



**CITY OF ROSEVILLE  
PLANNING & REDEVELOPMENT STAFF REPORT  
PLANNING COMMISSION MEETING NOVEMBER 10, 2005**

Prepared by: Wendy W. Hartman, Project Planner

**ITEM IV-B: TREE PERMIT, GRADING PLAN, & ADMINISTRATIVE PERMIT – 10420  
WOODCREEK OAKS BOULEVARD – WOODCREEK EAST PARCEL 1 – FILE# 2005  
PL-041 (TP-000046, GP-000008, & AP-000081)**

**REQUEST**

The applicant requests approval of a **Grading Plan** to grade a portion of the site to allow for the construction of a single family home and associated accessory structures. In addition to the primary structure, the project includes two 1,440 square foot detached garages, a 752 square foot pool house, and 1,088 square foot secondary residence. An **Administrative Permit** is required for accessory structures in excess of 700 square feet. A **Tree Permit** to remove two native oak trees and encroach into the protected zone of several others is also being requested.

Applicant – Cleve Livingston; Boyden, Cooluris, Livingston, & Saxe PC  
Owner – Steve Thurtle

**SUMMARY RECOMMENDATION**

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

- A. Adopt the two findings of fact for the Tree Permit;
- B. Approve the Tree Permit subject to twenty (20) conditions of approval;
- C. Adopt the three findings of fact for the Grading Plan;
- D. Approve the Grading Plan subject to thirty (30) conditions of approval;
- E. Adopt the three findings of fact for the Administrative Permit; and,
- F. Approve the Administrative Permit subject to six (6) conditions of approval.

**SUMMARY OF OUTSTANDING ISSUES**

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

**BACKGROUND**

The project site is located at 10420 Woodcreek Oaks Boulevard, which is within the North Industrial Planning Area (NIPA). The site is Parcel 1 of the Woodcreek East subdivision. The northeastern portion of the 7.32-acre site is proposed to be developed with a single family home, two detached garages, pool house, and a second residence. The remaining 4.55 acres of the site lies within the 100-year floodplain and will not be developed.

On December 2, 1999 the Planning Commission approved a Rezone and General Plan Amendment to change the zoning and land use of the site from Light Industrial to Single Family Residential/Special Area (R1/SA). The Commission approved a subdivision map on July 26, 2001 to subdivide the Woodcreek East site into 350 residential lots and one estate lot (Parcel 1). There is an existing home on Parcel 1. However, the structure is uninhabitable and therefore will be removed.

On January 27, 2005, the Planning Commission approved a Subdivision Map and Tree Permit for the Fiddymment 44 subdivision located just to the south of the project site (Woodcreek East Parcel 1). The project included an all weather access easement from the Fiddymment 44 project to the project site. The Tree Permit also included the removal of up to 7 native oak trees located within the access easement.

## **EVALUATION**

The evaluation section of this report includes an analysis of each of the requested entitlements. Each of the entitlements is analyzed for its consistency with the goals and policies of the applicable regulations, such as the General Plan, the Zoning Ordinance, and Grading Ordinance. Analysis is provided for the Tree Permit first and is followed by review of the Grading Plan and Administrative Permit.

### **TREE PERMIT**

The Tree Preservation Ordinance (Chapter 19.66) requires the City to consider the appropriateness of and alternatives to proposed tree removals and encroachments. In addition, when tree removal is requested, the City is required to review the proposed mitigation plan.

Two arborist reports have been prepared for Parcel 1 by ECORP (dated August 15, 2005 & October 11, 2005) that identify the tree species, size, health and current condition (Exhibit F). The report also includes measures to mitigate impacts to the trees.

### ***Tree Impacts***

Parcel 1 is approximately 7.32 acres in size and contains 43 native oak trees. The western and southern portion of the property is within the 100-year floodplain, limiting development to the northeastern portion of the site. The applicant is proposing to construct a single-family residence with two detached four-car garages, a pool house, second residence (garden casita), and a tennis court.

The construction of the primary residence proposed the removal of one native oak tree (853) and encroachment into the protected zone of one other native oak tree (852). Construction of the second residence (garden casita), walkways, and utility trenches proposes the removal of one native oak tree (843) and encroachment into four other trees (848, 849, 850, & 851). A summary of the tree impacts is listed in the following table.

