



AGENDA

February 13, 2020

PLANNING COMMISSION MEETING

6:30 p.m.

311 Vernon Street
Roseville, California
www.roseville.ca.us

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

If an agenda item is open to public comment, such public comment shall be addressed to the chair of the meeting.

Public Comment - Speakers have three minutes under Public Comment to speak on issues that are not listed on the agenda and are within the City's jurisdiction. The Brown Act does not permit any action or discussion on items not listed on the agenda.

Consent Calendar - If applicable, the Consent Calendar consists of routine items that may be approved by one motion. Any person can remove an item from the Consent Calendar to be discussed separately.

Agenda Items - Speakers have five minutes to address items that are listed on the agenda.

Americans with Disabilities Act - Notify the City Clerk or Secretary at least 72 hours in advance if special assistance is required to participate in a meeting including the need of auxiliary aids or services.

Audio/Visual Presentations - If making a presentation regarding an agenda item, audio/visual materials must be submitted to the City Clerk or Secretary at least 72 hours in advance.

Roseville City Clerk 311 Vernon Street, Roseville, CA 916-774-5200 TDD 916-774-5220

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENTS**
5. **CONSENT CALENDAR**
 - 5.1. Minutes of January 9, 2020

5.2. INFILL PCL 10 - Roseville St. Triplex Tree Permit - 114 Roseville St - File # PL19-0351

REQUEST

The project includes a Tree Permit to remove one (1) Valley oak (*Quercus lobata*) tree, with a total aggregate diameter of 20.5 inches. The tree is proposed to be removed in order to make additions to two units on a three-unit property.

Applicant/Property Owner: Wes Cambron, Allstate Renovations, Inc.

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact and approve the Tree Permit subject to eight (8) conditions of approval.

6. REQUESTS/PRESENTATIONS

6.1. INFILL PCL 7 - 450 Diamond Oaks Tree Permit - 450 Diamond Oak Rd - File # PL19-0341

REQUEST

The project includes a Tree Permit to remove two (2) Blue oak (*Quercus douglasii*) trees, with a total aggregate diameter of 61 inches. The trees are proposed to be removed in order to construct a single-family home on an undeveloped lot. A third Blue oak tree is proposed to be preserved on the lot with fifteen percent encroachment into the protected zone radius. An Administrative Variance is requested to allow a 6.5 foot (32.5 percent) reduction in the required rear yard setback in order to preserve the tree at the front of the property.

Applicant: Mary Dorofeyev, Tangent Design and Engineering
Property Owner: Oleg Makovey

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.
- B. Adopt the three (3) findings of fact and approve the Administrative Variance subject to two (2) conditions of approval.

6.2. WRSP PCL F-55 and W-60a - General Plan Amendment, Specific Plan Amendment, Rezone, Tentative Parcel Map, Small Lot Tentative Subdivision Map, Tree Permit, and Development Agreement - 2401 Blue Oaks Bl and 2600 Westbrook Bl - File # PL19-0180

This item is continued to the February 27, 2020 Planning Commission Meeting.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

8. ADJOURNMENT



PLANNING COMMISSION COMMUNICATION

Title: Minutes of January 9, 2020
Contact: Lupe Nelson, lnelson@roseville.ca.us, 916-774-5281

Meeting Date: 2/13/2020
Item #: 5.1.

ATTACHMENTS:

Description

Minutes of January 9, 2020



MINUTES

January 9, 2020

PLANNING COMMISSION MEETING

6:00 p.m.

311 Vernon Street
Roseville, California
www.roseville.ca.us

1. CALL TO ORDER

Chair Caporusso called the meeting to order at 6:00 p.m.

2. ROLL CALL

Present: Brashears, Dohner, Jensen, Krafka, Martin, Mendonsa, Caporusso
Absent: None

3. PLEDGE OF ALLEGIANCE

Commissioner Krafka led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

Chair Caporusso opened the Public Comment period. Hearing none, Chair Caporusso closed the Public Comment period.

5. CONSENT CALENDAR

Motion by Commissioner Jensen, seconded by Commissioner Martin, to approve the Consent Calendar.

The Motion Passed.

