

ITEM V-A: DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION AND TENTATIVE SUBDIVISION MAP – 3151 MARKET STREET – WRSP VILLAGE CENTER W-25 TOWNHOMES – FILE #2006PL-024 (DRP-000101 & SUB-000047)

REQUEST

The applicant requests approval of a Design Review Permit for Residential Subdivision for plans to construct 80 townhome units in 10 three-plex and 10 five-plex buildings with associated site improvements on Village Center Parcel W-25, and a Tentative Subdivision Map to divide the site into 80 residential lots and five common parcels.

Applicant – Chris Downum, PL Roseville, LLC
Property Owner – Lennar Homes

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact for the Design Review Permit for Residential Subdivision; and
- B. Approve the Design Review Permit for Residential Subdivision subject to the seventy-six (76) conditions listed below;
- C. Adopt the three (3) findings of fact for the Tentative Subdivision Map; and
- D. Approve the Tentative Subdivision Map subject to the fifty-five (55) conditions listed below;

SUMMARY OF OUTSTANDING ISSUES

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

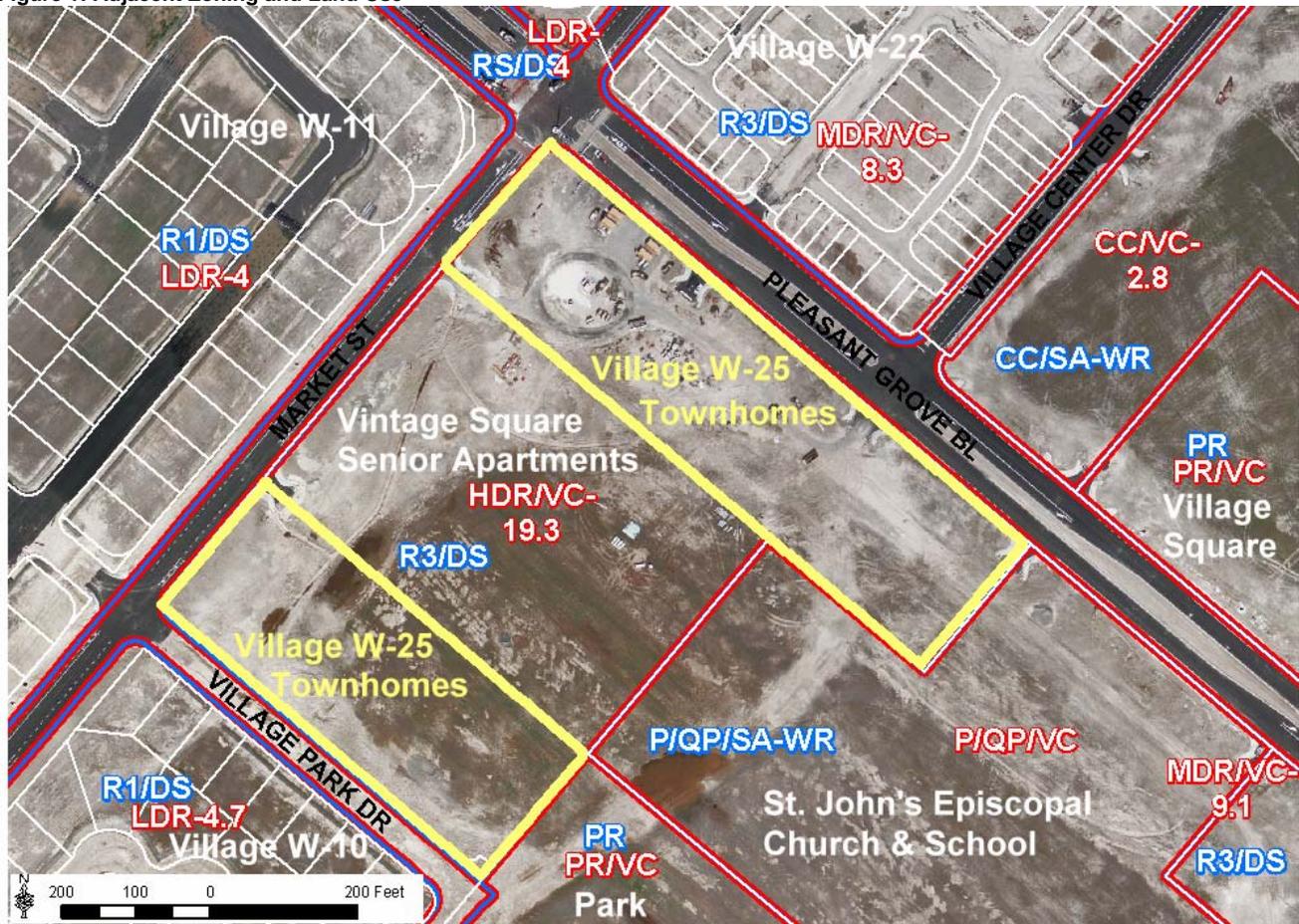
BACKGROUND

Westpark Village Center Parcel W-25 of the West Roseville Specific Plan (WRSP) is located on the south side of Pleasant Grove Boulevard approximately 3,000 feet west of Fiddyment Road (see Figure 1). The West Roseville Specific Plan was planned with the Village Center as its core area. The Master Plan calls for street-forward residential and commercial design, a central plaza, enhanced crosswalks, and other design elements to establish a “Main Street” activity center, where people can feel comfortable with or without their cars. Altogether, the mix and intensity of uses within the Village Center are intended to create a pedestrian-friendly urban village.

Parcel W-25 totals 12.4 acres and is made up of three sub-parcels, a 4.44-acre Parcel 1, a 4.99-acre Parcel 2, and a 2.92-acre Parcel 3. The large lot parcel was subdivided in September 2006 to allow for entitlements for an affordable senior apartment complex to be processed separately from the subject project due to differing project schedules. On August 15, 2007 the Design Committee approved plans for the 152 unit Vintage Square senior apartments on Parcel 2.

The site for the present townhome development application comprises W-25 Parcels 1 and 3.

Figure 1: Adjacent Zoning and Land Use



SITE INFORMATION

Location: 3151 Market Street, WRSP, Village Center Parcel W-25 (Parcels 1 & 3).

Total Size: 7.36 acres (total of Parcels 1 & 3)

