

# PLANNING & REDEVELOPMENT DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING DECEMBER 13, 2007

Prepared by: Wayne Wiley, Assistant Planner

<u>ITEM V-A:</u> DESIGN REVIEW PERMIT & TENTATIVE PARCEL MAP – 1721 PLEASANT GROVE BOULEVARD – NRSP PARCEL WW-17 (ESKATON ROSEVILLE MANOR) –

FILE #2007PL-131 (DRP-000213 & SUB-000106).

## **REQUEST**

The applicant requests approval of a Design Review Permit to construct a 49-unit affordable senior housing complex with associated site improvements including parking, lighting, and landscaping. The proposal also includes a Tentative Parcel Map to subdivide a 7.9-acre parcel into two lots.

Applicant – Peter Givas, Peter Givas Architect, Inc. Property Owner – Trevor Hammond, Eskaton

## **SUMMARY RECOMMENDATION**

The Planning & Redevelopment Department recommends that the Planning Commission take the following actions:

- A. Adopt the four (4) findings of fact for the Design Review Permit;
- B. Approve the Design Review Permit subject to eighty-one (81) conditions of approval;
- C. Adopt the three (3) findings of fact for the Tentative Parcel Map; and
- D. Approve the Tentative Parcel Map subject to forty-two (42) conditions of approval.

#### **SUMMARY OF OUTSTANDING ISSUES**

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

#### **BACKGROUND**

The project site is located on Parcel WW-17 of the North Roseville Specific Plan (NRSP), near the corner of Pleasant Grove Boulevard and Sun City Boulevard (see Figure 1). The vacant parcel is approximately 7.9 acres in size and is bounded on the north by single-family residential homes, on the west by attached town homes (Paseo Del Norte), on the south by open space, and on the east by vacant land zoned Public/Quasi Public. The subject parcel is designated High Density Residential 18.6 units per acre (HDR 18.6) and is zoned Attached Housing/Special Area - North Roseville (R3/SA-NR).

With the adoption of the NRSP, Parcel WW-17 was allocated a density of 13.9 dwelling units per acre. The 7.9-acre parcel was designated for low-income senior/disabled rental housing, resulting in a 110 unit affordable obligation. In 2002, entitlements were approved allowing the transfer of 37 affordable units from Eskaton Village Parcel EV-1 to Parcel WW-17. Transfer of the 37 units, plus the 110 unit affordable obligation already contained on Parcel WW-17, resulted in an affordable obligation of 147 low-income rental units for the parcel and a resulting density of 18.6 units per acre. The purpose of increasing the affordability requirement on Parcel WW-17 was to make the parcel more competitive in the federal grant funding process, namely the HUD Section 202 program.

The applicant now requests approval of a Design Review Permit to construct a 49-unit, affordable senior housing apartment complex with associated site improvements. The applicant is also requesting approval of

a Tentative Parcel Map to subdivide Parcel WW-17 into two lots (Lots 1 and 2). The subdivision of Parcel WW-17 will allow the project proponents to construct the remaining affordable obligation of 98 units with the development of Lot 2. Further discussion of the site's affordable obligation is provided in the Design Review Permit section of this report.



#### SITE INFORMATION

Location: 1721 Pleasant Grove Boulevard, North Roseville Specific Plan Parcel WW-17

**Roseville Coalition of Neighborhood Associations (RCONA)**: The project site is within the Junction West Neighborhood Association. To date, there have been no comments or issues raised by the Neighborhood Association.

Total Size: 7.9 acres

**Topography**: The topography of the site ranges in elevation from 125 to 130 feet above mean sea level. The project area is undeveloped and is generally characterized by bare dirt and native grasses. There are no native oak trees, vernal pools, or seasonal wetlands on the site; however, the parcel is directly adjacent to an open space parcel (Parcel WW-85). Further discussion is provided in the Tentative Parcel Map section of this report.

**Site Access**: Access to the site will be provided via two driveways. One driveway is proposed near the center of the parcel. The second driveway, located at the northwest corner of the site, will be shared with the adjacent residential development (Paseo Del Norte). Both driveways will be restricted to right turns in and out of the site by a center median.

