

**ITEM 5.1:      Design Review Permit and Tree Permit – 412 Sixth Street – INFILL PCL 108 - Rail Town Village – File #PL24-1103**

**REQUEST**

The applicant requests a Design Review Permit to construct five (5) new duplex buildings and two (2) ADUs totaling twelve (12) dwelling units, and a Tree Permit to remove eight (8) native oak trees and encroach into the protected zone of nineteen (19) other native oak trees.

Applicant – Gary Orr, ORR Design Office  
Owner – Everest Hill LLC

**SUMMARY RECOMMENDATION**

The Planning Division recommends the Design Committee take the following actions:

1. Adopt the Rail Town Village Initial Study Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-nine (69) conditions of approval; and
3. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) 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 comprised of a single parcel approximately 1.1 acres in size located at 412 Sixth Street (see Figure 1). The Project site is located within the City's Infill area. The Infill area constitutes what historically has been the central core of Roseville, as well as the areas that were the focus of growth in the City until the early 1980's. The land use in the Infill area incorporates a mix of residential neighborhoods, commercial and industrial uses and amenities to serve the residents of the community. The Project site is bordered by single family dwelling units to the north and west, a church and a single-family dwelling to the east, and Sixth Street to the south. The site has a General Plan land use designation of Medium Density Residential (MDR-11.1) and a zoning designation of Multi-Family Residential (R3).

The Project site is a single polygonal lot, measuring approximately 380 feet by 180 feet and 1.1 acres. The Project site is vacant, with the entire site undeveloped. A 3-foot-wide sidewalk fronts the property along Sixth Street. The site is an infill parcel surrounded by single-family dwelling units and a church. The site contains scattered non-native trees interspersed within a valley oak overstory with an understory of annual grasses, per the arborist report dated April 7, 2025 (Attachment 1). The site is flat with the highest point of the property being the northwest corner, which is approximately 1 foot higher than the southern end of the property. The site itself is approximately 1-2 feet on average lower than the property to the east, sloping gradually from east to west.