Topography: The subject parcel is comprised of relatively flat, gently-rolling topography ranging from approximately 104 feet above mean sea level (msl) to approximately 111 feet msl. There are no native oak trees on the site.

EVALUATION – DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION

The WRSP Village Center Plan provides for the development of attached and detached housing of an urban nature with higher densities (7-20 units/acre) than found in the typical suburban setting. Streetscape design is used to create a vertical enclosure that defines comfortable public spaces, provides visual interest and maintains a pedestrian scale for housing. The following Village Center HDR design principals and R3/DS standards are intended to achieve this:

- Residential units facing the public street with 10 to 15-foot front setbacks
- Entries/porches facing and moved forward toward the street
- Elevated pad grades above the adjacent sidewalk
- Garage access via rear alleys or auto courts

- Well articulated street façades incorporating building projections and recesses, bay windows, balconies, variety of roof forms and heights
- Architectural enhancements like decorative trim, shutters, columns, etc.
- Exterior finishes using multiple materials and textures to enhance architectural detail
- Unit variation to create distinction between individual units

The attached site plans, landscape plans, elevations, material and color specifications (Exhibits A - R) comprise the design for the Village W-25 Townhomes, which meets the intent of the Village Center HDR-R3/DS development standards and design guidelines. This project also meets the intent of the Design Guidelines for Compact Residential Development, although the application was submitted prior to the adoption of the new Community Design Guidelines and was not subject to the City's new review process.

Streetscape: The project will be developed on three blocks fronting Pleasant Grove Boulevard and two blocks fronting Village Park Drive. The 80 attached townhomes are designed in two building configurations, a three-plex and a five-plex, with each block containing two of each building (Exhibit A). The neighborhood will have detached sidewalks, street trees in the landscape strips, and trees, low shrubs and ground cover behind the sidewalks. No street-front curb cuts will be needed, because the garages are at the rear of the units with access from private alleys. A landscaped roundabout provides a visual landmark at the intersection of Gatley Place and Wharton Lane (a feature which also appears in Villages W-21, W-22 and W-24).