Roll Call vote:

Ayes: Dohner, Martin, Jensen, Mendonsa, Brashears, Krafka, Caporusso

Noes: None

5.1. Minutes of December 12, 2019

6. REQUESTS/PRESENTATIONS

6.1. INFILL PCL 187 - Wag Pet Hotel - 200 S Harding BI - PL19-0323

REQUEST

The applicant requests approval of a Zoning Ordinance text amendment to allow kennels with a Conditional Use Permit in the General Commercial (GC), Highway Commercial (HC) and Regional Commercial (RC) zones; a Conditional Use Permit to allow a Pet Hotel in the GC zone, and a Design Review Permit Modification to convert an existing 16,184 square-foot building into a luxury pet hotel for dogs and cats.

Applicant: Bob Caravona, Hawkins Companies, LLC

Property Owner: Gregory Tomassian

RECOMMENDATION

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

- A. Recommend the City Council adopt two (2) findings of fact and approve the Zoning Ordinance Amendment.
- B. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to five (5) conditions of approval.
- C. Adopt the two (2) findings of fact and approve the Design Review Permit Modification subject to forty-seven (47) conditions of approval.

Associate Planner, Charity Gold, presented the staff report.

Chair Caporusso opened the public hearing and invited comments from the applicant and/or audience.

Applicant representative Brittany Elliot, Hawkins Companies, LLC, stated she had received a copy of the staff report and was in agreement with staff's recommendation.

Commissioner comments:

- With the Zoning Ordinance Amendment, would each project come before the Planning Commission for approval?
- Is there a Wag Hotel in West Sacramento?
- Are the proposed operating hours for Roseville's project the same as West Sacramento's operating hours?
- Good project.
- Great location for this project.

No public comments. Chair Caporusso closed the public hearing.

Motion by Commissioner Jensen, seconded by Vice-Chair Brashears, to:

- A. Recommend the City Council adopt two (2) findings of fact and approve the Zoning Ordinance Amendment.
- B. Adopt the three (3) findings of fact and approve the Conditional Use Permit subject to five (5) conditions of approval.
- C. Adopt the two (2) findings of fact and approve the Design Review Permit

Modification subject to forty-seven (47) conditions of approval.

The Motion Passed.

Roll call vote:

Ayes: Mendonsa, Krafka, Brashears, Dohner, Jensen, martin, Caporusso

Noes: None

6.2. SVSP PCL JM-1, JM-20, JM-21, FD-6, FD-7, FD-21, FD-24 - Tentative Map, DRRS, AP, Unit Transfers - 2100 Sierra Glen Dr - PL17-0204

REQUEST

The applicant is proposing various modifications to land use and unit allocations within the Sierra Vista Specific Plan (SVSP). The requested entitlements include a General Plan Amendment to change the land use designation of Parcel JM-1 from Low Density Residential (LDR) to Medium Density Residential (MDR) and Parcel JM-21 from MDR to LDR; and a Specific Plan Amendment to reflect the land use changes, to transfer units among parcels FD-6, FD-7, FD-21, FD-24, JM-1, JM-20, and JM-21, and to make changes to the text, tables, and figures of the Sierra Vista Specific Plan (SVSP). As part of the project, four Development Agreements within the SVSP will be amended to reflect the changes in land use, acreages, and unit counts, to reallocate affordable housing units, and to modify fee deferrals. The project also includes Small Lot Tentative Subdivision Maps for Parcels FD-6, FD-7, and FD-24; a Modification to a Large Lot Tentative Subdivision Map for Parcels FD-24 and JM-20; and a Modification to a Small Lot Tentative Subdivision Map for Parcels JM-1, JM-20, and JM-21. Lastly, the applicant requests a Design Review Permit for a Residential Subdivision (DRRS) to establish development standards and home designs for the lots within FD-6, FD-7, FD-24, and JM-1, and a DRRS Modification for Parcel JM-20 and JM-21 to modify previously approved development standards. The requested entitlements would allow for development of 625 units on approximately 90 acres in the eastern portion of the SVSP area.

Applicant/Property Owner: Steve Schnable, Mourier Investments LLC

RECOMMENDATION

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

- A. Consider the 2nd Addendum to the Sierra Vista Specific Plan;
- B. Recommend the City Council approve the Development Agreement Amendments;
- C. Recommend the City Council approve the General Plan Amendment (Text and Land Use Map);
- D. Recommend the City Council approve the Specific Plan Amendment (Text and Land Use Map);
- E. Adopt the two (2) findings of fact for the Tentative Subdivision Map Modification (Small Lot) subject to nine (9) conditions of approval;
- F. Adopt the two (2) findings of fact for the Tentative Subdivision Map Modification (Large Lot) subject to four (4) conditions of approval;

- G. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to eighty-four (84) conditions of approval;
- H. Adopt the two (2) findings of fact and approve the Design Review Permit for a Residential Subdivision subject to twenty-five (25) conditions of approval; and
- I. Adopt the two (2) findings of fact and approve the Design Review Permit for a Residential Subdivision Modification subject to three (3) conditions of approval.