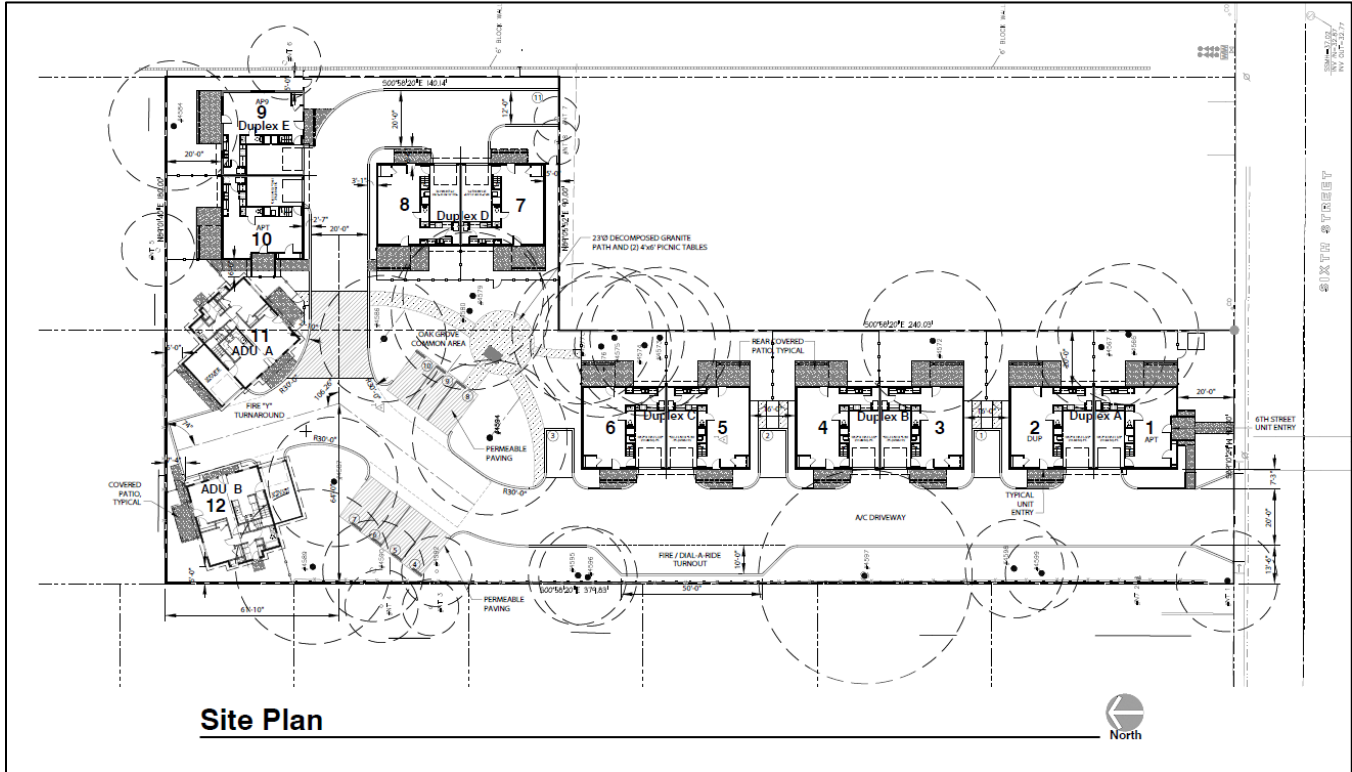
**Figure 1: Project Location**



**Proposed Project**

The project includes the construction of five (5) new duplex buildings and two (2) ADUs totaling twelve (12) dwelling units, and a Tree Permit to remove eight (8) native oak trees and encroach into the protected zone of nineteen (19) other native oak trees on-site. The Grading and Site Plan shows the proposed access street layout and site configuration for the 12 units (see Figure 2), including a 20-foot-wide asphalt driveway that will run parallel with the western property line until it turns eastward near the northern end of the lot and will end at the northeastern property line. Eight (8) protected trees are proposed for removal to create the street, associated site improvements, and twelve (12) new housing units, with nineteen (19) protected trees proposed for retention and protection. Frontage improvements along Sixth Street include a city standard Type S driveway and relocation of existing power pole and guywire out of proposed driveway.

Figure 2: Proposed Site Plan



**EVALUATION – DESIGN REVIEW PERMIT**

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

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

The project site is a 1.1-acre interior lot located within the City’s Infill area. The site is surrounded by existing residential lots with single-family dwellings, duplexes and multi-family dwellings in close proximity. As mentioned above, an existing church is located directly to the east. The Project site is vacant with non-native trees (including mulberry, mimosa, arbor vitae, Chinese pistache, almond, camphor, pecan, and olive) interspersed within a valley oak overstory with an understory of annual grasses. In addition, there are no wetlands or other regulated waters on the site. The site is generally leveled out and no significant grade changes occur on the site. An unpaved access currently exists from Sixth street. The project has been reviewed by the City’s Engineering Division and has been designed consistent with City standards related to drainage improvements and stormwater quality facilities.

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

The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City’s Zoning Ordinance and the City’s Community Design Guidelines. Staff reviewed the proposal for consistency with all applicable standards and found the project to be consistent with the pertinent requirements and guidelines. The development standards include setbacks, residential density, and height standards. The following discussions provide an evaluation with respect to the applicable design guidelines in the Zoning Ordinance and the CDG.