Figure 2: Typical Streetscape



The townhomes will be facing and close to the streets; entries and active living areas overlook the sidewalks on nearly every frontage to present a strong urban streetscape reminiscent of a traditional urban neighborhood. To emphasize the façade articulation, the individual units will have staggered setbacks of 10 to 15 feet from the sidewalk. Large front porches will extend to 8 feet from the sidewalk. The porches will be elevated up to 4.5 feet above the sidewalk and the at-grade space behind the sidewalk will be landscaped with trees, low shrubs and groundcover. This design creates a significant transition between the public sidewalk and the private residence. The porches provide residents with an active living area that is visually close to the street to allow involvement with the community. At the same time, the grade difference provides added separation to lend a sense of security. Also, the porches on all end units adjacent to side streets will wrap around the building corner to extend the transition space even more.

Color and Materials: The townhomes are designed with four floor plans in an “Urban Brownstone” style finished in multiple combinations of five wall colors, with parapets/gables varied in height, giving a resulting overall appearance of individual units, side by side (Exhibit R). Architectural detailing and façade articulation are used on all four elevations including the following features: flat roof planes with parapet accents at varying heights; standing seam metal roofs; gables with vent accents; stucco exterior siding; wall projections and recesses; balconies; divided light windows in various sizes; various window and door trims; trellises; decorative wall lights; and brick walls with metal railings on the front porches. All units have an attached two car garage at the rear with roll-up doors and decorative wall lights to illuminate the alleys.

Plan Types: Plan One is designed as a 2,040 square-foot split-level model (Exhibit I). The lower level has the living room and powder room adjacent to the entry foyer, and a half flight of steps up to the dining room, laundry, family room, kitchen and rear balcony. The upper level has four bedrooms and two baths. Plan One is an end unit on every building, for a total of twenty of this model.

Plan Two is designed as a 1,690 square-foot split-level model (Exhibit J). The lower level has the living room adjacent to the entry foyer, and a half flight of steps up to the powder room, dining room (with a bay window), den, kitchen and rear balcony. The upper level has three bedrooms, two baths, a laundry, and a front balcony (over the dining room bay window). There will be thirty of this model.

Plan Three is designed as a 1,832 square-foot split-level model (Exhibit K). The lower level has the living room adjacent to the entry foyer, and a half flight of steps up to the powder room, dining room, family room, kitchen and rear balcony. The upper level has three bedrooms, two baths and a laundry. Plan Three is the middle unit in the five-plex buildings, for a total of ten of this model.

Plan Four is designed as a 1,786 square-foot, two-story model with a side entry (Exhibit L). The lower level has the dining/living room and kitchen with a half flight of steps down to the powder room and garage. The upper level has three bedrooms, two baths, a laundry and a trellised balcony over the front patio. A clerestory projects above the upper level and beyond the side wall to further articulate the building mass and bring additional natural light into the stairwell. Plan Four is an end unit on every building, for a total of twenty of this model.

Findings: The WRSP provides for the establishment of unique development standards in place of the Village Center R3/DS standards upon approval of a Design Review Permit for Residential Subdivision (DRRS) that is based on a review of the product type. Zoning Ordinance Section 19.78.060.B stipulates that two (2) findings must be made in order to approve a DRRS. The required findings for a DRRS are listed below in ***bold italics*** and are followed by an evaluation.

1. The residential design, including the height, bulk, size and arrangement of buildings is harmonious with other buildings in the vicinity.

The Parcel W-25 Townhomes design, including the height, bulk, size and arrangement of buildings as depicted on the site plan, landscape plan, architectural plans and elevations, materials and colors palette, is harmonious with the attached and detached housing being built on Village Center W-21 (Denby Square) and W-22, and with the plans recently approved for St. John's Episcopal Church and School.

2. The residential design is consistent with applicable design guidelines.

The attached site plan, landscape plan, architectural plans and elevations, materials and colors palette depict the townhomes facing the public street with 10 to 15-foot front setbacks; entries/porches facing and moved forward toward the street; elevated pad grades above the adjacent sidewalk; garage access via rear alleys; well articulated street façades incorporating building projections and recesses, bay windows, balconies, variety of roof forms and heights; decorative door and window trim; multiple exterior materials and colors; and unit variation to create distinction between individual units. The Parcel W-25 Townhomes design is consistent with the Village Center standards and guidelines.