Table 1: Tree Summary

Tree #	Type	DBH (inches)	PZR (feet)	Condition		Encroachment (percent)	Nature of Encroachment
				Structure	Vigor		
843	QW	16	20	Good	Good	Removal	Tree is located within the footprint of the second unit
853	QW	11	15	Fair	Good	Removal	Tree is located within the footprint of the home
821	QW	42	35	Poor	Fair	0.2%	Grading – slope
848	QW	40	20	Fair	Fair	19%	At-grade walkway
849	QD	10	20	Good	Good	20.3%	At-grade walkway and “casita” entry
850	QW	31	20	Good	Fair	18.5%	At-grade walkway
851	QW	32	30	Good	Good	25.8%	At-grade walkway and “casita”
852	QW	21	20	Good	Good	34.3%	At-grade walkway and home

QD = Quercus Douglasii – Blue Oak

QW = Quercus Wislizenii – Interior Live Oak

As shown in the figure below and Exhibits A through C, the primary residence and accessory structures are proposed to be located in a large semi flat, clear area of the site (northeast corner of the site). The second residence is proposed to be located between two clusters of native oak trees and in the same general location as the existing residence (which will be removed). Due to the location of utility easements and 100-year floodplain, the home and associated improvements cannot be located any further to the north than shown on the plans. The home also cannot be moved farther to the east (away from the large cluster of trees at the center of the property) without eliminating a driveway that is proposed to be located three (3) feet from the eastern property line. This driveway provides access to the second detached garage and parking area from the main driveway entrance into the site. As depicted in the figure below and Exhibits A through C, all of these structures are located outside of the 100-year flood plain and have also been situated to minimize impacts to native oak trees.

Figure 1: Aerial of project site



### ***Mitigation Measures***

To address the anticipated impacts from construction, the arborist recommends hand digging under the supervision of an arborist of any trenches within the PZR's of the trees and that exposed soil surfaces upslope of oak trees should be promptly stabilized with hydroseed or jute netting. The arborist also

recommends that mitigation for the removed trees should include replanting of oak saplings within the on-site “open space “ (portion of property within 100 year floodplain).

Staff recommends the Planning Commission authorize the removal of trees 843 and 853 and approve the tree permit. The mitigation requirement for the removal of trees 843 & 853 is 27 inches, which the applicant will satisfy through on-site plantings of native and non-native trees (see Tree Permit Condition 3).

### **GRADING PLAN**

The Grading Ordinance stipulates that any grading activity involving the movement of more than 50 cubic yards of material requires review and approval of a Grading Plan. In this case, a Grading Plan is required because the applicant is requesting to remove approximately 800 cubic yards of soil in order to create a pad for the residence and accessory structures and to construct an in ground pool. In situations where native oaks trees or other natural features are impacted by grading activity, a Major Grading Plan is required to be reviewed and approved by the Planning Commission.

The Grading Ordinance requires that three (3) findings be made in order to approve or conditionally approve a Major Grading Plan (Section 16.20.080). Based on the analysis contained in this staff report, and with the project conditions, the required findings can be made for the proposed Grading Plan. The three findings are listed in the recommendation section of this report.

The Grading Plan consists of 2,000 cubic yards of cut and 1,200 cubic yards of fill. The majority of the cut and exportation of soil (800 c.y.) is for the construction of the in-ground swimming pool. There is a cut and fill slope around the perimeter of the primary residence and garages. The final pad elevations will be a minimum of two (2) feet above the 100-year water surface elevation. On the northwest side of the home, a masonry garden wall ranging in height from 1 ½ to 4 ½ feet is proposed. The purpose of the wall is to provide a usable yard area.

The Grading Plan has been designed to preserve trees by limiting fill within the PZR. Since the proposed grading and site design has been designed to ensure the preservation of most of the trees on site, staff supports the proposed grading design. The Engineering Department has reviewed the request and determined that the grading plan, as provided with Exhibit C and conditioned with the recommended conditions of approval, will comply with the City’s Improvement Standards and the Grading Ordinance.

### **ADMINISTRATIVE PERMIT**

The City of Roseville Zoning Ordinance requires accessory structures that are greater than 700 square feet in floor area to receive approval of an Administrative Permit. In addition to the primary structure, the project includes two 1,440 square foot detached garages and a 752 square foot pool house.

