.

Figure 3: Proposed Raised Pedestrian Crosswalks



Building Phasing: At this time, details pertaining the construction of MOB 7 Phase 2 are unknown. However, the applicant has included as part of this submittal a preliminary site plan of Phase 2. Phase 2 will include a two-story addition of 15,000 square feet to the four-story MOB 7. The two-story addition would be constructed on the north building elevation (see Figure 5). The construction of Phase 2 will require the accessible loading area and the accessible parking stalls to be redesigned and relocated in front of the new MOB 7 Phase 2. The displacement of parking stalls in front of the MOB 7 would not be of concern because the parking garage expansion would offset the loss of parking stalls with Phase 2.

Figure 4: MOB 7 Phase 1

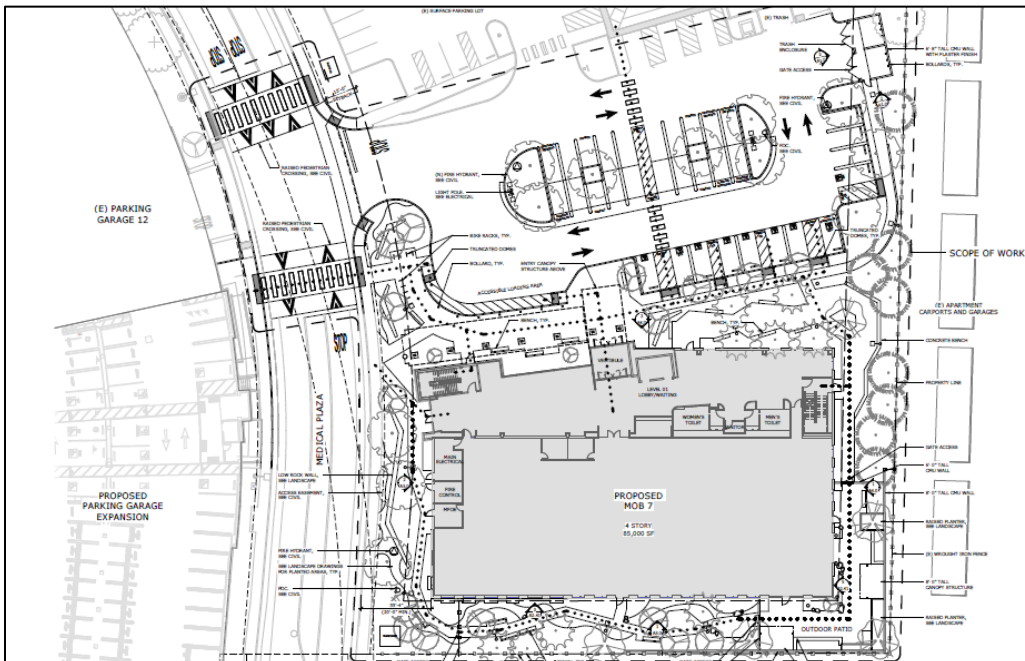
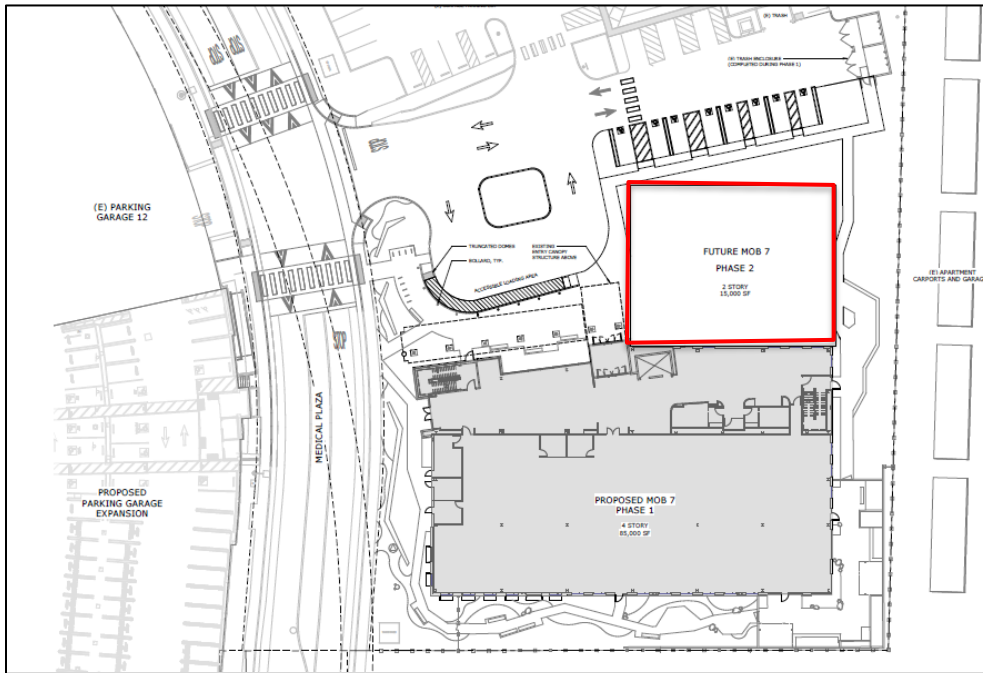


