

ITEM 6.1: Design Review Permit and Tree Permit – 1995 Rocky Ridge Drive – INFILL PCL 86B – Rocky Ridge Apartments – File #PL23-0351

REQUEST

The applicant requests a Design Review Permit (DRP) for an 18-unit multifamily project on a 1.23-acre Medium Density Residential (MDR-10) parcel within the City's Infill area. The development consists of 18 units, with units ranging from one (1) to two (2) bedrooms. The proposed development also requests a density bonus of six (6) units. Of the 18 units, two (2) units will be affordable (very low-income units), and 16 units will be market rate. A total of 27 parking spaces will be provided on-site. The project also includes a Tree Permit (TP) to authorize the removal of 42 protected oak trees from the project site.

Applicant – Sara Lebastchi, D and S Development
Owner – Steve Lebastchi, SSL Enterprise

SUMMARY RECOMMENDATION

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

1. Adopt the Rocky Ridge Apartments Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to eighty (80) 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

On November 19, 2024, the Maidu Neighborhood Association held their monthly neighborhood meeting at George Sargeant Elementary where several residents were in attendance. At the neighborhood meeting those residents raised concerns regarding increased traffic and general safety, site access, and the total number of parking stalls and lack of visitor parking spaces. The residents expressed concerns with potential tree removal and overall development of the site. Similar concerns are also raised in the Maidu Neighborhood Association Committee CEQA IS/MND comment letter received on April 24, 2025 (see Exhibit C). A response to all comments received on the Rocky Ridge Apartments IS/MND are included within Exhibit C. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

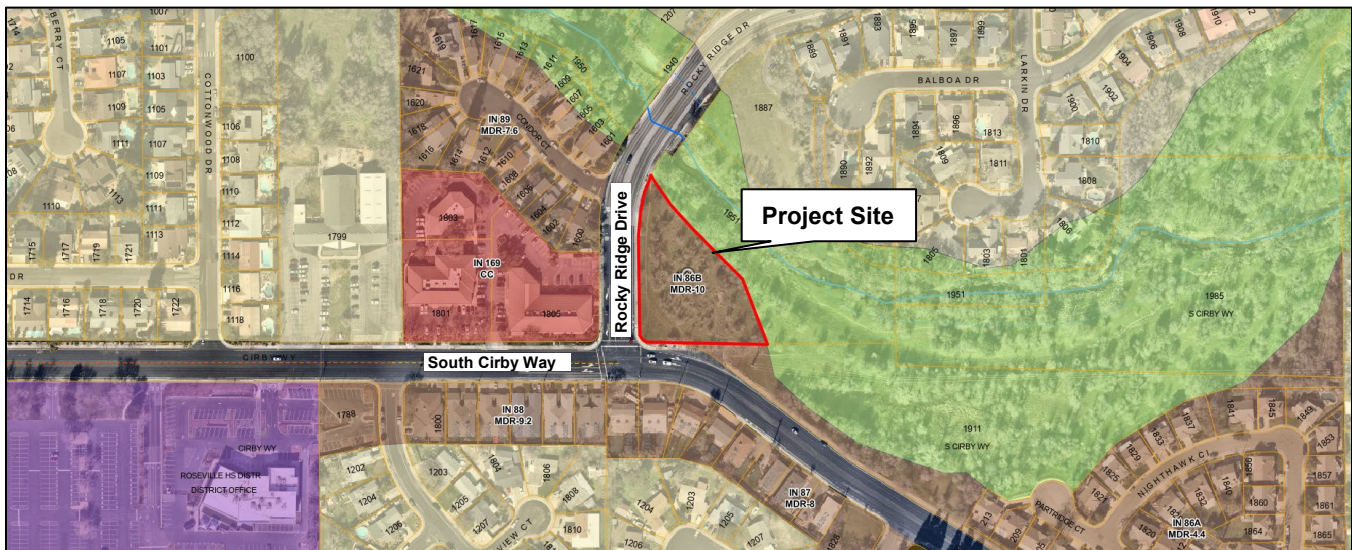
The project site is located on Parcel 86B within the City's Infill area (see Figure 1). The property is 1.23-acres in size and has an address of 1995 Rocky Ridge Drive. The site is currently undeveloped and has a zoning designation of Multi-Family Housing (R3) and a General Plan land use designation of Medium Density Residential (MDR-10). The MDR-10 designation would allow for the development of 12 residential units on the 1.23-acre site. The Project site is bordered by Linda Creek to the north and east, South Cirby Way to the south, and across Rocky Ridge Drive to the west are residential dwelling units and a commercial development. On March 9, 2006, the City Planning Commission approved a Design Review Permit, Tentative Subdivision Map and Tree Permit that would have allowed the development of

a nine (9) unit single family subdivision. That project was never constructed, and the entitlements have since expired.