**Site Planning and Building Siting**

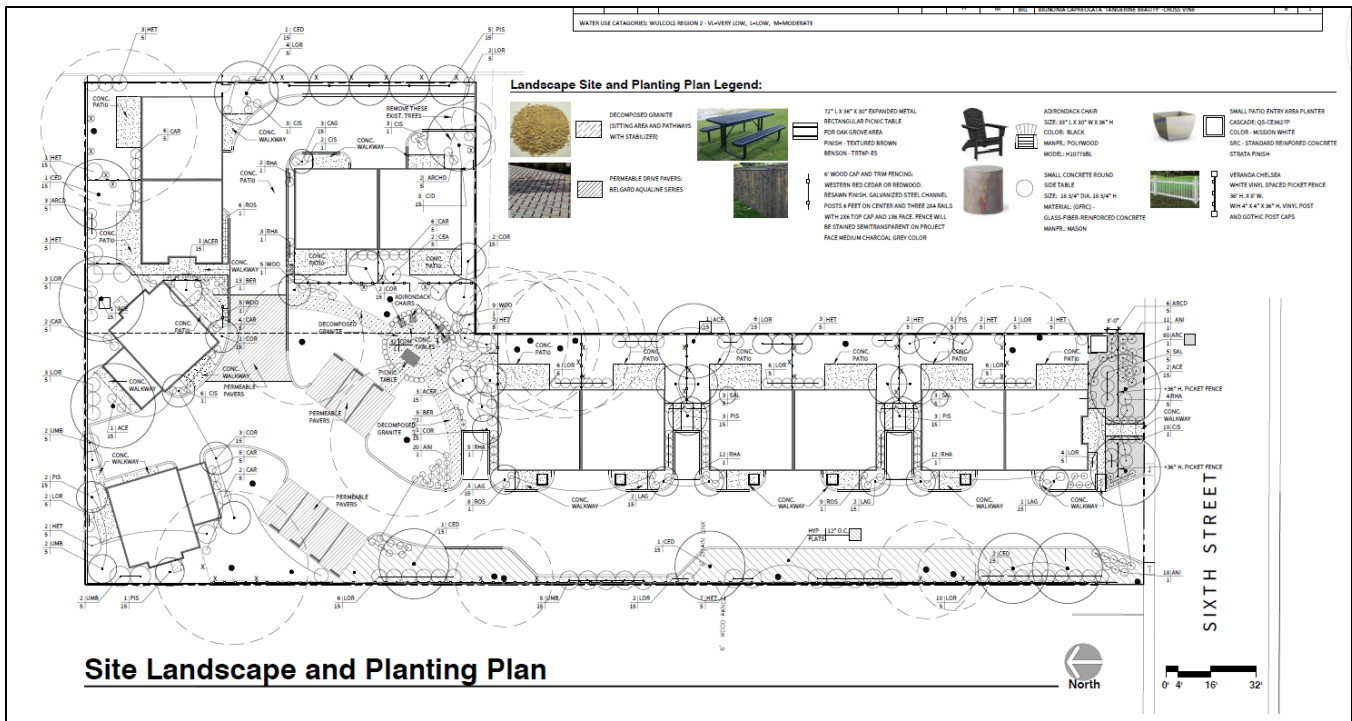
The parcel is an existing approximately 1.1 acre parcel with an attached sidewalk along the front of the property. The Project is comprised of five (5) duplex buildings, all 3,082-square-feet in size, and two Accessory Dwelling Unit buildings, both 1,200 square feet in size, for a total of twelve (12) dwelling units, with twenty-three (23) parking spaces, and landscaping improvements, which is consistent with the zoning district.

The conceptual building layout shows the duplex dwelling units and accessory dwelling units fronting the private street that is accessed to the south from Sixth Street, with pad elevations ranging from 138’ to 138.5’, gradually increasing in height from the south to the north. A new property line fence is proposed along the east, north, and west property lines. As proposed, the buildings are situated throughout the Project site to ensure the preservation of as many native trees as possible on site.

**Landscaping**

The Zoning Ordinance requires that all front yard and side yard setbacks be landscaped, irrigated and maintained with primarily low ground cover or turf. The landscape shall include grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation. The site is proposed to include a mixture of 15-gallon October glory maple, deodar California cedar, crepe myrtle, red push pistache, and California bay trees, (as seen in Figure 3).

**Figure 3: Proposed Landscaping Plan**



### Access, Circulation, and Parking

The main entry to the project site would be from Sixth Street to the south, as shown in Figure 2 and 3. A 20-foot-wide asphalt driveway that will run parallel with the western property line until it turns eastward near the northern end of the lot and will end at the northeastern property line provides access to each duplex building and ADU. The driveway design was reviewed by the City's Engineering Division and Fire Department to ensure adequate widths for circulation and emergency response.

The Zoning Ordinance parking requirement for Single-Family and Two-Family is two (2) spaces per dwelling unit, plus one (1) guest space for every ten (10) units or portion thereof. Accessory dwelling units do not require additional parking. The project consists of ten duplex units and two accessory dwelling units, resulting in a total off-street parking requirement of twenty (22) spaces. The duplex dwelling units propose attached two-car garages, and each ADU proposes a single-car garage, with an additional eleven (11) spaces provided in parking stalls spaced throughout the site, for a total of twenty-three (23) spaces. The project was reviewed by the City Engineering and City Fire Department staff and was found to comply with refuse service standards and with emergency circulation requirements.