# **ZONING REGULATIONS**

Development Standard	Required	Proposed
Building Setbacks	None	Approximately 50'
Landscape Setbacks	35' from Pleasant Grove Blvd	35'
Building Height Limit	50'	39'
Building Lot Coverage	None	Approximately 38%
Parking Spaces (Total)	54	54
	(1 parking space per unit + Guest parking @ 1/10 units = 49 + 5 = 54)	
% of compact spaces	(up to 30% max.)	0
# of handicapped spaces	3	3
% of shaded parking	50%	58%
Bicycle Spaces	3	3 (as conditioned)

#### **PROJECT DESIGN FEATURES**

See the attached Site Plan (Exhibit A); Grading/Storm Drain Plan (Exhibit B); Landscape Plan (Exhibit C); Elevations (Exhibit D); Tentative Parcel Map (Exhibit E); and Color Elevations (Attachment 1).

#### **EVALUATION**

## **DESIGN REVIEW PERMIT**

The evaluation of the Design Review Permit for the proposed project has been based on the applicable development standards within the City's Zoning Ordinance, the design standards of the City's Community Design Guidelines, and the requirements of the North Roseville Specific Plan. The four findings for approval of the Design Review Permit are listed below in the Recommendation section of this report. The following evaluation focuses on pertinent design issues.

The applicant proposes to construct a two-story, 49-unit, affordable senior apartment complex totaling 41,528 square feet. As noted above, the subject parcel has an affordable housing obligation of 147 units. To date, Eskaton has received funding from a variety of sources including HUD Section 202 Program, Roseville Redevelopment Agency, and HOME Investment Partnership Program. However, Eskaton has secured only enough funding to construct 49 of the 147 units required for the site. As such, Eskaton requests approval of a Tentative Parcel Map to subdivide Parcel WW-17 into two lots, and will construct the remaining 98 affordable units on Lot 2 when the necessary funds become available. The current DRP pertains only to the construction of the 49-unit apartment complex and associated site improvements. Future development of Lot 2 will require approval of a DRP.

**Site Planning/Building Siting**: The proposed building will be located approximately 50 feet from Pleasant Grove Boulevard. The primary entrance to the building will be oriented towards the northeast and will be adjacent to the main parking field. On the opposite side of the building, screened from the parking lot, will be a 10,000 square-foot courtyard area including a patio area, raised planters, a concrete walking path, tables, benches, trellises, and a community garden (see Exhibit C).

**Vehicle Access and Circulation:** As previously mentioned, two driveways will provide access to the site from Pleasant Grove Boulevard (see Exhibit A). The main driveway will be located toward the center of the site and will lead to a roundabout at the main entrance of the building that will facilitate passenger loading and unloading. The second driveway will be aligned with the existing northwest drive aisle of Paseo Del Norte and will be shared by the two residential developments. The internal drive aisle will provide access between the two projects and will allow the circulation pattern proposed with the current

DRP. Additionally, an eight-foot wide meandering sidewalk will be constructed along the frontage of Lot 1. To ensure access to Lot 2, Condition #8 of the SUB requires Eskaton to provide a four-foot wide, two inch thick, accessible path along the lot frontage until such time as development is proposed on Lot 2.

Landscaping: As shown on Exhibit C, the project will provide a 35-foot wide landscape corridor along Pleasant Grove Boulevard, a five-foot wide landscape planter along the southern and eastern property lines, and parking lot shade trees. Due to the proximity to the open space, the project has been conditioned to provide native landscaping along the southern property line (Condition #33). Consistent with the NRSP, the primary street trees along the street frontage will include London Planes, Leaf Lindens, and Purple Leaf Plums. In addition, the landscaping internal to the site will include Drake Evergreen Elms, Trident Maple, Western Redbud, Chinese Fringe, and Citrus trees with other shrubs and groundcover. As proposed, the landscape plan is consistent with the design intent of the CDG and NRSP and no changes are recommended.

**Project Design/Architecture:** The interface between the open space buffer and subject site creates the need for the project to incorporate a sensitive design along the open space edge. As such, the project will provide a six-foot tall wrought iron fence to allow visibility to the open space, while also providing security for the residents of the apartment complex.

The apartment complex is designed with 48 one-bedroom apartments (approximately 570 square feet in size) and one two-bedroom apartment (approximately 727 square feet in size). All units will provide a kitchen, bedroom, bathroom, and living area, and every unit will be equipped with an immediate response system in case of an emergency. All units will be internal to the building and access to the apartment complex will be provided via six entrances.