The applicant requests a Design Review Permit (DRP) for an 18-unit multi-family project on a 1.23-acre MDR-10 parcel within the City's Infill area. The development consists of 18 units, with units ranging from one (1) to two (2) bedrooms. The project also requests a density bonus of six (6) units. Of the 18 units, two (2) units will be affordable (very low-income units), and 16 units will be market rate. A total of 27 parking spaces will be provided on-site. The project also includes a Tree Permit (TP) to authorize the removal of 42 protected oak trees from the project site.

Pursuant to California Government Code Sections 65915 through 65918 and the City's Residential Density Bonus Ordinance (Chapter 19.28 of the Roseville Municipal Code (RMC)), a developer of a housing development containing five (5) or more units may qualify for a density bonus if at least one (1) of the eligibility criteria listed in RMC Section 19.28.040 is met. In this case, the developer has elected to dedicate two (2) units for rent to very low-income households. Based on the proposed percentage of very low-income units (i.e., 16.7%) the developer is eligible for a 50% density bonus, or a total of six (6) additional market rate units. The developer proposes a total of 18 units, including two (2) affordable units for very low-income households and 16 market-rate units. The project has been conditioned (see Condition #4) to enter into an Affordable Housing Agreement with the City to ensure these two (2) units will be affordable for a term of 55 years.

Figure 1: Project Location



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 currently undeveloped and is comprised of annual non-native grasses with 51 oak trees scattered across the site. Ground cover is composed primarily of non-native annual grassland and large areas of bare ground. Based on the Biological Resources Assessment (see Attachment 3), there are no wetlands or other regulated waters on the site. The topography of the site ranges in elevation, while the drainage generally flows from the southeast corner of the site to the north into Linda Creek. The site is bounded by Open Space and Linda Creek on the north and east property lines as illustrated in Figure 1. In order to accommodate development and site access, significant grading will need to occur which necessitates the removal of many of the oak trees onsite. Further evaluation of oak tree removal is provided in the Tree Permit evaluation below.

Stormwater drainage from the western portion of the property currently flows onto the city 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. With development of the site, stormwater will be collected onsite, treated and piped to the City’s stormwater system.

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

Residential development standards are included within the Zoning Ordinance. 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 Community Design Guidelines (CDG).

Site Planning and Building Siting

The residential parcel is an irregular shaped lot that was created in 1979 via the Sierra Gardens Unit No. 18 subdivision map. The parcel is similar in size to the surrounding residential parcels within the City. The site is undeveloped with the exception of frontage improvements along Rocky Ridge Drive. Frontage improvements consist of a sidewalk, curb and gutter, and a dedicated bike lane. The use of the property will include an approximately 17,200-square-foot two-story multi-family complex with 27 off-street parking stalls, and landscaping improvements. All other applicable development standards for this zone will be met as shown in Table 1 below.

Table 1: R3 Development Standards

Criteria	R3 Zoning District Standard ¹	Proposed	
Area, corner lot	7,500 sq ft	Existing 53,638 sq ft	Complies
Width, corner	75 ft	Existing 250 ft	Complies
Max number of primary dwelling units per lot	As provided by General Plan, but a min. of 3 dwelling units	18 units	Complies (General Plan provides 12 units. Additional units allowed by state density bonus law)
Front	20 ft min. on all street frontages	Min. 20 ft	Complies
Sides	5 ft interior; 20 ft min. on all street frontages	Min. 20 ft	Complies

Rear	20 ft interior; 20 ft min. on all street frontages	Min. 20 ft	Complies
Lot Coverage (primary buildings)	50%	32%	Complies
Height Limits	45 ft.	30 ft.	Complies

Traffic and Access

Access to the site will be provided by two (2) new driveways, one along Rocky Ridge Drive (Driveway 1) and the second along South Cirby Way (Driveway 2). As part of Staff’s review of the project, the need for a site-specific traffic and access study was requested. The study (Attachment 2) was prepared by Fehr & Peers, who evaluated the Project’s access driveways and sight distances into and from the project site. The traffic study also analyzed the project’s trip generation, based on Institute of Transportation Engineers (ITE) studies, and found the project would generate approximately 121 new daily trips, (seven (7) AM peak hour vehicle trips, and nine (9) PM peak hour vehicle trips).

The study also describes the project’s estimated distribution of new trips. The trip distribution percentages were estimated by adding the project to the City’s base year (2020) travel demand model and performing a select zone traffic assignment to track the directions of travel of project trips. Trips generated by the proposed apartments were assigned to the two project driveways. The total peak hour trips generated by the project are modest, indicating that no movement into and out of either project driveway would exceed five (5) vehicles per hour. Project trips would not have a significant effect on existing roadway operations or volumes.