All of the accessory structures meet the setback requirements from property lines and adjacent structures. As shown on Exhibit E, the buildings have been designed to match the color, material, and architectural design of the primary residence. Given the size of the project site (7.32 acres), distance from the property lines and other single family residences, and compliance with the City’s development standards; the proposed accessory structures will not be detrimental to the public health, safety, or welfare.

Section 19.78.060.A of the City of Roseville Zoning Ordinance requires that three findings be made in order to approve an Administrative Permit. Based on the analysis contained in this staff report, and with

the project conditions, the required findings can be made for the proposed Administrative Permit. The three findings are listed in the recommendation section of this report.

**SECOND DWELLING UNIT**

The proposed project includes the construction of a 1,088 square foot secondary residence (garden casita). The second residence is proposed to be located in the same approximate location as the existing house. As previously mentioned, the existing home is uninhabitable and will be removed as part of this project.

Second dwelling units that comply with the standards identified in the City’s Zoning Ordinance Section 19.60.040 are permitted residential uses in the R1 district. Typically requests for second dwelling units that comply with the standards are processed as over the counter permits. However, the proposed second dwelling unit requires the removal of one native oak tree and was included in the evaluation of the Tree Permit and Grading Plan for the project site. Therefore, staff has included an evaluation of the second dwelling units compliance with Section 19.60.040 of the Zoning Ordinance as part of this project.

<b>Design And Development Standards for Second Dwelling Units (Section 19.60.040)</b>	<b>YES</b>	<b>NO</b>
1. Will the 2 <sup>nd</sup> dwelling unit comply with the development standards of that zone district?	Y	
2. The 2 <sup>nd</sup> dwelling floor area does not exceed 30% of the existing dwelling (if attached), or does not exceed 1,200 square feet (if detached)?	Y	
3. Will the appearance of the 2 <sup>nd</sup> dwelling unit be compatible with the existing neighborhood and subordinate to the primary residence?	Y	
4. Will a minimum of one (1) off-street parking space be provided for the 2 <sup>nd</sup> dwelling unit in addition to parking required for the existing residence? Additional parking may be required if the 2 <sup>nd</sup> dwelling units contains more than one (1) bedroom. The parking requirement may be met by providing one (1) required parking space within the twenty-foot (20') front yard setback, and may be located in tandem with other on-site parking. In accordance with City of Roseville Municipal Code Section 11.20.040, vehicles are prohibited from parking in alleys.	Y	
5. If the 2 <sup>nd</sup> dwelling will be detached from the primary residence, will a minimum of ten feet (10') be provided between the primary dwelling and the detached 2 <sup>nd</sup> dwelling?	Y	
6. Will the 2 <sup>nd</sup> dwelling include permanent provisions for independent living, sleeping, eating, cooking and sanitation within the unit?	Y	

As demonstrated in the table above, the proposed second residence is consistent with the requirements of Section 19.60.040 of the Zoning Ordinance.

## **ENVIRONMENTAL DETERMINATION**

This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines Section 15303 (construction of single-family residence) and the City of Roseville CEQA Implementing Procedures pertaining to construction of small structures.

## **RECOMMENDATION**

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

- A. Adopt the two (2) findings of fact for the TREE PERMIT – 10420 WOODCREEK OAKS BLVD. – WOODCREEK EAST PARCEL 1 – FILE# TP-000046:
  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 of the Roseville Zoning Ordinance.*
  2. *Measures have been incorporated in the project or permits to mitigate impacts to remaining trees and to provide replacement for trees removed.*
- B. Approve the TREE PERMIT – 10420 WOODCREEK OAKS BLVD. – WOODCREEK EAST PARCEL 1 – FILE# TP-000046 with the twenty (20) conditions listed below.
- C. Adopt the three (3) findings of fact for the MAJOR GRADING PLAN – 10420 WOODCREEK OAKS BLVD. – WOODCREEK EAST PARCEL 1 – FILE# GP-000008:
  1. *The Grading Plan conforms to the City's Improvements Standards and §16.20.070 (Grading) of the Roseville Municipal Code.*
  2. *The proposed grading has been designed to accommodate, and/or mitigation conditions have been imposed to compensate for any potential impacts to any of the natural features of the property or to adjacent properties, and the grading will not result in any increase in water surface elevation in any stream channel located on the property and associated with the grading as approved.*
  3. *The proposed grading is necessary to allow development of the property consistent with the General Plan Land Use allocation for the property.*
- D. Approve the MAJOR GRADING PLAN – 10420 WOODCREEK OAKS BLVD. – WOODCREEK EAST PARCEL 1 – FILE# GP-000008 with the thirty (30) conditions listed below.
- E. Adopt the three (3) findings of fact for the ADMINISTRATIVE PERMIT – 10420 WOODCREEK OAKS BLVD. – WOODCREEK EAST PARCEL 1 – FILE#: AP-000081
  1. *The proposed use is consistent with the City of Roseville General Plan.*
  2. *The proposed use conforms to all applicable standards and requirements of the City of Roseville Zoning Ordinance.*