Senior Planner, Derek Ogden, presented the staff report.

Chair Caporusso opened the public hearing and invited comments from the applicant and/or audience.

Representative for JMC, Chad Roberts, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Commissioner Discussion:

- Are there any unresolved issues which were raised at the public meeting?
- Glad to see this project moving forward.
- Which school district will serve this project?
- Nice to see the clean-up of the subdivision maps.

No public comments. Chair Caporusso closed the public hearing.

Motion by Commissioner Martin, seconded by Commissioner Mendonsa, to:

- A. Consider the 2nd Addendum to the Sierra Vista Specific Plan;
- B. Recommend the City Council approve the Development Agreement Amendments;
- C. Recommend the City Council approve the General Plan Amendment (Text and Land Use Map);
- D. Recommend the City Council approve the Specific Plan Amendment (Text and Land Use Map);
- E. Adopt the two (2) findings of fact for the Tentative Subdivision Map Modification (Small Lot) subject to nine (9) conditions of approval;
- F. Adopt the two (2) findings of fact for the Tentative Subdivision Map Modification (Large Lot) subject to four (4) conditions of approval;
- G. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to eighty-four (84) conditions of approval;
- H. Adopt the two (2) findings of fact and approve the Design Review Permit for a Residential Subdivision subject to twenty-five (25) conditions of approval; and
- I. Adopt the two (2) findings of fact and approve the Design Review Permit for a Residential Subdivision Modification subject to three (3) conditions of approval.
 - Motion includes *Revised PC Exhibit P Development Standards*.

The Motion Passed.

Roll call vote:

Ayes: Martin, Jensen, Mendonsa, Brashears, Krafka, Dohner, Caporusso

Noes: None

6.3. Zoning Ordinance Update - 311 Vernon Street (Citywide) - PL19-0230

REQUEST

The request is to amend portions of Title 19 of the Roseville Municipal Code (Zoning Ordinance), primarily for the purpose of enhancing the readability and clarity of the regulations and definitions. Specific additional regulations have been modified or enhanced to reflect necessary updates and resolve inconsistencies, including: adding findings for the denial of an affordable housing project to reflect current state laws; updating the parking regulations for Clean Air and Electric Vehicle Charging consistent with Title 24; allowing height deviations for industrial buildings via a Design Review Permit, to make this section consistent with the existing provisions for commercial buildings; assigning the same location restrictions to public schools as are required for private schools in commercial and industrial zones; expanding the medical use types to include medical campus/office buildings and low-traffic uses (such as dialysis) to the parking standards; allowing for chemical and forensic testing facilities that use small amounts of cannabis in the testing process; and adding the requirement for a Conditional Use Permit for gas and drive-thru facilities adjacent to residential uses.

Applicant: City of Roseville

RECOMMENDATION

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

- A. Recommend that the City Council consider and adopt the Ordinance amending Title 19 – Zoning related to the proposed updates to the Zoning Ordinance.

Planning Manager, Greg Bitter, presented the staff report.

Chair Caporusso opened the public hearing and invited comments from the public.

Commissioner discussion regarding distance requirements for gas stations and fast food restaurants requiring a Conditional Use Permit:

- Define distance?
- Does not change land use right of applicant.
- This item shows the importance of public comment.
- Option 1 is easier to understand - 100 feet allows for more flexibility.

No public comment. Chair Caporusso closed the public hearing.

Vice-Chair Brashears made the motion, seconded by Commissioner Martin to:

- A. Recommend that the City Council consider and adopt the Ordinance amending Title 19 – Zoning related to the proposed updates to the Zoning Ordinance with the definition of contiguous to include: a conditional use permit is required for fast food with drive through establishments or

gasoline sales establishments contiguous to properties with a residential zoning designation. For the purpose of this section, contiguous shall also include those parcels designated as a public utilities easement or landscape easement, or other parcel of land upon which a building cannot be developed and which separates the subject parcel by less than 100 feet (excluding right-of-way).