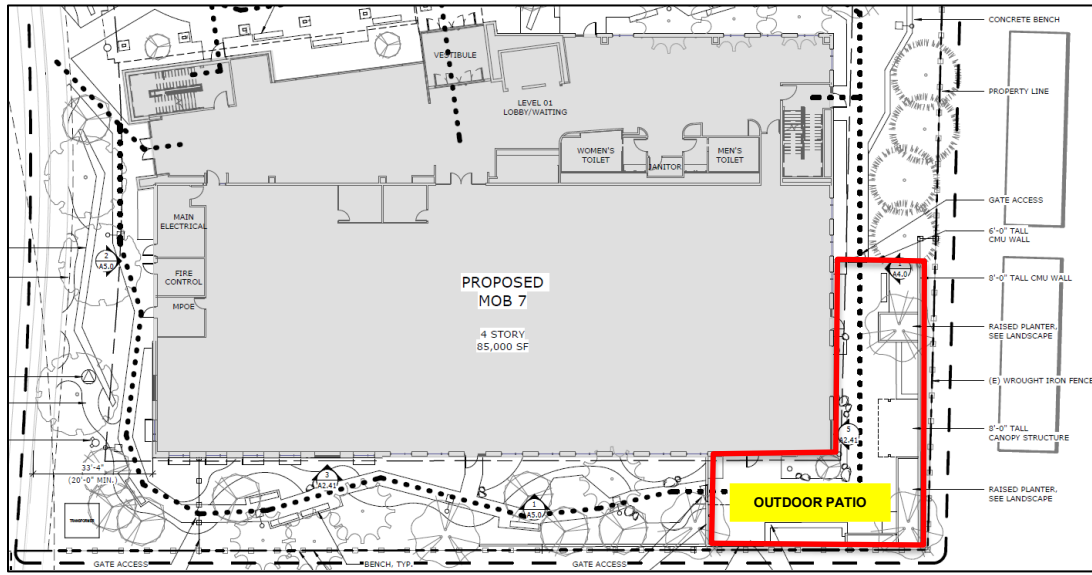
Figure 5: MOB 7 Phase 2



Parking: The NERSP Guidelines for Medical Campuses allows for parking standards to be modified by the Planning Commission if justified through a parking study. The applicant has submitted a parking study that was completed by Fehr and Peers and dated January 31, 2022 (Attachment 3). The study identifies a medical office parking ratio of 3.31 spaces per 1,000 square feet of gross building area. This rate was derived by conducting parking surveys of the campus and utilizing the Institute of Transportation Engineers (ITE) Parking generation, 5th Edition, to separate the amount of parking required for medical office uses versus hospital uses. As previously mentioned, through a separate entitlement application the applicant proposes expanding the existing parking garage to create 551 new parking spaces for the campus and MOB 7. As a result, the Fehr and Peers parking study analyzed both projects (i.e. the parking garage and MOB 7) and found that the new MOB 7 would require 332 new parking spaces to meet the parking ratio of 3.31 spaces per 1,000 square feet of gross building area. The parking garage expansion would create 551 new parking spaces and when added to the 477 parking spaces in the existing parking garage would provide for a total of 1,028 parking spaces. These spaces will continue to support the existing uses within the campus as well as the proposed 100,000 square foot MOB 7. Overall, the parking garage design complies with the City’s Zoning Ordinance and the Community Design Guidelines.

Landscaping and patio area: Landscaping is proposed around the perimeter of MOB 7, including medium shade trees (e.g., Sweet Bay, Keith Davey, Red Oak, Black Locust, and Prospector Elm), narrow screen trees (e.g., Norway Maple, Columnar Atlas Cedar, Maidenhair Tree, and Fern Pine), conifer trees (e.g., Incense Cedar, Atlas Cedar, Canary Island Pine, and Austrian Pine), and small accent trees (e.g., Japanese Maple, Western Redbud, Crape Myrtle Coral Pink, Dwarf Southern Magnolia, and Purple-leaf Plum). These trees are similar to the landscape palette used for the parking garage expansion, by using a similar landscape palette for both of these projects the applicant is providing a cohesive landscape design throughout the campus. Shrubs ranging from six (6) inches to four (4) feet in height will be planted all along the perimeter of the building. Overall, the landscape design is consistent with the existing plant palette used for the campus and is consistent with the CDG, the NERSP, and the City’s Water Efficient Landscape Ordinance.