The proposed building will incorporate concrete tile roofing, louvered vents, stucco siding, and horizontal hardy-siding with varying smooth and textured finishes. Consistent with the CDG, the building design will incorporate varying roof lines, vertical articulation, and recessed fenestration to provide visual texture and shade/shadow interest. The main entrance will be emphasized by incorporating columns, a wood canopy, exterior glazed dual-pane windows with anodized aluminum systems and a hipped roof. The project utilizes a variety of field colors (Sienna Orange, Portobello Brown, Retreat Green, and Moderate White) with coordinating accent colors, which are consistent with the adjacent Paseo Del Norte development. Staff finds the building design compatible with the surrounding development and consistent with the applicable guidelines contained within the CDG. No change to the architecture is recommended.

Figure 2: Color Elevations



**Bicycle Parking/Circulation:** Per the Zoning Ordinance, a minimum of one bicycle rack shall be provided for every twenty required parking spaces. Based on the total number of parking spaces provided onsite (54), the site requires a minimum of three bicycle racks. The Site Plan does not identify the provision of bicycle parking. Condition 2a of the DRP has been added, which requires that bicycle

parking be provided per Zoning Ordinance standards in convenient and visible locations around the complex.

Affordable Housing: As noted above, Parcel WW-17 is identified as an affordable housing site. With approval of the Tentative Subdivision Map, the developer's remaining affordable housing obligation will be satisfied with the development of Lot 2. The applicant has provided a letter further elaborating on their plans to develop Lot 2 (see Attachment 2). Because no changes are proposed to the land use designation or zoning of Parcel WW-17, the current Development Agreement is still in effect and no amendments to this document are necessary.

#### **Design Review Permit Conclusion**

Based on the analysis contained herein, staff finds the project to be consistent with the intent of the General Plan, NRSP, Zoning Ordinance, and Community Design Guidelines. As proposed and conditioned, the required findings for approval can be made for the proposed Design Review Permit. The four findings for approval of the Design Review Permit are contained in the Recommendation section of this report.

# TENTATIVE PARCEL MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Parcel Map. The three findings are listed below in **bold italics** and are followed by an evaluation of the map in relation to each finding.

 The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.

<u>Parcel Size, Design, Configuration, Location, Orientation, And Character</u>: As shown in Exhibit E, the applicant proposes to subdivide the 7.9-acre parcel into two lots, resulting in Lot 1 at 2.9 acres and Lot 2 at 4.9 acres. As noted on the site plan, the proposed development on Lot 1 can be accommodated by the proposed parcel size. At 4.9 acres, Lot 2 is also sufficiently sized to accommodate the remaining 98-unit obligation (at 18.6 units per acre). The Engineering Department has reviewed the map and has no objections to the proposed parcel configuration.

Grading & Drainage: Grading of the property will be necessary to provide parking areas, drive aisles, and limited pad grading. Earthwork quantities will total 6,583 cubic yards of cut and 1,709 cubic yards of fill, resulting in a net export of 4,874 cubic yards of soil. Retaining walls are proposed along the south and east property lines. However, in order to provide a future connection between Lots 1 and 2, Condition #23 has been included, requiring the easterly retaining wall be removed and replaced with a maximum 2:1 fill slope (Condition #23).

As mentioned above, the subject parcel is adjacent to an open space buffer (Parcel WW-85). The NRSP recommends that Parcel WW-17 provide a solid masonry wall to avoid water runoff into the adjacent open space. The subject lot has been designed to drain to the street and run-off will be collected in drain inlets and underground storm drain lines. As a result, staff does not anticipate surface water run off to enter the open space buffer and a solid wall is not necessary.

Access & Circulation: Due to the drive aisle shared between the subject site and Paseo Del Norte, the applicant will need to record a Reciprocal Access Agreement. Condition #7 of the Design Review Permit and Condition #5 of the Tentative Parcel Map have been added to ensure this requirement is

upheld. Additional analysis regarding access and circulation is discussed above in the Design Review Permit evaluation.

<u>Improvements</u>: The project will be designed with an utility infrastructure including looped water, sewer, electric, fire hydrants and other utility mains. The Design Review Permit was conditioned to require that these site improvements be provided. The requirements for access and service improvements have been included in the conditions of approval for both the Design Review Permit as well as the Tentative Parcel Map.

2. The subdivision will result in lots, which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or some other physical condition of the area.