The Motion Passed.

Roll call vote:

Ayes: Brashears, Dohner, Martin, Krafka, Mendonsa, Jensen, Caporusso

Noes: None

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Reports

- Principal Engineer, Matt Todd, explained the City's flashing yellow left turn traffic signals be installed on Foothills Bl.
- There will not be a Planning Commission meeting on January 23, 2020.
- The request to City Council to move the Planning Commission start time to 6:30 p.m. will be on the January 15, 2020 Agenda.
- The Planning Commission city tour will be scheduled for a Friday morning. Dates will be emailed to Commissioners once transportation has been secured.
- Reminder to Commissioners that the League of Cities Planning Commission Academy will be held March 4 - 6, 2020 in Sacramento. If you are interested in attending, please contact staff.

8. ADJOURNMENT

Motion by Commissioner Dohner, seconded by Commissioner Jensen, to adjourn the meeting. The Motion Passed unanimously at 7:03 p.m. with a voice vote.



PLANNING COMMISSION COMMUNICATION

Title: INFILL PCL 10 - Roseville St. Triplex Tree Permit - 114 Roseville St - File # PL19-0351
Contact: Sean Morales, smorales@roseville.ca.us, 916-774-5282

Meeting Date: 2/13/2020
Item #: 5.2.

ATTACHMENTS:

Description

Staff Report

Exhibit A

Exhibit B

ITEM 5.2: **TREE PERMIT – 114 ROSEVILLE STREET – INFILL PCL 10 - ROSEVILLE ST. TRIPLEX**
TREE PERMIT — FILE # PL19-0351

REQUEST

The project includes a Tree Permit to remove one (1) Valley oak (*Quercus lobata*) tree, with a total aggregate diameter of 20.5 inches. The tree is proposed to be removed in order to make additions to two units on a three-unit property.

Applicant/Property Owner – Wes Cambron, Allstate Renovations, Inc.

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact and approve the Tree Permit subject to eight (8) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues on this item. The applicant is in agreement with the findings and conditions of approval.

BACKGROUND

The project site is located at 114 and 114A Roseville Street, at the southwestern corner of Roseville St. and Coronado Av. (Figure 1). The subject property is .25 acres and is located on Parcel 10 of the City's Infill Planning Area. The parcel has a zoning designation of Attached Housing (R3) and a land use designation of Low-Density Residential at 5 units/acre (LDR-5).

The subject property is currently developed with three detached dwelling units. There is one 1005 sf unit at the front of the property near Coronado Ave. and two 517 sf units at the rear of the property that front onto an alley. The property is part of the Sierra Vista Park subdivision, which was created in September, 1906. All lots in the subdivision are developed.

The applicant is currently requesting a Tree Permit in order to remove one native oak tree on the site to allow construction of additions to each of the two smaller dwelling units.

Figure 1: Project Location



SITE INFORMATION

Topography and Setting: The project site is a flat lot in the Infill area of the City. The site is developed with three detached dwelling units. Placer County property records date the larger structure at 100 Coronado Av. to 1918. Historic aerials show the two smaller units date to at least the 1950s. No building permits exist for any of the three structures. Surrounding land uses include Union Pacific Railroad right of way to the west and a mix of single-family homes and small duplex and triplex properties on the remaining three sides.

EVALUATION: TREE PERMIT

Pursuant to Zoning Ordinance Section 19.66.030, a Tree Permit is required for any removal of native oak trees or for more than 20% encroachment into the dripline of a native oak tree. The required findings to approve a Tree Permit are listed below.

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

An arborist report was prepared for the site by Joshua Richardson (Exhibit A), which identified one (1) protected native oak tree (Figure 2, Table 1) that would be impacted by the project. The report states that the tree is in good condition. Removal of the tree will not be detrimental to the public health, safety, or welfare because it will improve the property by creating usable dwelling units for families. The current dwelling units are aging and in need of repair. The property will retain usable open space on the lot for the benefit of the residents.

Table 1: Tree Summary

Tree Number	Common Name	Health	Total DBH (inches)	Removal
1	Valley Oak	Good	20.5	Yes
Total Mitigation Inches			20.5	



Figure 2: Subject Tree

Chapter 19.66 of the municipal code contains the City's Tree Preservation standards. Section 19.66.040.C contains application evaluation criteria that must be used to support the above listed findings to allow removal of native oak trees. Removal of tree 1 is consistent with the criteria based on the placement of the tree on the lot and that there is no viable alternative to removal. Table 2 shows the constraints of development on the property. The units do not meet current rear setback standards and are located just at the current side setback standards. Therefore, the only direction to expand the units is toward the north in the center of the lot where the tree is located.