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

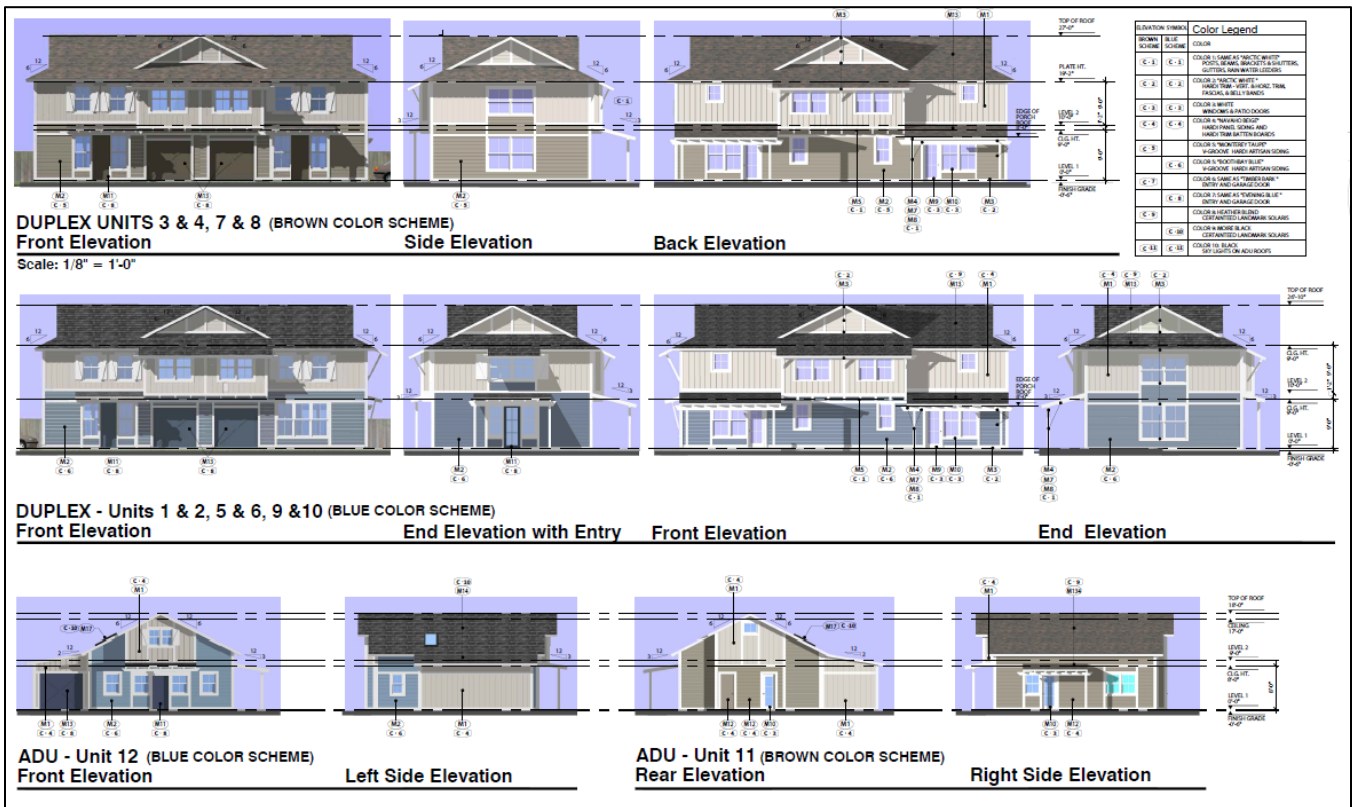
The five duplex buildings will be two stories with a maximum height of 27 feet, and the two accessory dwelling units will be single-story. Each duplex unit shall be 1,541-square-feet in size, and the two ADUs shall be 1,200 square feet in size. All buildings will have a cohesive design theme, which the applicant states "draws inspiration from Roseville's long history with the Southern Pacific Railroad" (see Figures 4 and 5).

Each building has gable cottage roofs with broad overhangs and a combination of horizontal and vertical board-and-batten siding. The color palette includes a blue, white, and earth tone color scheme. The blue color will be used in wainscoting on six of the twelve buildings, with white used on the trim and a variety of tans and browns used in the remaining elevations. Overall, the building design and color are compatible with the existing residential structures in the area.

Figure 4: Proposed Site Rendering



Figure 5: Proposed Elevations



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

All trash bins will be screened and located behind a seven-foot-tall residential fence. Similar to the surrounding development, all trash bins will be wheeled on and off the property at designated trash pickup day throughout the week.