Figure 6: Private outdoor patio area



The new MOB 7 will construct a sidewalk along Medical Plaza Drive that will connect to the private patio cover on the east side of the building (see Figure 6). A path along the east side of MOB 7 will lead to a private outdoor patio area, which will serve the GME program. The patio will be adjacent to an indoor lounge/breakroom that is used by GME students and faculty, primarily during the daytime. A new 8-foot-tall CMU wall will separate the patio area from the residential apartment and dental clinic neighbors and a 6-foot-tall fence and gate controls access on both entrances to the patio area will be proposed. The patio area is roughly 4-feet below the grade of the apartment complex. This lower grade along with raised planters with large trees and two freestanding canopies will shield the patio area from the neighbors.

Lighting: Pole and building mounted lighting is proposed throughout the project site. The parking lot area will include standard LED pole-mounted lights, these pole-mounted lights will have an overall height of approximately 25-feet. This height complies with CDG Policy CC-90, which requires pole mounted lighting to be no taller than 25-feet. Consistent with CDG Policy CC-86, the lighting sources will have cut off lenses and be located to avoid light spillage and glare on adjacent properties. In addition, the photometric plan demonstrates compliance with the City's minimum lighting level requirements (0.5 foot-candles in pedestrian areas and 1.0 foot-candles in vehicle areas). Further, the visual impact analysis (Exhibit C) submitted by the applicant illustrates a night time view from the apartments which shows how the proposed MOB 7, in comparison to the existing Phoenician Apartments, would appear in the evening. Overall, the proposed lighting of the MOB 7 is consistent with the City's Zoning Ordinance, the NERSP, and CDG standards.

3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the Northeast Roseville Specific Plan.

Site Planning and Building Siting: The proposed MOB 7 is located along the east edge of the SRMC. The MOB 7 is situated approximately 475-feet from Secret Ravine Parkway to the south and approximately 1,300-feet from East Roseville Parkway to the southwest. Due to its location of the project site within the SRMC, the MOB 7 is adjacent to an existing apartment complex. The MOB 7 is approximately 120-feet from the closest apartment building to the east of the project site. Pursuant to the Design Guidelines of the NERSP, the MOB 7 meets all the design standards of the NERSP as noted in the table below.