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

F. Approve the ADMINISTRATIVE PERMIT – 10420 WOODCREEK OAKS BLVD. – WOODCREEK EAST PARCEL 1 – FILE# AP-000081 with the six (6) conditions listed below.

**CONDITIONS OF APPROVAL FOR TREE PERMIT TP-000046  
 COMPLIANCE VERIFICATION / INSPECTION CHECKLIST**

CONDITION	COMPLIANCE VERIFIED/ INSPECTED	COMMENTS
<b>PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE</b>		
1. All recommendations contained in the Arborist Reports dated 8/15/05 and 10/11/05 (Exhibit F) shall be incorporated as part of these conditions except as modified herein. (Planning)		
2. Trees # 843 & 853 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 mitigate for the removal of Trees 843 & 853 (27 inches total) through on-site planting of native oak trees and non-native trees on an inch per inch basis. A minimum of 50% of the trees shall be native oak trees. A faithful performance bond (or other means of security provided to the satisfaction of the Planning Department) shall be posted to insure the replacement of trees on-site. The bond shall be posted prior to tree removal. (Planning)		
4. No activity shall be permitted within the protected zone of any native oak tree beyond those identified in the Arborist Report (Ex. F). Encroachment into the protected zone of Tree(s) 821, 848, 849, 850, 851, & 852 as shown in Exhibits A-C and described in the staff report is permitted. (Planning)		
5. 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)		
6. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Department) shall be posted to insure 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 of any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)		

<p>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, driveway, 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 Department prior to the placement of the protective fencing. (Planning)</p>		
<p>8. The applicant shall install a minimum of a five-foot high temporary chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. 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 DEPARTMENT". (Planning)</p>		
<p>9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Department to inspect and approve the temporary fencing before beginning any construction. (Planning)</p>		
<p>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 Arboriculturalists (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)</p>		
<p>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 and shall be signed by the arborist. (Planning)</p>		
<p>12. The utility trenching pathway shall be staked by the arborist prior to the commencement of digging. (Planning)</p>		
<p><b><u>DURING CONSTRUCTION</u></b></p>		
<p>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)</p>		
<p>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)</p>		

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 and 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 footing and utility trenches 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 Department. In no event shall the fencing be removed before the written authorization is received from the Planning Department. (Planning)		
<b>PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT</b>		
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 Department. 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. A copy of this completed Tree Permit Compliance Verification/Inspection form shall be submitted to the Planning Department. (Planning)		

**CONDITIONS OF APPROVAL FOR MAJOR GRADING PLAN GP-000008**

1. This Grading Plan approval shall be effectuated within a period of one (1) year from this date and if not effectuated shall expire on **November 10, 2006**. (Planning)
2. The project is approved as shown in Exhibits A - C and as conditioned or modified below. (Planning, Engineering)
3. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
4. The applicant shall not commence with any on-site improvements until such time as grading plans are approved and grading and/or encroachment permits are issued by the Department of Public Works (Engineering)