EVALUATION – TENTATIVE SUBDIVISION 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 map. The three findings are listed below in ***bold italics*** and are followed by an evaluation of the map in relation to each finding.

- 1. 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 or any applicable specific plan for the area, whichever is more restrictive, and the design standards of this Title.***

Parcel size, design, configuration, location, orientation and character: The Tentative Map indicates the 80 residential lots will be sized and oriented to allow construction of three-plex and five-plex townhomes (Exhibit A). All lots are oriented with frontage on public streets. Five common parcels provide for reciprocal access alleys, public utilities easements and landscaping.

Circulation: Access to the subdivision will be provided from Pleasant Grove Boulevard and Market Street. Vehicles may enter mid-block private alleys from all adjacent streets except Pleasaent Grove Boulevard, where no curb cuts are allowed. All streets make through connections to adjacent Village Center parcels. The intersection of Wharton Lane and Gatley Place is designed with a 90-foot diameter roundabout in the middle. The proposed streets meet the City's residential street improvement standards.

Grading: The site was previously rough graded and finish grading for this project will be minor. Retaining walls will not be used. Abutting townhome units are at the same grade, and grade differences between adjacent building pads are typically less than 1 foot. The proposed grading is consistent with the City's Grading Ordinance and Improvement Standards.

Drainage: With the units elevated above the front sidewalks, the lots have been designed to drain toward the interior alleys (Exhibit B). The drainage improvements proposed by this Tentative Map include curbs, drain inlets, and underground drain pipes. Engineering staff has reviewed the drainage plans, and with the attached conditions of approval, the drainage design conforms to the City's drainage improvement standards and is consistent with the requirements of the WRSP.

Utilities: Water, sewer, and electric facilities will be available to the parcel from backbone infrastructure in Pleasant Grove Boulevard and Market Street (Exhibit C). Wet and dry utility services to the units will be provided at the rear alleys. Environmental Utilities and Roseville Electric have reviewed the plans and found them consistent with their requirements.

Landscape: The subdivision improvements include landscape on all street frontages, as depicted on the Preliminary Landscape Plan (Exhibit D). Street trees and turf will be planted in the parkway strip on all streets, consistent with the WRSP Design Guidelines and the Westpark Master Landscape Plans. The roundabout will have street trees and ground cover. Trees will also be planted along the alleys. At-grade planting between the units and public sidewalk will consist of trees, shrubs and groundcover.

Affordable Housing: The 150-unit affordable housing obligation on Parcel W-25 is being satisfied with the construction of the Vintage Square senior apartment project (DRP-000192, approved in August 2007).

- 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.***

The size, configuration and design of all of the lots within the subdivision are consistent with the WRSP R3/DS standards as modified by the DRRS for Village W-25 Townhomes (DRP-000101). The proposed design, layout, configuration, and size of all lots within the subdivision provide for the construction of the attached townhomes described in this application. As depicted on the Tentative Map and subject to the conditions of approval, all 80 lots can be used and built upon.

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 WRSP EIR. In addition, the design of the sewer lines in the project area and treatment capacity at the City's wastewater treatment plant have adequate conveyance and capacity to accommodate the residential development on the parcels proposed by the Tentative Map.

ENVIRONMENTAL DETERMINATION

This project is exempt from environmental review per Section 15182 of the California Environmental Quality Act (CEQA) Guidelines as a residential project pursuant to a Specific Plan for which an EIR has been certified. The West Roseville Specific Plan EIR (SCH# 2002082057) was certified by the City of Roseville on February 4, 2004.

CONCLUSION

Staff has reviewed the W-25 Townhomes plans and found them to be consistent with the applicable standards and guidelines. The proposed Urban Brownstone design is unlike the traditional architectural styles being built down the street at Denby Square, thus will bring additional color and character to the Pleasant Grove streetscape. The mix of townhome architecture, St. John's Church being built next door, and the Village Plaza and commercial (eventually) across the street should combine well to make the physical component of the vibrant urban village envisioned by the Village Center Plan. As discussed above and with the following conditions, staff believes that the Planning Commission can make the required findings for approval.