**EVALUATION – TREE PERMIT**

Pursuant to Zoning Ordinance Section 19.66.030, a Tree Permit is required for any removal of native oak trees or for more than 20% encroachment into the dripline of a native oak tree. The proposed project will result in the removal of eight (8) native oak trees and encroachment within the protected zone of nineteen (19) native oak trees in preparation of future development of the site. The required findings to approve a Tree Permit are listed below.

- 1. *Approval of the Tree Permit will not be detrimental to the public health, safety or welfare, and approval of the Tree Permit is consistent with the provisions of Chapter 19.66.***
- 2. *Measures have been incorporated into the project or permit to mitigate impacts to remaining trees or to provide replacement for trees removed.***

An arborist report including a tree inventory summary was provided by Walter Warriner Consulting Arborist, dated April 7, 2025 (Attachment 5). A total of twenty-seven (27) protected oak trees were identified on the property after a staff site visit and request of the arborist to correct their initial assessment of twenty-six (26) trees by adding Tree #4591 to the list of removals. Of the twenty-seven (27) trees, eight (8) protected oak trees with a total aggregate diameter of approximately 139 inches are proposed for removal to facilitate development of the site, while nineteen (19) trees are proposed to be retained (see Attachment 1). One (1) of the trees proposed for removal was identified as being in critical or poor health. The arborist's recommendations include removal of those trees in the final stages of decline and/or trimming and preserving as many healthy trees with a health rating of three or greater as possible.

The applicant proposes to comply with the replanting and compensation requirements of the City's Tree Preservation Ordinance. Mitigation can be completed with a combination of on-site planting and payment into the City's in-lieu fee program. The funds in the City's in-lieu fee program are used for the replanting and preservation of trees throughout the City and are calculated at a rate of \$118 per inch of tree removed when measured at the tree's DBH. The tree mitigation fee is required to be paid prior to the removal of the tree and prior to issuance of any permits.

The Tree Permit contains all of the standard conditions of approval, which includes a requirement to follow all of the recommendations of the Arborist Report (tree protection fencing, arborist on-site for any trenching through protected driplines, etc.) The removal of the trees will not be detrimental to the public health, safety, or welfare, and measures have been incorporated to mitigate impacts.

**PUBLIC OUTREACH**

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website.

A neighborhood meeting was held on March 6, 2025. Three residents attended the meeting. Questions from neighbors to the proposed project included topics like perimeter fencing, construction impacts, tree removals, traffic and circulation, and timeline for construction.

A notice of the public hearing was published in the Roseville Press Tribune on July 3, 2025 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. No additional comments have been received as of publication of the staff report.

### **ENVIRONMENTAL DETERMINATION**

As required by the California Environmental Quality Act (CEQA), the City of Roseville, acting as Lead Agency, prepared an Initial Study Mitigated Negative Declaration (IS/MND) to evaluate the environmental effects of the project. The document was released for a 30-day public comment period, which began on June 9, 2025 and ended July 9, 2025. No public comments were received. The document analyzed the potential for environmental impacts due to project implementation and determined that potentially significant impacts related to Biological Resources could be reduced to less than significant levels with mitigation. The Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program are included as Exhibit A.

### **RECOMMENDATION**

The Planning Division recommends the Design Committee take the following actions:

1. Adopt the Rail Town Village Initial Study Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and
2. Adopt the four (4) findings of fact and approve the **DESIGN REVIEW PERMIT 412 SIXTH STREET – INFILL PCL 108 - RAIL TOWN VILLAGE – FILE #PL24-1103** subject to sixty-nine (69) conditions of approval; and
3. Adopt the two (2) findings of fact and approve the **TREE PERMIT 412 SIXTH STREET – INFILL PCL 108 - RAIL TOWN VILLAGE – FILE #PL24-1103** subject to twenty (20) conditions of approval.