Table 1: NERSP – Medical Campus development Standards

	Proposed	
Setbacks		
From the ultimate back of curb of any adjacent existing or planned public roadway, a minimum 100-feet for portion of any building three (3) stories or more in height.	Approximately 475-feet from Secret Ravine Parkway Approximately 1,300-feet from East Roseville Parkway	Complies
From the property line of any adjacent open space area a minimum of 75-feet for that portion of any building three (3) stories or more in height.	Not applicable. MOB 7 is not proposed along the Unnamed Tributary Ravine to the south or along Secret Ravine.	Complies
From any remaining interior property line a minimum of 25 feet for any buildings, parking, paved or enclosed area.	30'-4"	Complies
Lot coverage		
35% of the gross square footage of the parcel	21,989 square feet (35% of the parcel is 23,170 square feet)	Complies
Land coverage		
Min. 20% of the gross square footage of the parcel	33.2%	Complies
Landscape design		
Shall be implemented in accordance with the NERSP landscape design guidelines.	Refer to landscape section above.	Complies
Building height		
A visual impact analysis shall be prepared	See Exhibit C	Complies

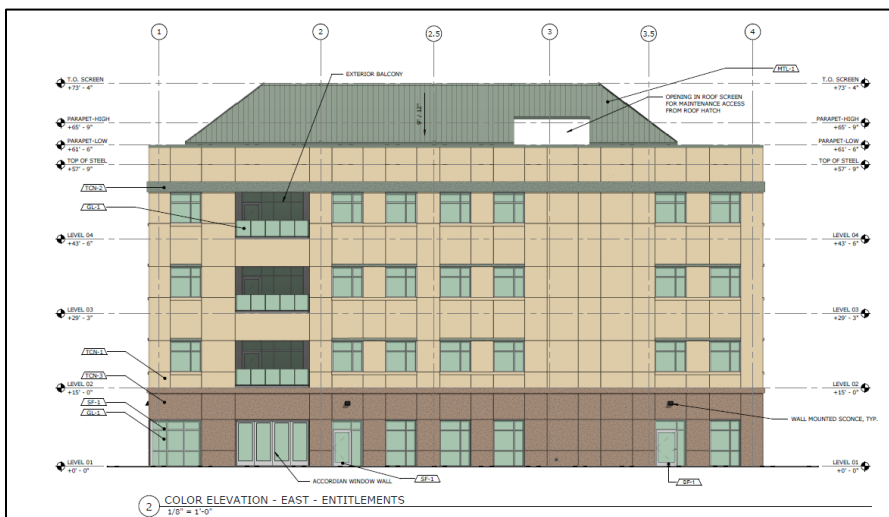
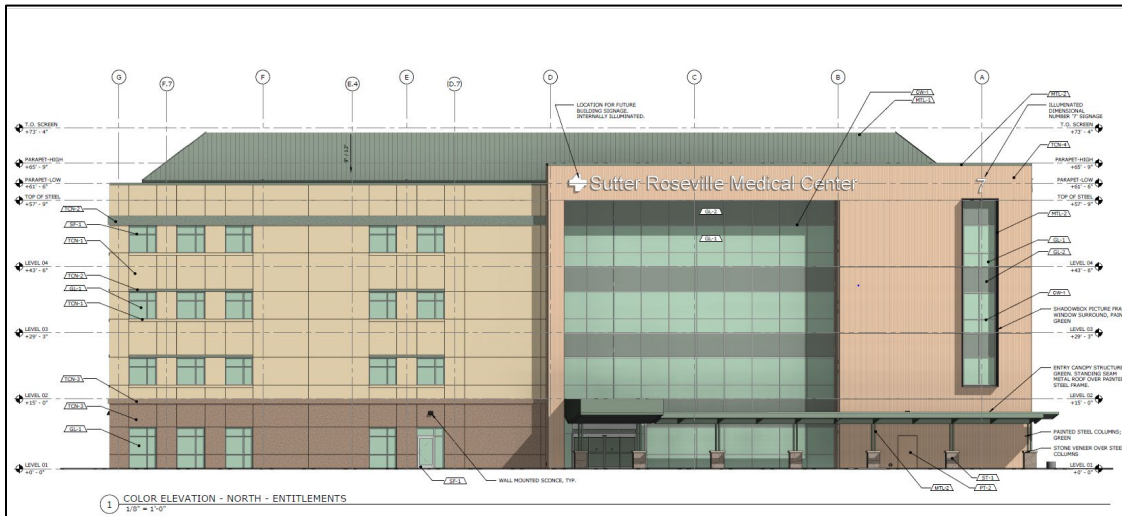
Elevations and Visual Impact Analysis: The NERSP and Environmental Impact Report requires that a visual impact analysis be performed prior to approval of building elevations for the Sutter Medical Campus. This visual analysis is required through the Design Review Permit process. The applicant has prepared the required visual analysis as shown in Exhibit C which illustrates the MOB 7 from several different view sheds. The proposed MOB 7 will be visible from Secret Ravine Parkway, Roseville Parkway and the nearby Phoenician Apartments. From Secret Ravine Parkway and Medical Plaza Drive the MOB 7 will be located behind the existing medical and dental offices. From the Phoenician Apartments, MOB 7 will be visible but will not cause any negative visual impacts or significantly increase the amount of light or glare on the apartments. Currently, MOB 4 is approximately 100-feet from the closest apartment building to the east. Similar to MOB 7, MOB 4 has not caused an increase in the amount of light or glare on the apartments and is anticipated that MOB 7 will not either. As depicted in the visual impact study, while the proposed MOB 7 will be visible from off-site locations, it will not cause any negative visual impacts or significantly increase the amount of light or glare on the Phoenician Apartments to the east.