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact as stated in the staff report for the Design Review Permit for Residential Subdivision – 3151 Market Street., WRSP Village Center Parcel W-25 Townhomes – File#2006PL-024 (DRP-000101);
- B. Approve the Design Review Permit for Residential Subdivision – 3151 Market Street., WRSP Village Center Parcel W-25 Townhomes – File#2006PL-024 (DRP-000101) subject to the seventy-six (76) conditions listed below;
- C. Adopt the three findings of fact as stated in the staff report for the Tentative Subdivision Map – Map – 3151 Market Street., WRSP Village Center Parcel W-25 Townhomes – File#2006PL-024 (SUB-000047); and
- D. Approve the Tentative Subdivision Map – 3151 Market Street., WRSP Village Center Parcel W-25 Townhomes – File#2006PL-024 (SUB-000047) subject to the fifty-five (55) conditions listed below.

**CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FOR
RESIDENTIAL SUBDIVISION DRP-000101**

1. 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 **July 24, 2010**. 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 **July 24, 2010**. (Planning)

2. The project is approved as shown in Exhibits A - R and as conditioned or modified below. (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. All those provisions pertaining to the development of this subdivision that are within the West Roseville Specific Plan document, and the Development Agreement by and between the City of Roseville and 1600 Placer Investors, LP shall be made part of the requirements of this Subdivision. The applicant shall become signatory to said Development agreement. (All Departments)
8. The project shall comply with all applicable residential mitigation measures outlined in the final EIR for the West Roseville Specific Plan. (Planning)

PRIOR TO BUILDING PERMITS:

9. All garages shall maintain a clear inside dimension of 18 feet by 18 feet for parking two vehicles. Garages shall not be used for storage in any way that precludes inside parking for two vehicles. The common areas provide reciprocal access for the mutual benefit of all numbered parcels and all condominium units. Parking shall be prohibited in the common areas. (Engineering, Planning)
10. Parking stalls shall meet, or exceed, the following minimum standards:
 - a. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signages, 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) 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)
11. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. (Planning)

12. 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)
13. The Landscape plan shall comply with the Master Landscape Plan for the Westplan Phase 1 & 2 area and the West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements Resolution No. 93-55. (Parks & Planning)
14. 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)
15. 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)
16. 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)
17. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Building Code, Chapter 11A and 11B shall be submitted as part of the project Building Permit Plans. (Building)
18. Multiple Building Complexes. As part of the required 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)
19. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, 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 Department for applicable Code editions) (Building)
20. 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.
21. 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)
22. 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)
23. 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)
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. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Records Office. (Engineering)
26. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage coarse. (Engineering)
27. 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)
28. 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)
29. Positive drainage shall be provided for all lots. Lots shall drain towards the alleyways and to the streets as shown on the approved Tentative Map. Prior to the approval of improvement plans a grading plan and drainage study shall be prepared that demonstrates that positive drainage will be managed along with protection from 100-year storm flows. The drainage study shall demonstrate that all streets and alleyways conform to the maximum allowable inundation for surface flows. (Engineering)
30. All internal intersections shall be “bulbed” per City Standards. The bulbed curb returns shall be rolled curb with center pedestrian access ramps and shall be constructed of 8-inch thick concrete. (Engineering)

31. The roadways, Rothbury Lane, Wharton Lane, Elmsett Place, and Gately Place shall be designed with a right-of-way of 54-feet to include 30-feet of pavement, standard vertical curb, and a 5-foot wide planter strip and 4-foot wide sidewalk on each side. Amington Place shall be designed with a right-of-way of 58-feet with 32-feet of pavements, standard vertical curb and gutter, and 5-foot landscape and 5-foot sidewalk and each side. All roadways shall be substantially complete prior to building occupancy for Village 25 Parcel 1 and 3. (Engineering)
32. All driveways shall be designed and constructed per the City's standard Type D driveway. Driveways shall be located as shown on the tentative map or as approved by Engineering. (Engineering)
33. The landscape plans shall include the landscaping of the traffic circle located at the intersection of Wharton Lane and Gately Place. (Engineering)
34. 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)
35. The applicant shall pay for all applicable water and sewer fees. (Environmental Utilities)
36. 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)
37. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
38. All sewer mains are to have a manhole at each end. (Environmental Utilities)
39. Landscaped planters are to use recycled water for irrigation purposes. (Environmental Utilities)
40. 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)
41. 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)