As summarized in the Fehr & Peers Memorandum, the project access review focuses on the access and design of both project driveways relative to standards established in the City of Roseville Design and Construction Standards (2023).

Rocky Ridge Drive Driveway (Driveway 1)

As proposed, Driveway 1 is situated directly opposite from Condor Court and would meet the City’s minimum offset requirements of 600 feet for right hand offsets and 400 feet for left hand offsets. While Driveway 1 is located on an arterial roadway, it does not meet the criteria to warrant a right turn deceleration lane. However, the City’s Development Engineering staff determined that a right-turn deceleration taper (flare) should be added as a condition of approval given the volume of traffic on Rocky Ridge Drive and the presence of the S Curve immediately beyond the driveway (see Condition #23). In addition, the City requires that left turn deceleration lanes be provided for driveways on arterials where left turns into a site are permitted. The City allows for this to be provided in the form of a continuous two-way left-turn lane on a four-lane road. Inbound left-turn vehicles would use the existing open median on Rocky Ridge Drive. To achieve consistency with City standards, Fehr & Peers recommends that the project install a 200-foot southbound left turn lane into Driveway 1.

South Cirby Way Driveway (Driveway 2)

The second Project driveway is proposed along South Cirby Way approximately 125 east of Rocky Ridge Drive. Based on the Project Driveway 2 location and design, the Fehr & Peers study recommended that the Project construct a raised, triangular median at Driveway 2 to limit vehicular movements to right-in/right-out access only. The City’s Development Engineering staff have determined that instead of a raised triangular median at the driveway, a condition requiring a raised median curb within South Cirby Way, to ensure that left ingress and egress turn movements are physically prevented, is more appropriate (see Condition #24). This raised median curb within South Cirby Way will ensure residents and guests exiting the site cannot make left turns from Driveway 2. This improvement would also limit access for several residential driveways on the south side of South Cirby Way. According to the project trip generation estimates, westbound right turns at Driveway 2 would be modest (less than 10 vehicles per hour). Thus, no additional deceleration or right turn curb taper is required per City standards at Driveway 2.

Lastly, with the right-in/right-out restriction at Driveway 2, vehicles exiting the project site at Driveway 2 could be encouraged to u-turn at the intersection to continue eastbound on South Cirby Way. Fehr & Peers

recommends that the project install a no U-turn sign at the westbound approach of the South Cirby Way/Rocky Ridge Drive intersection to restrict this movement and reduce potential conflicts. Other sign improvements were also mentioned in the study and will be included as conditions of the project.

As summarized above the study concluded the following improvements would need to be constructed by the project as outlined in the Mitigation Monitoring and Reporting Program (Exhibit B). The project was reviewed by the City Engineering and City Fire Department staff and was found to comply with emergency and refuse service standards as well.

Parking

Pursuant to the Roseville Municipal Code Section 19.28.060.B.1 and the California Government Code Section 65915(p)1, the parking requirements for a project requesting a density bonus shall be one (1) on-site parking space per one (1) bedroom and 1.5 on-site parking spaces for two (2) to three (3) bedroom units. The project consists of 18 units; two (2) one-bedroom units and 16 two-bedroom units, requiring a total of 26 parking spaces (see Figure 2). The project site includes 27 parking spaces, exceeding the Zoning Ordinance the California Government Code requirements. The parking spaces are located along the back of the multi-family building farthest away from the intersection.

Figure 2: Parking Breakdown

PARKING REQUIREMENT:	
1 BEDROOM:	1 SPACE PER UNIT
2 BEDROOM:	1.5 SPACES PER UNIT
TOTAL PARKING REQUIRED:	
1 BEDROOM:	2 X 1 = 2 SPACES
2 BEDROOM:	1.5 X 16 = 24 SPACES
TOTAL:	26 SPACES
	2 ACCESSIBLE SPACES
PARKING PROVIDED:	
	27 SPACES
	2 ACCESSIBLE SPACES

Landscaping and Lighting

The Zoning Ordinance requires that all front 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 CDG recommends using landscaping throughout the site, placing trees to provide shading for sidewalks and public spaces, using native or drought-tolerant plants where possible, and providing a minimum of 50-percent shading (based on 15-year maturity) over the parking spaces.