As shown in Figure 7, the applicant proposes a four-story medical office building that emulates the existing campus aesthetics. This includes using precast thinshell concrete panels, with a sandblasted texture to align with the existing plaster and concrete tiltup buildings on campus (Exhibit B). All the panels on the MOB 7 are adorned in the three standard campus colors of beige, brown and green with linear foam shapes that accentuate the punched windows. The punched window size, pattern, and anodized aluminum frames are designed to match the existing MOB's on campus. Along the southwest corner of the building, horizontal sun shades have been added to reduce glare and heat gain.

The proposed MOB 7 will have an overall height of approximately 73 feet to the top of the mansard roof. The height of the building to the tallest parapet is approximately 65 feet, only the mansard mechanical screens will reach 73 feet. Similar to other MOB's on campus, the building will have mechanical equipment at the top of the building that will be screened from all public views. The mechanical equipment on the roof will not cause an increase in noise levels not already present on campus.

The visual analysis submitted by the applicant provides photo simulation of the proposed MOB 7 from Secret Ravine Parkway and Medical Plaza, and the Phoenician Apartments adjacent to the project site (Exhibit C). While the proposed building will be visible from Secret Ravine Parkway and the existing apartment complex, its visual impacts will not alter the existing visual impacts on campus because of its proximity to other buildings and its design consistent with the other buildings in the campus. The design and scale of MOB 7 is consistent with other MOBs on campus. Therefore, staff supports the proposed MOB 7 design and height.

Figure 7: North and East Building Elevations



4. The design of the public services, as approved, including, but not limited to, trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.

Trash Enclosure: In addition to the significant improvements to the site, the applicant proposes a trash enclosure along the eastern property, closest to the existing trash enclosure that serves MOB 4. The trash enclosure is proposed to be approximately 6'-8" tall CMU wall with plaster finish. The trash enclosure will be painted beige to match the campus color standard. Further, the trash enclosure will be surrounded by shade trees, shrubs and groundcover. The location and proposed design of the trash enclosure will not detract from the appearance of the site and is setback far enough from the street that it will be screened from public view.