As evident in the DRP analysis, the design, layout, configuration, and size of the proposed lots are sized to accommodate the proposed and future development in accordance with City standards. In addition, there are no natural features or physical conditions present on the site that would restrict development of the proposed parcels.

3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.

The water quality impacts associated with the project and the expected discharge of waste for this project are consistent with what has been anticipated by the General Plan and NRSP EIRs. In addition, the design of the sewer lines in the project area and treatment capacity at the City's sewage treatment plant have adequate conveyance and capacity to accommodate the existing and future development on the parcels proposed by the tentative subdivision map.

#### **Tentative Subdivision Map Conclusion**

Based on the analysis contained in this staff report and with the project conditions, the required findings can be made for the proposed Tentative Subdivision Map.

### **ENVIRONMENTAL DETERMINATION**

The proposed project is categorically exempt from environmental review pursuant to Section 15182 of the California Environmental Quality Act (CEQA) Guidelines, as a residential project pursuant to a Specific Plan. The EIR for the North Roseville Specific Plan (SCH #96112014) was certified by the City Council on August 6, 1997. A copy of the NRSP EIR is available for review in the Planning & Redevelopment Department at 311 Vernon Street.

# **RECOMMENDATION**

The Planning & Redevelopment Department recommends the Planning Commission take the following actions:

- A. Adopt the four findings of fact as stated below for the **DESIGN REVIEW PERMIT 1721 PLEASANT GROVE BOULEVARD, ESKATON ROSEVILLE MANOR FILE# DRP-000213**;
  - 1. The project, as approved, preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and watercourses, provides adequate drainage for the project, and allows beneficial use to be made of the site for development.

- 2. The project site design, as approved, provides open spaces, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and 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 NRSP.
- 3. The building design, including the material, 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 NRSP.
- 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.
- B. Approve the **DESIGN REVIEW PERMIT 1721 PLEASANT GROVE BOULEVARD, ESKATON ROSEVILLE MANOR FILE# DRP-000213** subject to the eighty-one (81) conditions listed below:
- C. Adopt the three findings of fact as stated in the staff report for the TENTATIVE PARCEL MAP 1721 PLEASANT GROVE BOULEVARD, ESKATON ROSEVILLE MANOR – FILE# SUB-000106; and
- D. Approve the TENTATIVE PARCEL MAP 1721 PLEASANT GROVE BOULEVARD, ESKATON ROSEVILLE MANOR FILE# SUB-000106 subject to the forty-two (42) conditions listed below. Overland

# CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT DRP-000213

- This Design Review Permit approval shall be effectuated within a period of two (2) years from this
  date and if not effectuated shall expire on **December 13, 2009.** Prior to said expiration date, the
  applicant may apply for an extension of time, provided, however, this approval shall be extended
  for no more than a total of one year from **December 13, 2009.** (Planning)
- 2. The development of site shall be as depicted and described in Exhibits A through E. (Planning)
  - a. A minimum of three bicycle racks shall be provided in a visible and convenient location throughout the site. (Planning)
  - b. All those conditions and restrictions as called for in the Development Agreement by and between the City of Roseville and Eskaton Properties, and as amended, shall be made part of this approval. (Engineering, Planning)
- 3. 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. (Engineering, Environmental Utilities, Finance)
- 4. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)

- 5. The applicant shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
- 6. 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. (Engineering)
- 7. 1725 Pleasant Grove (Eskaton Roseville Manor) and 1731 Pleasant Grove (Paseo Del Norte) shall have rights of reciprocal access for the shared driveway located at the westerly portion of the subject site. A separate agreement to this effect shall be submitted to the City as part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)
- 8. Parking stalls shall meet, or exceed, the following minimum standards:
  - 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" raised curb or concrete bumper. (Planning)
  - b. Standard -- 9 feet x 18 feet; Compact--8 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:
    - Handicapped parking stalls shall be dispersed and located closest to accessible entrances.
       The total number of accessible parking spaces shall be established by Table 11-B-6 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 1127B and 1129B. (Building)
- 9. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)
- 10. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
- 11. The Landscape plan shall comply with the North Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Planning)
- 12. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
- 13. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (2") bark (no shredded bark) or (2") mulch covering. (Planning)

14. 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)