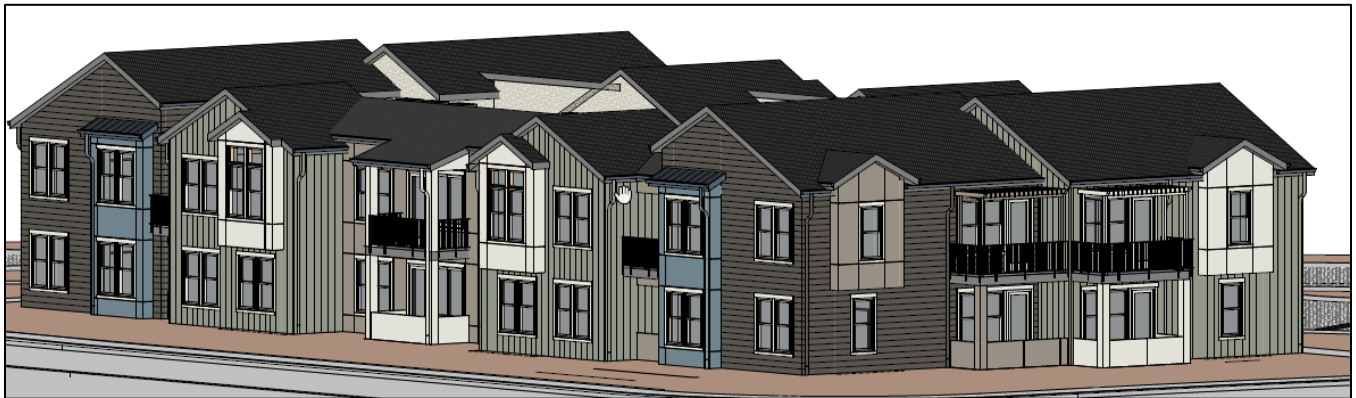
The proposed landscaping plan is included as Exhibit I. The project includes landscape along the frontage of the project site, in the parking lot areas, and around the building where permissible. Several trees are included within the landscaping areas along the project frontage and in the rear adjacent to the creek. Along the frontage 24-inch box Chinese Pistache trees are proposed, as well as Zelkova Serrata trees. In the rear along the creek the applicant proposes four (4) 24-inch box valley oak trees, California Sycamore, and Majestic Beauty Olive trees. And within the parking lot 24-inch box blue oak and cork oak are proposed. The proposed landscaping plans show 57-percent parking lot shade coverage, exceeding the minimum requirement. The understory plants include a variety of shrubs and groundcover to provide a visually engaging streetscape.

The project includes lighting standards for the parking areas, and the conditions of approval ensure that a minimum of one (1) foot-candle of lighting in the parking area and 0.5 foot-candles of lighting in the pedestrian walkways are provided. Light standards will be a maximum of 12 feet in height throughout the project site and shielded to ensure there is no off-site glare into the City open space area or surrounding homes.

- 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 proposed project is a two-story multi-family building approximately 17,700-square feet in size. The height is approximately 30-feet tall at the roof peak. The design utilizes varying wall planes, roof forms and pitches to add visual interest to the building. Window pop outs, decks and varying materials help to further break up the building elevations and add interest. The design utilizes materials including both vertical and horizontal fiber cement siding, and smooth finish cement siding. The project will utilize a cool, earth tone color palette with shades of taupe, blue and olive. The building roof material is made up of tile with metal accent materials. The color palette is harmonious with the surrounding residential and commercial areas. Architectural features and details are applied to all elevations. As proposed, the elevations are consistent with the Zoning Ordinance and the CDG for residential buildings.

Figure 3: Building Rendering



- 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 containers will be screened within trash enclosures. The enclosures will surround the three non-accessible sides of the trash container and will be surrounded by landscaping. All rooftop mechanical equipment will be located within equipment wells and will be sufficiently screened from public view.

EVALUATION – TREE PERMIT

Section 19.66.0300, 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 findings for a Tree Permit are as follows:

- 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.

Edwin E. Stirtz, an ISA Certified Arborist with California Tree and Landscape Consulting, Inc., prepared an arborist report and tree inventory for the project in June 2024 (Attachment 1). The report includes a summary identifying 51 trees on the site, one (1) tree is in good condition, ten (10) are in fair condition, and the remainder are in fair-to-poor or poor condition. Table 2 provides a breakdown of the oak trees proposed for removal based on each tree’s diameter at breast height (DBH).

Of the 42 oak trees proposed for removal, 17 have a DBH of 10 inches or smaller, 21 have a DBH between 10 and 15 inches, and only four (4) have a DBH greater than 15 inches. The largest oak tree proposed for removal has a DBH of 26.5 inches.