### **CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT – FILE #PL24-1103**

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **July 17, 2025** and if not effectuated shall expire on **July 17, 2027**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **July 17, 2028**. (Planning)
2. The project is approved as shown in Exhibit A and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Rail Town Village Initial Study/Mitigated Negative Declaration, and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. The project shall be addressed as 412 Sixth St. All projects with multi-tenants shall submit a site plan and floor plans (for all floors and all uses) upon initial Building Permit submittal for address approval or assignment. At that time addresses for buildings and apartments/suites will be assigned by city staff. They will be provided to the applicant prior to second submittal for the plans to be updated with the approved addresses. Please specify “Business Services – Addressing” on the submittal. See *City of Roseville Addressing Guidelines* at [Roseville.ca.us/Addressing](http://Roseville.ca.us/Addressing) for more information. (Business Services)
5. The applicant shall pay City’s actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)

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

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

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

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

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. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
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 Development Services - Engineering prior to approval of any plans. (Engineering)
20. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
21. A note shall be added to the grading plans that states:  
  
*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
22. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder’s Office. (Engineering)
23. The applicant shall provide a 32’ wide City of Roseville standard Type S driveway for entry into the project along Sixth Street. The existing power pole and guywire will need to be relocated. (Engineering)
24. Bike parking and electric vehicle parking spaces shall be provided per the California Green Building Standards. Carpool spaces shall also be provided per the City of Roseville’s Transportation System Management (TSM) Ordinance, R.M.C Chapter 11.33. Bike rack/locker design and designated parking space markings and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
25. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP’s) per the City’s Stormwater Quality Design Manual, which includes trash capture requirements. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP’s shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall enter into a maintenance agreement with the City for the maintenance of the proposed BMP’s. (Engineering)
26. As part of the construction documents, the applicant shall provide detention calculations/details and soil infiltration analysis that shows the overall drainage system, as designed, will provide sufficient water quality and detention. (Engineering)
27. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the

improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)

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. 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, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
31. 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)
32. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
33. 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)
34. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
35. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
  - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
  - b. Water, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
  - c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
36. Refuse service will be provided via toters for each individual unit. Units 7-12 will be required to locate their toters for service along the north side of Unit 8/common area as shown on the entitlement exhibits. Units 1-6 shall locate their toters in front of their corresponding units on service day.

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

**DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:**

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

easements shall be maintained unless otherwise authorized by these conditions of approval.  
(Engineering, Environmental Utilities, Electric)

46. Inspection of the potable water supply system on new commercial/industrial/office projects shall be as follows:
  - a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
  - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
  - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
47. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
48. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
49. 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)
50. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
51. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
52. 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 Residential Construction." These charges will be determined upon completion of the final electrical design. (Electric)
53. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
54. 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)
55. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
  - a. Locate the metered service panel on the outside of the building.

- b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)

56. 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)
57. Developer will be responsible for all cost associated with installing new power pole on the southeast corner of the property.
58. Developer responsible for installing underground infrastructure to provide power to subdivision.

**OTHER CONDITIONS OF APPROVAL:**

59. The garages shall be maintained as the required parking spaces for the tenants of the complex. Incidental storage can be provided within the garages. However, storage shall not occur within the garages in such a fashion as to restrict a tenant's ability to park within the garage. (Planning)
60. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
61. 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)
62. 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)
63. 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)
64. 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)
65. 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)
66. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
67. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The

developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)

68. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)
69. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include the following:
- a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
  - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
  - c. An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

#### **CONDITIONS OF APPROVAL FOR THE TREE PERMIT – FILE #PL24-1103**

##### **PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE**

1. All recommendations contained in the Arborist Report (Attachment 1) are incorporated by reference into these conditions, except as modified herein. (Planning)
2. Trees listed for removal in the Arborist Report (# 4568, 4569, 4570, 4571, 4581, 4583, 4591, and 4593) are approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)
3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is 139. Mitigation must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. (Planning)
4. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. Encroachment into the protected zone of the Trees listed in the Arborist Report (Attachment 1) and described in the staff report is permitted. (Planning)
5. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to ensure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)

6. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)
7. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveways, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)
8. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. Where encroachment is permitted pursuant to Condition 4, above, the fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION". (Planning)
9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)
10. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculture (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)
11. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)
12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Division and the Engineering Division to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Division and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)
13. The following information must be located on-site during construction activities: Arborist Report, approved site plan/improvement plans including fencing plan, and conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)
14. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)

15. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)
16. Storage or parking of materials, equipment, or vehicles is not permitted within the Protected Zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)
17. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)
18. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)

#### **PRIOR TO ISSUANCE OF FINAL**

19. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)
20. The approval of this Tree Permit shall expire on July 17, 2027. (Planning)

#### **ATTACHMENTS**

1. Arborist Report

#### **EXHIBITS**

- A. Initial Study / Mitigated Negative Declaration and Mitigation Monitoring Reporting Program
- B. Project Plans

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