#### PRIOR TO ISSUANCE OF BUILDING PERMITS:

- 15. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
- 16. A separate 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)
- 17. Building permit plans shall comply with all applicable code requirements (Uniform Building Code UBC, Uniform Mechanical Code UMC, Uniform Plumbing Code UPC, Uniform Fire Codes UFC and National Electrical Code NEC), 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 Department for applicable Code editions). (Building)
- 18. 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. Building plan review, permit issuance and archiving is based on each individual building address.
- 19. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
- 20. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
  - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
  - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
  - c. A rough grading permit may be approved by Engineering prior to approval of the improvement plans.
  - d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
- 21. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)

- 22. The frontage of Pleasant Grove Blvd. shall be improved to include a 30-foot wide Type A-7 driveway and an eight -foot wide pedestrian path within the landscape corridor. The driveway shall be accessed with a right turn curb flare and shall be restricted to right turn movements only. (Engineering)
- 23. The retaining wall shown along the easterly property line shall be eliminated and replaced with a 2:1 maximum fill slope. (Engineering)
- 24. 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)

- 25. All storm drainage, including roof drains, shall be collected on site and shall be routed to the nearest storm drain system or natural drainage facility. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s). The storm drain system shall be a private system and shall be maintained by the property owner. (Engineering)
- 26. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater than four feet in height. All retaining walls shall be of either split faced masonry units, keystone type construction, or cast in place concrete with fascia treatment. (Engineering)
- 27. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
- 28. To ensure that the design for any necessary widening, construction, or modifications of public streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
- 29. 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)
- 30. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the Preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, CDD, Planning)
- 31. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, CDD, Planning)

- 32. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, CDD, Planning)
- 33. Landscaping adjacent to the Preserve shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (CDD, Planning)
- 34. 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)
- 35. Prior to the approval of the Improvement Plans, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)
- 36. "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)"
- 37. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
- 38. 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' 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 reclaimed mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
  - c. All sewer manholes shall have all weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
- 39. The owner shall extend the existing 12" water service located on the northwest corner of the site beyond the eastern parcel boundary for the purpose of constructing a future loop off the 16" water main. The 12" public water line extension shall be constructed within the 35' PUE and the manifold servicing the site and building may be serviced off the new 12" water main extension. (Environmental Utilities)
- 40. 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)
- 41. 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)
- 42. 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)
- 43. 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)
- 44. 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
- 45. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas shall provide a maintained minimum of one (1) foot candle of light. All exterior light fixtures shall be vandal resistant. (Planning & Police)
- 46. 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:**

- 47. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors 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 preventor 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 preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
- 48. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
  - a. A 20-foot wide public utilities easement along all road frontages.
  - b. Water, sewer, and recycled water easements.
  - c. A Common Area Public Utilities Easement will be required on Parcels 1 and 2 of the subdivision map except where existing or future structures will exist. (Electric)

- 49. 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. (Engineering, Environmental Utilities, Electric)
- 50. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 51. Inspection of the potable water supply system shall be as follows:
  - a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.
  - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor 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)
- 52. The following note shall be added to the improvement plans:

To minimize dust/ grading impacts during construction the applicant shall:

- a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.
- b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
- c. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
- d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
- e. The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
- 53. The project shall be addressed as 1725 Pleasant Grove Blvd. (Engineering)
- 54. This project falls within the Commercial category of the Pleasant Grove Watershed Flood Control Plan as determined by the Placer County Flood Control District and adopted by the City of Roseville. The project is therefore subject to a fee based on gross developed acres. (Engineering)
- 55. 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, Engineering will designate the exact areas to be reconstructed. (Engineering)

- 56. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
- 57. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
- 58. 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)
- 59. On-site pick up and drop off for the City's Dial-A-Ride service shall be incorporated in a central, covered seating area, with adequate signage as per the requirements of the Alternative Transportation Division. (Transportation)
- 60. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
- 61. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
- 62. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
- 63. 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)
- 64. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 65. 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)
- 66. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
- 67. 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.
- 68. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
- 69. 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)

- 70. Offsite expansion of existing electrical circuits (one high voltage circuit from parcel 2 will be extend to a new high voltage switchgear on parcel 1) will be required due to the subdivision lot split as indicated in this submittal. All materials and labor required to extend electrical circuits to parcel 1 will be at the developer's expense. Any coordination with adjacent properties required to extend those electrical circuits will be the developer's responsibility. (Electric)
- 71. Any street lighting relocation, alignment, or installation that may be required along Pleasant Grove will be at the developer's expense, per Roseville Electric approved site design. (Electric)