Loading areas: The applicant proposes MOB 7 to be constructed in two (2) phases. Phase 1 will involve the construction of the four-story medical office building totaling 85,000 square feet in size (Figure 4). The overall site design of MOB 7 is intended to match the existing campus aesthetic, including the use of natural grasses, native plants, and low rock walls. As proposed, a fixed bench seating area is provided along the accessible drop off area in front of MOB 7. Accessible parking stalls are proposed immediately in front of MOB 7. A total of 32 parking stalls will be provided as part of MOB 7 Phase 1. A shaded seating area with trees at the northeast corner of the building will provide additional outdoor waiting area for patients.

CONCLUSION

The proposed project is consistent with the City's General Plan, Zoning Ordinance, CDG, and the NERSP. Based on the analysis contained in this staff report and with the project conditions, staff finds that the required findings for approval can be made for the proposed Conditional Use Permit and Design Review Permit.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate.

The applicant held a virtual neighborhood meeting on April 5, 2022. The applicant answered questions from the audience regarding the view sheds of the proposed parking garage expansion and the MOB 7. Additionally, a business owner asked if Sutter would provide a shuttle service for employees and patients to use during construction. The applicant is planning on providing a shuttle service while the project is under construction.

Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. A notice of the public hearing was published in the Roseville Press Tribune on June 11, 2022 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. No comments have been received as of publication of the staff report.

ENVIRONMENTAL DETERMINATION

The City of Roseville, acting as Lead Agency, prepared an Initial Study/ Negative Declaration (IS/ND) to evaluate the environmental effects of both the Sutter Parking Garage Expansion project and the MOB 7 project. While these two projects are being considered independently, it was determined that, in order to evaluate the combined environmental impacts of both projects, one comprehensive environmental document would be prepared. The public review period for the Negative Declaration began on April 12, 2022 and ended on May 2, 2022.

The IS/ND was made available for public review online at:
<https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774505>.

No public comments regarding the Negative Declaration were received during the public review period. The Sutter Parking Garage Expansion project was scheduled for the Planning Commission meeting on May 12, 2022. On May 11, 2022, a comment letter (see Exhibit A – Attachment 1) was submitted by the Lozeau Drury law firm, on behalf of the Laborer's International Union of North America alleging that the project may have unmitigated adverse environmental impacts related to indoor air quality, noise and air quality impacts from the emissions of reactive organic compounds (ROGs). The letter concluded with a request that the City prepare and circulate an Environmental Impact Report in lieu of the Negative Declaration. On May 12, 2022, staff prepared, and provided the Planning Commission, a response memo (see Exhibit A – Attachment 2) that addressed the comments and provided one minor correction to the CalEEMod air quality emissions estimator model. The response memo concluded that the Negative Declaration

adequately evaluated environmental impacts for both the Sutter Parking Garage Expansion project and the MOB 7 project and could be relied upon for compliance with CEQA. On June 16, 2022, the City received a letter from the Thomas Law Group (see Attachment 4), representing Sutter Valley Hospitals, concurring with the City's conclusion and requesting the Planning Commission adopt the Negative Declaration for the MOB 7 project. The letter from the Thomas Law Group addressed all of the comments provided in the Lozeau Drury letter.

Because the Lozeau Drury letter addressed the Negative Declaration that evaluated both the Sutter Parking Garage Expansion project and the MOB 7 project, those comments and the staff response are pertinent to this item. These comments, and the response should be considered by the Planning Commission for the MOB 7 project.

Staff recommends the Planning Commission consider and adopt the proposed Negative Declaration (Exhibit A).

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

1. Adopt the Sutter Parking Garage Expansion & Sutter MOB 7 Negative Declaration.
2. Adopt the three (3) findings of fact and approve the **CONDITIONAL USE PERMIT – 7 Medical Plaza – NERSP PCL 25 – Sutter MOB 7 –PL22-0061** subject to two (2) conditions of approval.
3. Adopt the four (4) findings of fact and approve the **DESIGN REVIEW PERMIT – 7 Medical Plaza – NERSP PCL 25 – Sutter MOB 7 –PL22-0061** subject to seventy-one (71) conditions of approval.

CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT – FILE # PL22-0061

1. This Conditional Use Permit approval shall be effectuated within a period of two (2) years from **June 23, 2022** and if not effectuated shall expire on **June 23, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **June 23, 2025**. (Planning)
2. The Conditional Use Permit shall be effectuated upon an occupancy permit being issued for the Graduate Medical Education class. (Planning)

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT – FILE #PL22-0061

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **June 23, 2022** and if not effectuated shall expire on **June 23, 2024**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **June 23, 2025**. (Planning)
2. The project is approved as shown in Exhibits A - F and as conditioned or modified below. (Planning)
3. The project shall be addressed as 7 Medical Plaza. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)

5. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
6. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
7. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

8. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
 - b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
9. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
10. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
11. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public

- water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Engineering)
- b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d. The landscape plan shall comply with the Landscape Guidelines for Northeast Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - e. Landscaping adjacent to preserve areas shall consist of California native, drought-tolerant groundcover, shrubs, plants, and trees. (Open Space, Planning)
 - f. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
 - g. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
 - h. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
12. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
 13. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed suite addressing for individual tenant spaces within the building. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
 14. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
 15. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
 16. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)

17. For restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
18. For restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
19. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
20. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
21. A note shall be added to the grading plans that states:

*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
22. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
23. The site shall include a designated Dial-a-Ride drop off and pick up area with an accessible path of travel to the main entrance of the building. Applicant shall install a pole for Dial-A-Ride sign (sign provided by Alternative Transportation). A covered seating area for our Dial-a-Ride passengers shall be located at the main entrance and it will be visible from the drive aisle of the drop-off and pick-up area. (Alternative Transportation, Planning, and Engineering).
24. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
25. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
26. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate

landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)

27. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Development Services - Engineering will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
28. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
29. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
30. The applicant/developer shall update the Transportation Systems Management (TSM) Plan for Sutter Roseville to be reviewed and approved by the Transportation Commission. (Alternative Transportation)
31. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
32. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
33. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
34. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
35. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)

36. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
37. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
38. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
39. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. one (1) set of improvement plans
 - b. load calculations
 - c. electrical panel one-line drawings
40. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)
41. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)
42. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

43. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
 - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
 - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
44. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
45. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's

"Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Engineering, Environmental Utilities, Electric)

46. Inspection of the potable water supply system on new commercial/industrial/office projects shall be as follows:
 - a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
47. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
48. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
49. The applicant/developer shall update the Transportation Systems Management (TSM) Agreement for Sutter Roseville to be reviewed and approved by the City Manager. (Engineering, Alternative Transportation)
50. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
51. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
52. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
53. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
54. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
55. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)

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56. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
- a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
57. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
58. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)
59. The developer will be responsible for intercepting existing conduits and installing a pad vault switch to accommodate the load of the new building. The vault shall be placed on the north of the proposed driveway adjacent to Medical Plaza.
60. A new transformer will be placed adjacent to Medical Plaza near the proposed building.
61. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
62. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed-free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
63. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
64. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
65. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
66. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
67. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
68. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and

seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)

69. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)
70. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)
71. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include the following:
- a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
 - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c. An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

ATTACHMENTS

1. Approved 2006 Sutter Master Plan
2. Approved 2014 Overall Campus Site Plan
3. Fehr and Peers Parking Study for Sutter Roseville Medical Center
4. Thomas Law Group Letter on behalf of Sutter

EXHIBITS

- A. Initial Study/Negative Declaration
- A. Attachment 1 – Lozeau Drury LPP Letter
- A. Attachment 2 – May 12, 2022 Planning Commission Memorandum
- B. Plans
- C. Visual impact analysis
- D. Sutter Graduate Medical Education summary
- E. Sutter Campus Master Plan – Square Footage Summary
- F. Materials Board

Note to Applicant and/or Developer: Please contact Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.