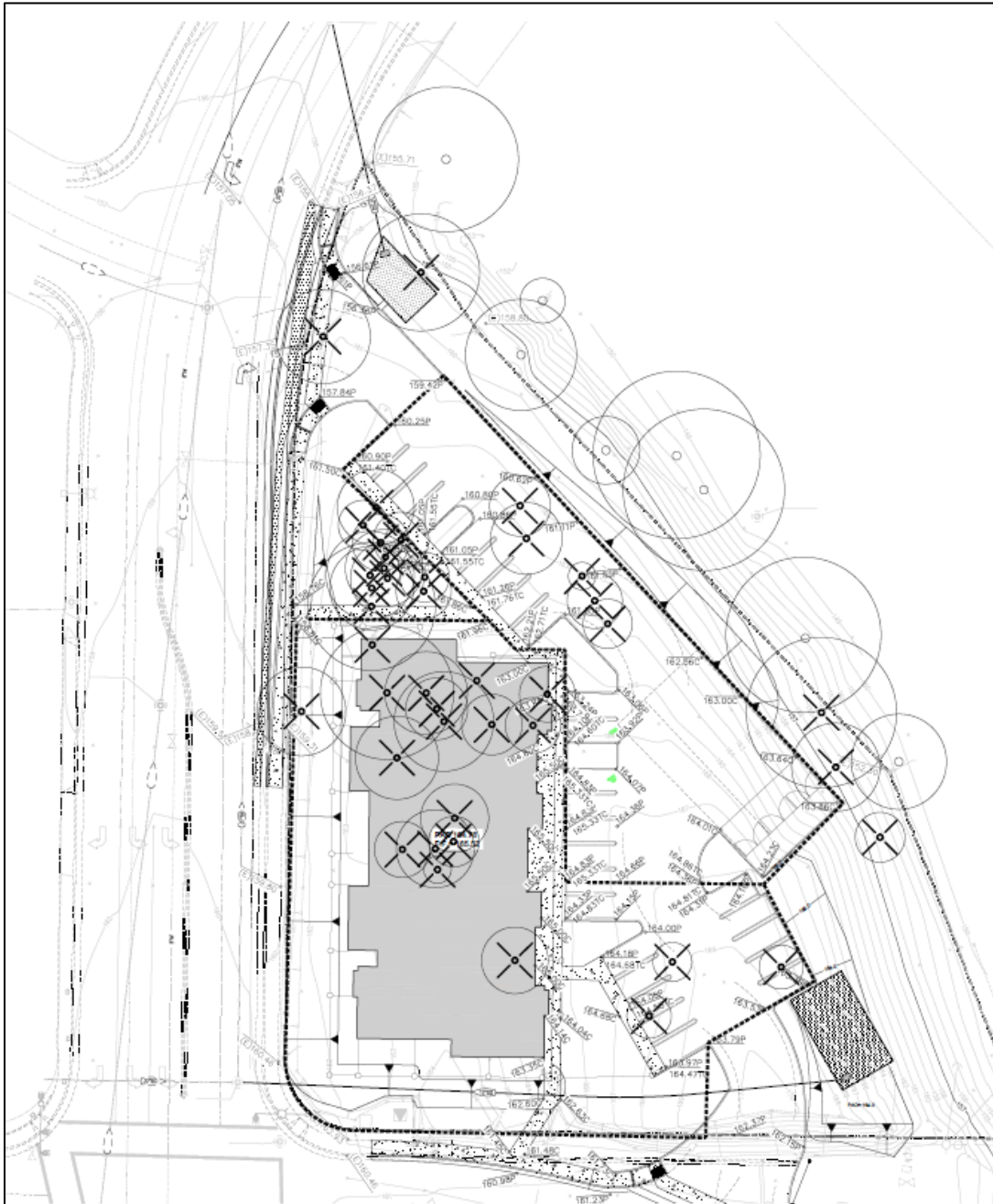
Table 2: Project Oak Tree Inventory

Tree Size Range (DBA)	Total # of Oak Trees	Total DBH
>10”	17	121*
10” – 15”	21	257
<15”	4	90
Total		443
*There is a total of 25-inches of dead oak tree		

Staff evaluated the site plans, site, and tree locations to determine the feasibility of retaining additional trees (Figure 4). However, the site is significantly constrained due to its small size, irregular shape, and its location on a street corner defines where and how access must be designed. There is no area of the site where a building and access roads could be located to avoid tree removal. Furthermore, the site is not level, sloping up from the street approximately 10 feet, before sloping back down toward Linda Creek. Grading is required both to create a level pad for the apartment building and to ensure safe, adequate vehicle access from Rocky Ridge Drive and South Cirby Way. The site is also designed to avoid stormwater drainage from improved areas directly into Linda Creek, consistent with stormwater quality regulations. All of these factors significantly limit the ability of development to avoid removal of trees on the site. Based on the site constraints, and site design the applicant proposes to remove 42 oak trees and will be subject to the requirements of the Tree Preservation Ordinance, and mitigation for these trees will be completed consistent with the Ordinance.