42. 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 (Electric)
43. 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)
44. Pole mounted lighting may not exceed 25 feet in height. The light fixtures shall be consistent with the guidelines of the West Roseville Specific Plan. (Planning)
45. 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:

46. 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)
47. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. Water, sewer, and reclaimed water easements; and
 - b. Lots A through E will be dedicated as a public utility easement in their entirety (Electric, Engineering, Environmental Utilities)
48. 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)
49. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
50. 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 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)
51. This project falls within the North West Roseville Specific Plan - high density category of the Pleasant Grove Creek 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)
 52. 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)
 53. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
 54. 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)
 55. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
 56. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
 57. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address, as approved by the City of Roseville. Such signs shall be clearly visible and legible from the street fronting the project. (Fire)
 58. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
 59. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
 60. 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)
 61. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
 62. 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)

63. 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)
64. 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.
65. One ¾" 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)
66. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

67. The applicant shall pay City's actual cost for providing plan check, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities)
68. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Electric, Engineering, Environmental Utilities)
69. 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)
70. 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)
71. 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)
72. 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)

73. 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)
74. 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 (and holidays). 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)
75. 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)
76. 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 Department and shall include 10 copies of 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. Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP SUB-000047

1. 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. All those provisions pertaining to the development of this subdivision that are within the West Roseville Specific Plan document, and the Development Agreement by and between the City of Roseville and 1600 Placer Investors, LP shall be made part of the requirements of this Subdivision. The applicant shall become signatory to said Development agreement. (All Departments)

6. The project shall comply with all applicable environmental mitigation measures identified in the West Roseville Specific Plan EIR. (Planning)

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

7. The Improvement Plans shall include Landscape Plans for all landscape corridors and all landscaped common areas. Landscaping shall be installed prior to approval of the Notice of Completion for the subdivision improvements. The landscape plan shall comply with the Master Landscape Plan for the Westplan Phase 1 & 2 area, the West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Requirements (Resolution 93-55). All landscaping and irrigation shall be inspected and approved prior to Notice of Completion. (Planning, Engineering, Parks, Fire Environmental Utilities)
8. 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)
9. 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)
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. Prior to the approval of the improvement plans, it will be the project proponents responsible 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)
13. Positive drainage shall be provided for all lots. Lots shall drain towards the alleyways and to the streets as shown on the approved Tentative Map. Prior to the approval of the improvement plans a grading plan and drainage study shall be prepared that demonstrates that positive drainage will be managed along with protection from 100-year storm flows. The drainage study shall demonstrate that all streets and alleyways conform to the maximum allowable inundation for surface flows. (Engineering)

14. All internal intersections shall be “bulbed” per City Standards. The bulbed curb returns shall be rolled curb with center pedestrian access ramps and shall be constructed of 8-inch thick concrete. (Engineering)
15. The roadways, Rothbury Lane, Wharton Lane, Elmsett Place, and Gately Place shall be designed with a right-of-way of 54-feet to include 30-feet of pavement, standard vertical curb, and a 5-foot wide planter strip and 4-foot wide sidewalk on each side. Amington Place shall be designed with a right-of-way of 58-feet with 32-feet of pavements, standard vertical curb and gutter, and 5-foot landscape and 5-foot sidewalk and each side. All roadways shall be substantially complete prior to building occupancy for Village 25 Parcel 1 and 3. (Engineering)
16. All driveways shall be designed and constructed per the City’s standard Type D driveway. Driveways shall be located as shown on the tentative map or as approved by Engineering. (Engineering)
17. The landscape plans shall include the landscaping of the traffic circle located at the intersection of Wharton Lane and Gately Place. (Engineering)
18. 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)
19. The applicant shall dedicate all necessary rights-of-way for the widening of any streets required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Records Office. (Engineering)
20. The grading plans for the site shall be accompanied with a shed map that defines that area tributary to this site. All drainage facilities shall be designed to accommodate the tributary flow. All on-site storm drainage shall be collected on site and shall be routed to the nearest existing storm drain stub of natural drainage coarse. (Engineering)
21. 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)
22. 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)
23. 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)