#### OTHER CONDITIONS OF APPROVAL:

- 72. All existing public utility, electric, water, sewer and recycled water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
- 73. The parking lot striping and signing shall be maintained in a visual and legible manner. (Planning)
- 74. 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)
- 75. 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)
- 76. 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)
- 77. 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)
- 78. 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 of not and if site remediation is required. (Fire)
- 79. 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)
- 80. 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, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
- 81. 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 Department Field Inspector at the time of or prior to the foundation inspection. (Building)

# CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP SUB-000106

- The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
- 2. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
- 3. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
- 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. (Engineering, Environmental Utilities, Finance)
- 5. 1725 Pleasant Grove (Eskaton Roseville Manor) and 1731 Pleasant Grove (Paseo Del Norte) shall have rights of reciprocal access for the shared driveway located at the westerly portion of the subject site. A separate agreement to this effect shall be submitted to the City as part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)

#### PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

- 6. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
  - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
  - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions.
  - c. A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
  - d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
- 7. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)

- 8. Prior to development on Lot 2 and prior to the recordation of the Parcel Map, a 4 foot wide, 2" thick AC path shall be installed along the frontage of Lot 2. The owner/developer can defer the construction of these improvements by entering into a Deferred Improvement Agreement. (Engineering)
- 9. The Final Map shall include an irrevocable offer to dedicate public rights-of-way for a standard bus turnout on Lot 2. (Engineering)
- 10. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
- 11. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
- 12. The following note shall be added to the Grading and/or Improvement Plans:

To minimize dust/grading impacts during construction the applicant shall:

- a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities through out the day.
- b. Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.
- c. Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
- d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.
- e. The City shall have the authority to stop all grading operations, if in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
- 13. Prior to the approval of the Improvement Plans, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)
- 14. The overland release for the project site shall be located such that water will release entirely onto the property to the east and not into the open space to the south. (Engineering)
- 15. A reciprocal drainage agreement between Parcels 1 & 2 shall be approved by the City Attorney's office and recorded concurrently or prior to approval of the parcel map. (Engineering)
- 16. The retaining wall shown along the easterly property line shall be eliminated and replaced with a 2:1 maximum fill slope. (Engineering)
- 17. 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)

- 18. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors 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 preventor to the landscaping.
  - b. For maintenance purposes, the landscaping shall be installed on a maximum of 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 preventor shall be covered with a green cover that will provide insulation. (Environmental Utilities)
- 19. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)
- 20. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
  - a. Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter. (Environmental Utilities)
  - b. 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' 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. (Environmental Utilities)
  - c. Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions. (Environmental Utilities)
  - d. All sewer manholes shall have all weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
- 21. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
- 22. Minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)
- 23. 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)

- 24. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
- 25. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
- 26. All landscaping in areas containing electrical service equipment shall conform with the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching" (Electric)
- 27. The location and design of the gas service shall be determined by PG&E. The design of 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)
- 28. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

#### PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

- 29. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
  - a. A 20-foot wide public utilities easement along all road frontages;
  - b. Water and sewer easements; and,
  - c. A common Area Public Utilities Easement will be required on Parcel 1 and 2 of the subdivision map except where existing or future structures will exist. (Electric)
- 30. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 31. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
- 32. 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 (Environmental Utilities, Electric, Engineering)
- 33. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following items: (Attorney, Planning)
- 34. The project shall be addressed as follows:

Parcel 1 - 1725 Pleasant Grove Blvd.

Parcel 2 - 1721 Pleasant Grove Blvd.

All projects with multi-tenants or buildings must submit a plot plan with building footprint(s) to the Engineering Division for building/suite addressing. (Engineering)

35. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lot//Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)

- 36. 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)
- 37. The Final Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval (Engineering)
- 38. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
- 39. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
- 40. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
- 41. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services (Environmental Utilities, Engineering)
- 42. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)

## **ATTACHMENTS**

- 1. Color Elevations
- 2. Letter from Eskaton dated November 21, 2007

#### **EXHIBITS**

- A. Site Plan
- B. Grading & Drainage Plan
- C. Landscape Plan
- D. Elevations
- E. Tentative Parcel Map

Note to Applicant and/or Developer: Please contact the Planning & Redevelopment Department 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 & Redevelopment Director at, or prior to, the public hearing.