The applicant has proposed to comply with the compensation requirements of the City's Tree Preservation Ordinance. Mitigation will be completed with a combination of on-site planting and payment into the City's in-lieu fee program. The exact number of trees to be planted are not known at this time. Twenty and a half inches will be mitigated through on-site planting and payment of in-lieu fees. In-lieu fee funds are used for the replanting and preservation of trees throughout the City. Mitigation fees are calculated at \$118 per inch of tree removed when measured at the tree's diameter at breast height (DBH). The tree mitigation fees for the project equate to \$2,419 and are required to be paid prior to the issuance of any permits or construction on-site. This fee will be reduced pending the number of replacement trees to be planted on site.

Table 2: Applicable R3 Development Standards

Criteria	R3 Zoning District Standard	Existing Development	Proposed Project
Front Yard Setback	20' minimum on all street frontages	±20'	±20'
West Side Setback	20' minimum on all street frontages	±5'	20'
East Side Setback	5'	±4'	5'
Rear Setback	20'	±9'	±9'
Lot Coverage	50%	20%	34%

The Tree Permit contains conditions of approval that include the required mitigation fees to be paid and procedures. Any deviation from the approved permit would require a Tree Permit Modification, which would require approval by the City.

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. A notice of the public hearing was published on January 30, 2020 and a notice of hearing was also distributed to all property owners within 300 feet of the site, and to all interested persons who had requested such notices. The notice was also distributed to the Roseville Coalition of Neighborhood Associations. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

Environmental Determination: This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301(e), "Existing Facilities". The project involves additions totaling less than 10,000 square feet to existing dwelling units in an area where all public services and facilities are available.

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact as stated in the staff report and approve the **TREE PERMIT – 114 ROSEVILLE STREET – INFILL PCL 10 – ROSEVILLE ST. TRIPLEX TREE PERMIT – PL19-0351** subject to eight (8) conditions of approval.

CONDITIONS OF APPROVAL FOR THE TREE PERMIT (FILE #PL19-0351)

PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE:

1. All recommendations contained in the Arborist Report(s) (**Exhibit A**) are incorporated by reference into these conditions, except as modified herein. (Planning)
2. **Tree #1** (or as listed in **Exhibit A**) is approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)
3. The developer shall be responsible for the replacement of the total number of inches proposed for removal prior to any tree removal. The total number of inches for this project is **20.5**. Mitigation must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. Mitigation may be provided with a combination of on-site planting and in-lieu fees to be approved by Planning. (Planning)
4. 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)
5. 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)

6. 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)
7. 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)

PRIOR TO ISSUANCE OF FINAL

8. The approval of this Tree Permit shall expire on **August 13, 2020**. (Planning)

EXHIBITS

- A. Arborist Report
- B. Plans

<u>Note to Applicant and/or Developer:</u> Please contact Planning Division 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 Manager at, or prior to, the public hearing.
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Overview:

This report has been prepared for Wesley Cambron and Allstate Renovations Inc., at the property 114 & 114A, Roseville Street, Roseville, CA. There is only one tree on the property and it will be designated as Tree # 1, as indicated on the attached aerial image of the property titled "Tree # 1 Location". This image also shows the two properties previously mentioned. This permit has been written to assess current conditions of Tree # 1 and future health impacts if said tree is retained, and proposed structures are built. This report has been written to conform with the guidelines established by Roseville Municipal Code 19.66.050

General Assessment:

Minimum Information for Tree # 1

Botanical Name: *Quercus lobata*

Common Name: Valley Oak

Location: Behind property 114 & 114A Roseville Street, Roseville, CA

Diameter at Breast Height (DBH): 20.5"

Height: 40'

Dripline Radius: 25'

Condition: Good

Recommendation: Removal due to proposed construction of residential units

Process for Finding Minimum Information for Tree # 1

After inspection of Tree # 1 attributes of leaf shape, bark characteristics, fruit type/shape, and overall structure it has been determined that the tree located at the previously stated address is of the species *Quercus lobata*. More commonly referred to as a Valley Oak. This tree is located behind properties 114 and 114A Roseville St, Roseville, CA. The attached image titled "Tree # 1 Location" shows the exact location of Tree # 1. The DBH was found using a standard arborist's diameter tape, while the height was found using a Nikon Forestry Pro Laser Rangefinder. Canopy dripline was found by using a standard

Exhibit A

measuring tape walked out from the base of the tree to its furthest spread, as well as using GoogleEarth to gauge an accurate spread of the canopy, as seen in attached image titled, "Tree # 1 Dripline".