**PRIOR TO GRADING PERMIT:**

5. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
6. The grading plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
  - a. Grading shall comply with the City grading ordinance. No cut and/or fill slopes steeper than a 4:1 slope ratio or as shown on Exhibit C (Grading Plan). Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions. (Engineering)
7. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to the commencement of on-site work that will require material to be trucked to or from the site within City right-of-ways. (Engineering)
8. All grading shall occur no closer than 1.5 times the radius of a native oak tree's protected zone unless otherwise authorized with the Tree Permit number TP-000046 or as shown on Exhibit C (Grading Plan). (Planning)
9. The grading shall not change the drainage pattern within the distance of 1.5 times the radius of a native oak tree's protected zone unless otherwise authorized with the Tree Permit number TP-000046 or as shown on Exhibit C (Grading Plan). (Planning)
10. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)
11. The applicant shall submit to the Planning and Engineering Departments the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning & Engineering)
12. The following easements shall be provided by separate instrument and shown on the grading plan, unless otherwise provided for in these conditions:
  - a. A Flood Water Conservation and Conveyance Easement for the 100 year floodplain. This easement shall allow for the unrestricted conveyance of the 100 year flood flows across the property defined by this easement. This would prohibit any development or improvements, including fill or grading within the easement, that would restrict or divert floodwaters.

Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)

13. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Engineering, Environmental Utilities, Electric)

**DURING CONSTRUCTION & PRIOR TO NOTICE OF COMPLETION:**

14. The following note shall be added to the grading plans:

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

- a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.
  - b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
  - c. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
  - d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
  - e. The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
15. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
16. All improvements being constructed in accordance with the approved grading plans shall be accepted as complete by the City. (Engineering)
17. Prior to the construction of any grading, the area within the limits of grading and outside of the 100-year floodplain shall be scarified and all deleterious vegetation shall be removed. (Engineering)
18. All fill shall be placed in standard lifts, and shall be compacted to a minimum of 90% relative compaction. Prior to the approval and acceptance of the grading operation as complete, the applicant shall provide a soils report generated from a registered geotechnical engineer certifying that the fill has been properly constructed. (Engineering)
19. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Planning)
20. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
21. 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, retaining walls, and structures of any type. (Electric)
22. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

**OTHER CONDITIONS OF APPROVAL:**

23. A single sewer stub may be constructed from the existing 42" sewer main to service the parcel. No inside drops will be allowed in the existing 42" trunk main manhole. A transition manhole shall be constructed upstream of the 42" main to provide individual service(s) to the onsite buildings. A 10-ton vehicle rated all weather access road shall be provided to the transition manhole by the owner for City maintenance vehicles. (Environmental Utilities)
24. The applicant shall pay City's actual cost for providing plan check, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities)
25. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained. (Electric, Engineering, Environmental Utilities)
26. The applicant shall have a qualified biologist conduct a raptor nest survey prior to construction for construction activity which occurs during the breeding season (February 1 to August 1). If an active nest is located, construction activities shall be limited in the area of the nest based upon the recommendations of the surveying biologist. (Planning, Engineering)
27. The applicant shall submit a fencing plan for the installation of a 5-foot high temporary fence around the base of the fill slopes, to protect the oak trees and wetland areas. The fencing plan shall be reviewed and approved by the Planning Department. (Planning)
28. Prior to construction activities on-site, the Planning Department shall inspect all fencing for compliance with the approved fencing plan. (Planning)
29. 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)
30. 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)

**CONDITIONS OF APPROVAL FOR ADMINISTRATIVE PERMIT AP-000081**

1. The project is approved as shown in Exhibits A through E and as conditioned or modified below. (Planning)
2. This permit shall be valid for a period of two (2) years from this date and shall expire on November 10, 2007. Prior to said expiration date, the applicant shall have obtained a Building Permit and started construction or may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one (1) year from November 10, 2007. (Planning)
3. The applicant shall obtain and final a Demolition Permit for the existing residence before a Building Permit maybe issued for any of the accessory structures. (Planning)

4. The applicant shall provide two complete sets of building plans. Contact the Building Department for a list of submittal requirements. (Building)
5. Construction Documents submitted for plan check and permit shall comply with all applicable code requirements including the 2001 California Building Code, 2001 California Mechanical Code, 2001 California Plumbing Code, 2001 California Electrical Code, 2001 California Fire Code and all state and federal mandated requirements in effect at the time of submittal for building permit. (Building)
6. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)

### **ATTACHMENTS**

1. Vicinity Map

### **EXHIBITS**

- A. Site Plan
- B. Tree Encroachment Exhibit
- C. Grading Plan
- D. Primary Residence Exterior Elevations
- E. Pool House & Second Residence Exterior Elevations
- F. Arborist Reports

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