Consistent with the City’s Tree Preservation Ordinance, the TP for the proposed project will include regulations regarding the removal and preservation of trees on the project site. This includes compensatory mitigation for all regulated oak trees removed and protective measures to ensure preserved trees are protected during construction. A total of 443 inches will be required for mitigation consistent with the Ordinance.

Figure 4: Tree Removal Exhibit



California Housing Regulations

Over the past 10 years the State of California has passed a considerable amount of legislation to address a statewide housing shortage. The result of this legislation has been to create regulations that limit the ability of local governments to reduce land designated for residential development or to implement policy and regulatory barriers to housing production. In 2019, the state enacted Senate Bill (SB) 330, the Housing Crisis Act of 2019. This Act places restrictions on certain types of development standards, amends the Housing Accountability Act, and made changes to the local approval processes and the Permit Streamlining Act.

A key provision of the law is to sharply restrict the circumstances in which a jurisdiction may either disapprove a project or reduce the housing density of a project. According to California Government Code Section 65589.5.(j), the below findings are required to deny or lower the density of a housing project

that complies with objective general plan, zoning, and subdivision standards. The jurisdiction is required to base its decision “upon written findings supported by a preponderance of the evidence on the record that both of the following conditions exist:

- (A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.
- (B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.”

The section further states that if the local agency considers the housing development to be inconsistent with the applicable regulations, the local agency must provide the applicant with written documentation “identifying the provision or provisions, and an explanation of the reason or reasons it considers the housing development to be inconsistent, not in compliance, or not in conformity as follows:

- (i) Within 30 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains 150 or fewer housing units.
- (ii) Within 60 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains more than 150 units.”

Failure to comply with these timelines result in the project automatically being deemed consistent with objective standards, according to the law.

As discussed throughout this staff report, staff has found the project is consistent with all objective standards of the General Plan, Zoning Ordinance, and Subdivision Ordinance. According to Government Code 65589(f)(9) an objective standard means “criteria that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion.” Policies which use words like “may” and “should” instead of “shall” and “must” are not objective standards, because they allow for subjective judgement instead of imposing a uniform requirement. Denial of the project would require the above findings be made in writing and that the findings be supported by a preponderance of the evidence.

In addition to the above standards and findings applicable to all housing projects, Government Code Section 65589.5(d) includes additional required findings for the denial of a project which includes affordable units. Based on a preponderance of the evidence, one of the following findings must be made:

- 1) The jurisdiction has adopted a housing element pursuant to this article that has been revised in accordance with Section 65588, is in substantial compliance with this article, and the jurisdiction has met or exceeded its share of the regional housing need allocation pursuant to Section 65584 for the planning period for the income category proposed for the housing development project, provided that any disapproval or conditional approval shall not be based on any of the reasons prohibited by Section 65008. If the housing development project includes a mix of income categories, and the jurisdiction has not met or exceeded its share of the regional housing need for one or more of those categories, then this paragraph shall not be used to disapprove or conditionally approve the housing development project. The share of the regional housing need met by the jurisdiction shall be calculated consistently with the forms and definitions that may be adopted by the Department of Housing and Community Development pursuant to Section 65400. In the case of an emergency shelter, the jurisdiction

shall have met or exceeded the need for emergency shelter, as identified pursuant to paragraph (7) of subdivision (a) of Section 65583. Any disapproval or conditional approval pursuant to this paragraph shall be in accordance with applicable law, rule, or standards.

- 2) The housing development project or emergency shelter as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low- and moderate-income households or rendering the development of the emergency shelter financially infeasible. As used in this paragraph, a “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. The following shall not constitute a specific, adverse impact upon the public health or safety:

(A) Inconsistency with the zoning ordinance or general plan land use designation.

(B) The eligibility to claim a welfare exemption under subdivision (g) of Section 214 of the Revenue and Taxation Code.

- 3) The denial of the housing development project or imposition of conditions is required in order to comply with specific state or federal law, and there is no feasible method to comply without rendering the development unaffordable to low- and moderate-income households or rendering the development of the emergency shelter financially infeasible.
- 4) The housing development project or emergency shelter is proposed on land zoned for agriculture or resource preservation that is surrounded on at least two sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project.
- 5) On the date an application for the housing development project or emergency shelter was deemed complete, the jurisdiction had adopted a revised housing element that was in substantial compliance with this article, and the housing development project or emergency shelter was inconsistent with both the jurisdiction’s zoning ordinance and general plan land use designation as specified in any element of the general plan.

(A) This paragraph shall not be utilized to disapprove or conditionally approve a housing development project proposed on a site, including a candidate site for rezoning, that is identified as suitable or available for very low, low-, or moderate-income households in the jurisdiction’s housing element if the housing development project is consistent with the density specified in the housing element, even though the housing development project was inconsistent with both the jurisdiction’s zoning ordinance and general plan land use designation on the date the application was deemed complete.