Condition Report for Tree # 1

After assessing Tree # 1, it has been determined that its condition would fall under the City's definition of **good**. The assessment that brought this determination is based on the criteria listed below.

Root Crown and Root Plate

Tree # 1 has a root crown that has adequate exposure and is fully intact with no scarring or open wounds. There is no sign of decay, bacterial infection, or insect intrusion anywhere on the trunk. One small ant nest was found approximately 2' away from the base of the tree, but is not of concern. There are also no signs of lifting or instability within the root plate. Almost all large roots (>1") are intact and have not been disturbed. One shallow root approximately 1"-1.5" has been cut in the past, but has since healed over properly. It appears that no landscaping or past/present activities impacted Tree # 1's roots in a detrimental way. It seems that mostly native soil still surrounds this tree and encompasses the root zone.

Branch Unions and Overall Structure

The general structure of Tree # 1 is good. All major crotches have formed an ideal "U" shape and do not have any major bark inclusions that may compromise future strength in branches. There is a dominant leader in the tree with a secondary large branch at approximately 12'-15' off the ground. This major union has a very strong connection. The tree has recently been pruned and the tree trimmer did a very good job. No major limbs were removed and it appears that pruning was for structure and dead wood. The recent pruning removed any poorly structured branches and there is no excessive weight being supported by branches. No heading cuts were made during this trimming. There is currently only a small percentage of dead wood on a small percent of limbs, approximately < 2% of canopy, and this dead wood is only on the tips of minor branches. This die back does not appear to be associated with Phytophthora ramorum, more commonly known as Sudden Oak Death (SOD), but more along the lines of natural dieback.

General Vigor

Tree # 1 shows an average amount of vigor. Based on new growth on the branch tips it appears that the tree has shoots of approximately 3"-4". It appears that this is within standard range of its historical growth rate based on twig/branch structure. This observation was made from the ground and is an approximation. The overall color of the canopy is a standard greyish-green for this species and leaf density looks normal for this time of year. There is a good amount of acorn production showing that this tree is healthy and mature.

Pests/Disease

There does not appear to be any major disease or pest issues with Tree # 1. There are no signs of significant dieback in the canopy or insect intrusion within the trunk area or on major limbs. One pest that was found is common to oaks in California and does not raise a major concern. There was a noticeable presence of Gall Wasp infestation on the leaves of the tree. This is common for this time of year and does not raise a major concern. The galls appear to be contained to foliage of the tree and not the wood of twigs or branches.

Exhibit A

Recommendations

Based on a combination of the size of this tree, the root plate assessment, and the proposed construction plans, it is my recommendation that this tree be removed. While Tree # 1 is currently in good health and structure, based on the plans it is highly likely that this tree will decline rapidly if the root zone is impacted. The foundation of 114 (corner house) would come approximately 4'-3" from the base of the tree while the foundation of 114A would be located 6'-2" from the base of the tree. The expansion of these buildings will encompass an estimated 75% of the current root plate and dripline. Traditional foundation work will lead to the death of this tree in a very short time frame. Alternative construction options could be explored such as piers strategically located away from major roots with beams spanning the length of the gaps, though even this would not ensure survival of Tree # 1, but possibly extend its life span. Covering this much root mass would surely change the soil structure over time, and directly impact the amount of available oxygen and water for the roots. This would have detrimental effects to mycorrhizae, root structure, and cation exchange processes that occur in the root zone.