24. 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)
25. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
26. 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)
27. 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)
28. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
29. 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)
30. 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)

31. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the “City of Roseville Specifications for Residential Trenching”. (Electric)
32. 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)
33. 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)
34. 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)
35. 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:

36. 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. Water, sewer and reclaimed easements; and
 - b. Lots A through E will be dedicated as a public utility easement in their entirety. (Electric, Engineering, Environmental Utilities)
37. Easement widths shall comply with the City’s Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
38. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
39. 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)
40. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be approved concurrently with the Final/Parcel Map. The CC&Rs shall include the following items:
 - a. Creation of a Homeowners Association. (Attorney)
 - b. Homeowners Association shall be responsible for maintenance of all common areas including landscaping and drive aisles. (Attorney)
 - c. Maintenance of fire suppressions system within the project will be the responsibility of the Homeowners Association. (Fire)
 - d. Maintenance of the irrigation system within the project will be the responsibility of the Homeowners Association. City’s responsibility will end at the City right-of-way and meter at backflow assembly. (Environmental Utilities)
 - e. The common areas provide reciprocal access for the mutual benefit of all numbered parcels and all condominium units. Parking shall be prohibited in the common areas. (Engineering, Planning)

- f. All garages shall maintain a clear inside dimension of 18 feet by 18 feet for parking two vehicles. Garages shall not be used for storage in any way that precludes inside parking for two vehicles. (Planning)
 - g. Provisions for title to common areas to be held by the Home Owners Association for and on behalf of all Owners in the Project and for each Phase. (Attorney, Engineering, Fire, Environmental Utilities)
 - h. The CC&R's shall be recorded following approval by the State Department of Real Estate. (Attorney, Engineering)
 - i. No changes in the CC&R's shall be made without the approval of the City Attorney. (Attorney)
 - j. Each phase of the project shall be annexed into the Homeowners Association upon the compliance of that phase with the requirements of the DRE. (Attorney, Engineering)
41. The City shall not approve the Final Map for recordation until either:
- a. A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.
- OR
- b. The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)
42. The street names shall be approved by the City of Roseville. (Engineering)
43. A Community Facilities District (CFD) shall be formed for the subject property prior to approval of the Final/Parcel Map. This district is being formed in order to maintain masonry walls, landscape corridor fencing, landscape and lighting within the landscape easements. It is the applicant's responsibility to prepare the appropriate documentation for the creation of this CFD. In order to allow the CFD to be in place at the beginning of the fiscal year, the documentation shall be provided to the Finance Department not later than March 15 of the year preceding the fiscal year in which this annexation will become effective. (Finance, Engineering)
44. 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)
45. The Final/Lot/Parcel/Parcel Map shall be submitted per "The Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval. (Engineering)
46. 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)
47. 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)
48. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL:

49. 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)
50. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
51. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
52. 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)
53. 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. (Engineering)
54. 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 shall 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. Non emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)
55. All plant material shall be maintained under a 90 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee.

EXHIBITS

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|----|---|----|--|
| A. | Tentative Subdivision Map | J. | Plan 2 Floor Plans (Sheet A-5) |
| B. | Preliminary Grading Plan | K. | Plan 3 Floor Plans (Sheet A-6) |
| C. | Preliminary Utility Plan | L. | Plan 4 Floor Plans (Sheet A-7) |
| D. | Preliminary Landscape Plan | M. | 3-Unit Front Elevation (Sheet A-8) |
| E. | Architect's Cover Sheet (Sheet A-CS) | N. | 3-Unit Side & Rear Elevations (Sheet A-9) |
| F. | 3-Unit Building Floor Plans (Sheet A-1) | O. | 5-Unit Front Elevation (Sheet A-10) |
| G. | 5-Unit Building Floor Plans(Sheet A-2) | P. | 5-Unit Side & Rear Elevations (Sheet A-11) |
| H. | Building Sections (Sheet A-3) | Q. | Streetscapes (Sheet A-12) |
| I. | Plan 1 Floor Plans (Sheet A-4) | R. | Color & Material Palette (Sheet M-1) |

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.