(B) If the local agency has failed to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit, has failed to demonstrate that the identified zone or zones include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7) of subdivision (a) of Section 65583, or has failed to demonstrate that the identified zone or zones can accommodate at least one emergency shelter, as required by paragraph (4) of subdivision (a) of Section 65583, then this paragraph shall not be utilized to disapprove or conditionally approve an emergency shelter proposed for a site designated in any element of the general plan for industrial, commercial, or multifamily residential uses. In any action in court, the burden of proof shall be on the local agency to show that its housing element does satisfy the requirements of paragraph (4) of subdivision (a) of Section 65583.

- 6) On the date an application for the housing development project or emergency shelter was deemed complete, the jurisdiction did not have an adopted revised housing element that was in substantial compliance with this article and the housing development project is not a builder's remedy project.

Denial of the project would require one of the above findings be made in writing and that the findings be supported by a preponderance of the evidence.

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 notice of the public hearing was published in the Roseville Press Tribune on April 25, 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. To date only one phone call has been received in direct response to the public hearing notification, which was related to the raised median on South Cirby Way. The inquirer did not have any follow up questions or comments.

As discussed above, the applicant and staff attended a meeting of the Maidu Neighborhood Association on November 19, 2024 to discuss the project. There was considerable discussion and concern expressed related to the project. Residents expressed concerns regarding traffic, pedestrian safety, site access, parking and potential tree removal. On April 24, 2025, the Maidu Neighborhood Association delivered a letter to the City that included both project comments and comments specific to the Initial Study/Mitigated Negative Declaration (IS/MND). This letter included concerns consistent with those expressed at the November 19, 2024 meeting. Also on April 24, 2025, staff received an email from an individual with comments on the IS/MND. The Environmental Section, below, expands on the comments provided in this correspondence. Exhibit C of this staff report includes all the written comments received along with a response to each comment.

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 20-day public comment period, which began on April 4, 2024, and ended on April 24, 2024. The document analyzed the potential for environmental impacts due to project implementation and determined that potentially significant impacts related to Biological, Noise, Transportation, and Tribal Cultural 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 and Exhibit B, respectively.

During the 20-day public comment period, the City received two (2) comment letters. The first was submitted by the Maidu Neighborhood Association (MNA) Committee, and the second (an email) by local resident, Jennifer Chapman. A summary of the key concerns raised by each commenter is provided below; a detailed City response addressing each point is included in Exhibit C.

MNA Committee

- Pedestrian safety concerns
- Project related traffic impacts
- Parking & ADA compliance
- Site layout and driveway design
- Project interface with the adjacent floodplain
- Tree removal and associated impacts
- Recommendation to install a raised median along South Cirby Way and a deceleration lane on Rocky Ridge Drive

- Request for an Environmental Impact Report
- Project land use conversion request

Jennifer Chapman, local resident

- Comment on the lifespan and value of native oak trees
- Concern that the project is inconsistent with the City's Riparian and Creeks Management Plan (2005)
- Observations regarding the Arborist Report and compliance with the City's Tree Preservation Ordinance
- Additional comment referencing the General Plan and the Roseville Creek and Riparian Management and Restoration Plan

CONCLUSION

The proposed project is a principally permitted mixed income 18-unit multi-family residential development located on property with a General Plan Land Use Designation of Medium Density Residential (MDR-10), and a Zoning Designation of Multi-Family Housing (R3). The MDR-10 designation allows for the development of 12 residential units on the 1.23-acre site. The applicant has requested a Density Bonus of 50%, (six (6) additional units) by proposing to provide two (2) very-low income affordable housing units. The site design and architecture are compatible with the surrounding community and environment and will provide a beneficial use of the site. Based on the analysis included in this staff report, the IS/MND and associated technical studies, and as conditioned, the proposed project is consistent with the General Plan, and CDG, and the required findings for the Design Review Permit can be made. Furthermore, the proposed project advances the goals and requirements found in the Housing Element of the City's General Plan.

RECOMMENDATION

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

1. Adopt the **Rocky Ridge Apartments Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program**;
2. Adopt the four (4) findings of fact and approve the **DESIGN REVIEW PERMIT – 1995 ROCKY RIDGE DRIVE – INFILL PCL 86B – ROCKY RIDGE APARTMENTS – FILE #PL23-0351** subject to eighty (80) conditions of approval; and
3. Adopt the two (2) findings of fact and approve the **TREE PERMIT – 1995 ROCKY RIDGE DRIVE – INFILL PCL 86B – ROCKY RIDGE APARTMENTS – FILE #PL23-0351** subject to twenty (20) conditions of approval.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT – FILE #PL23-0351

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **May 8, 2025** and if not effectuated shall expire on **May 8, 2027**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The project is approved as shown in Exhibits A-O, and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Rocky Ridge Apartments Initial Study/Mitigated Negative Declaration and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. An Affordable Rental Housing Agreement for two (2) very low income units shall be executed prior to building permit issuance for Infill Parcel 86B. (Housing)

5. The project shall be addressed as 1995 Rocky Ridge Drive. 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 assignment. At that time addresses for buildings and apartments 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 for more information. (Business Services)
6. 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)
7. 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)
8. 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)
9. 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:

10. 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 have 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)

11. 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)
12. 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)
13. 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 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)
14. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
15. 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)
16. 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)
17. 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)

18. 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)
19. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
20. 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 Division prior to approval of any plans. (Engineering)
21. 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)
22. 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)
23. The applicant shall provide a minimum 35 foot wide, Type A7 driveway for the entry off Rocky Ridge Drive. The entry will include right turn flare per City standard ST-24.
24. The applicant shall provide a minimum 35' wide A-7 driveway for the entry off South Cirby Way. This will include providing a 2-foot-wide raised centerline median that will prevent vehicular traffic from left egress/ingress. (Engineering)
25. The applicant shall complete (fill) the existing gap of curb-gutter and sidewalk along South Cirby Way concentric with the centerline of the street adjacent to the project site. (Engineering)
26. The applicant shall provide a 200-foot-long left turn lane for traffic traveling southbound along Rocky Ridge for entry into the site. Refer to the traffic study provided by Fehr & Peers dated April 1st 2024. (Engineering)
27. The applicant shall relocate the existing chevron signs along South Cirby Way, behind the proposed back of sidewalk. (Engineering)
28. The applicant shall maintain access to the maintenance road located on the southeast corner of the site. (Engineering)
29. The applicant shall prune the existing trees to a 6' clear height along the east side of Rocky Ridge Drive, north of the proposed driveway. (Engineering)

30. The applicant shall relocate the traffic signal appurtenances along South Cirby Way as directed by Public Works -Traffic Division. (Engineering)
31. A LOMR or LOMR-F will be required for any development occurring within the FEMA floodplain/special flood hazard area. (Engineering)
32. 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)
33. 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).
34. 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 provide a plan for the maintenance of the proposed BMP's. (Engineering)
35. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
36. 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)
37. 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)
38. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Development Services – Engineering Division 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)
39. Improvement plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. During grading and construction the preserve area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from the preserve, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, Development Services Department, Planning)

40. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, Development Services Department, Planning)
41. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into the Preserve. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, Development Services Department, Planning)
42. 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)
43. 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)
44. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, and sewer 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)
45. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
46. 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 and sewer 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)
47. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
48. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
49. A trash enclosure, organics enclosure and recycling enclosure is required for the project, otherwise, the building owner is responsible for the trash service. (Refuse)

50. 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)
51. 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)
52. 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
53. This project shall be annexed into CFD #4 for services related to neighborhood park and streetscape maintenance. (Parks, Recreation, and Libraries)
54. 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)
55. 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)
56. 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:

57. 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)
58. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. A 12.5 -foot-wide public utilities easement along Rocky Ridge Drive.
 - b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

59. 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)
60. 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)
61. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
62. 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)
63. Water and sewer and shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
64. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
65. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
66. 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)
67. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
68. 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)
69. 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)

70. 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)

OTHER CONDITIONS OF APPROVAL:

71. 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)

72. 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)

73. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)

74. 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)

75. 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)

76. 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)

77. 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)

78. 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)

79. 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)

80. 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 #PL23-0351

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 in Appendix 2 of the Arborist Report (see Attachment 1) and depicted on the Tree Removal Exhibit (see Exhibit L) are approved for removal with this tree permit. All other protected 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 443. 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 protected native oak tree beyond those identified by this report. Encroachment into the protected zone of the Trees listed in Exhibit L 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 November 8, 2025. (Planning)

ATTACHMENTS

1. CA Tree & Landscape Consulting, Inc. Arborist Report
2. Fehr & Peers Access & Traffic Study
3. Biological Resources Assessment

EXHIBITS

- A. Rocky Ridge Apartments Initial Study/Mitigated Negative Declaration
- B. Rocky Ridge Apartments MMRP
- C. City's Response to Comments for the Rocky Ridge Apartments IS/MND
- D. Site Plan
- E. Floor and Roof Plans
- F. Building Elevations
- G. Lighting Plan
- H. Photometric Plan
- I. Landscape Plan
- J. Trash Enclosure Plan
- K. Material & Color Board
- L. Tree Removal Plan
- M. Preliminary Grading Plan
- N. Preliminary Utility Plan
- O. Striping Plan

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