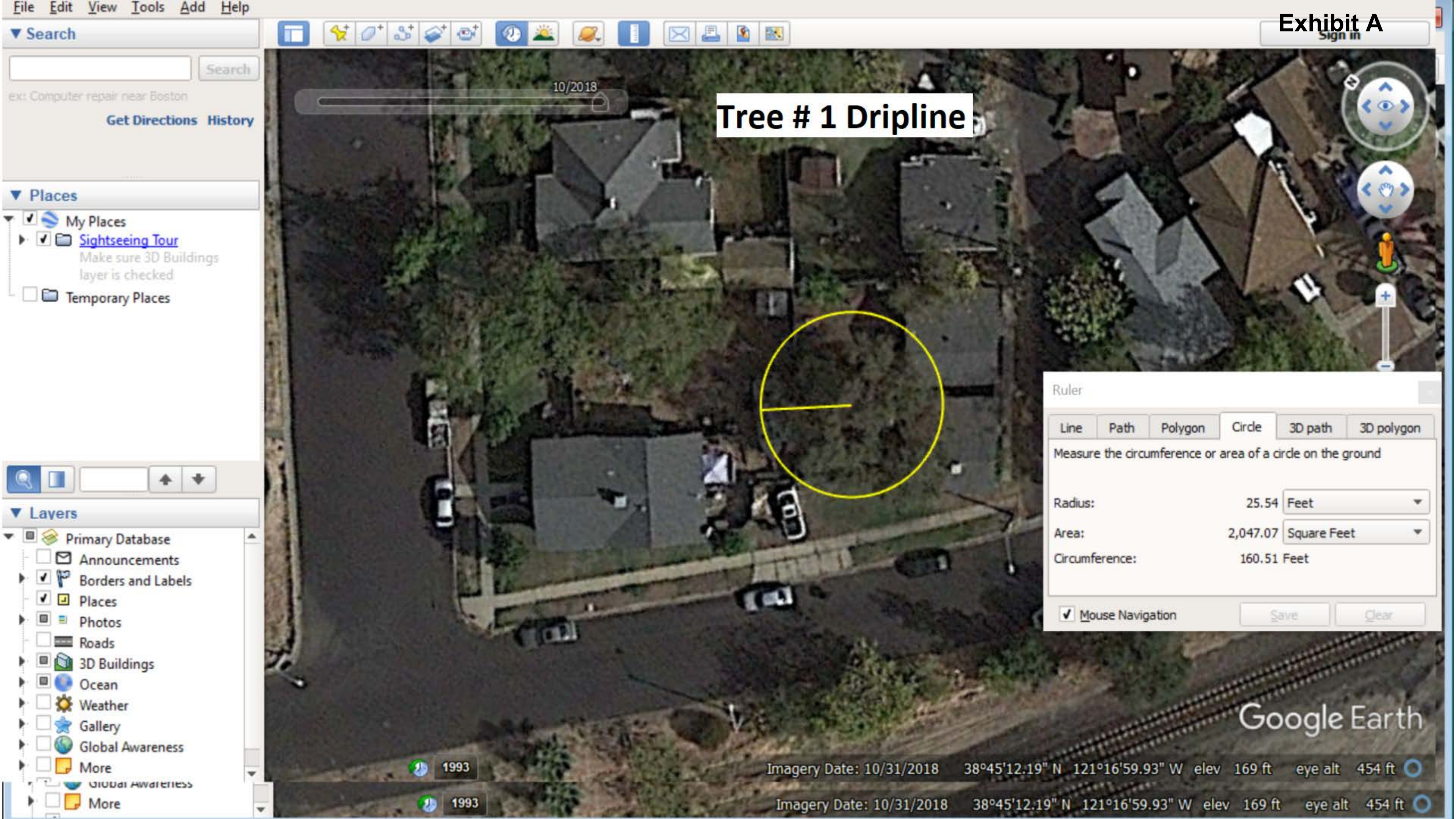
Given the amount of intrusion into the root zone, and the inevitable effects either long -term or short-term, depending on construction method, it is my professional opinion that Tree #1 be removed and new trees of an appropriate species be replanted elsewhere on the parcel. If the tree is retained it will become a larger issue in the future and create a potentially hazardous situation as it will be located in a high target area. Please reference proposed building plans to fully understand the impact that these structures will have on Tree # 1.

Joshua Richardson
ISA Certified Arborist; WE-11776A



Exhibit A





Tree # 1 Dripline

Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the circumference or area of a circle on the ground

Radius: 25.54 Feet

Area: 2,047.07 Square Feet

Circumference: 160.51 Feet

☒ Mouse Navigation

Save Clear

Untitled Map

Write a description for your map.

Exhibit A

Legend

Tree # 1 Location

Tree # 1

114A

114

Google Earth

100 ft



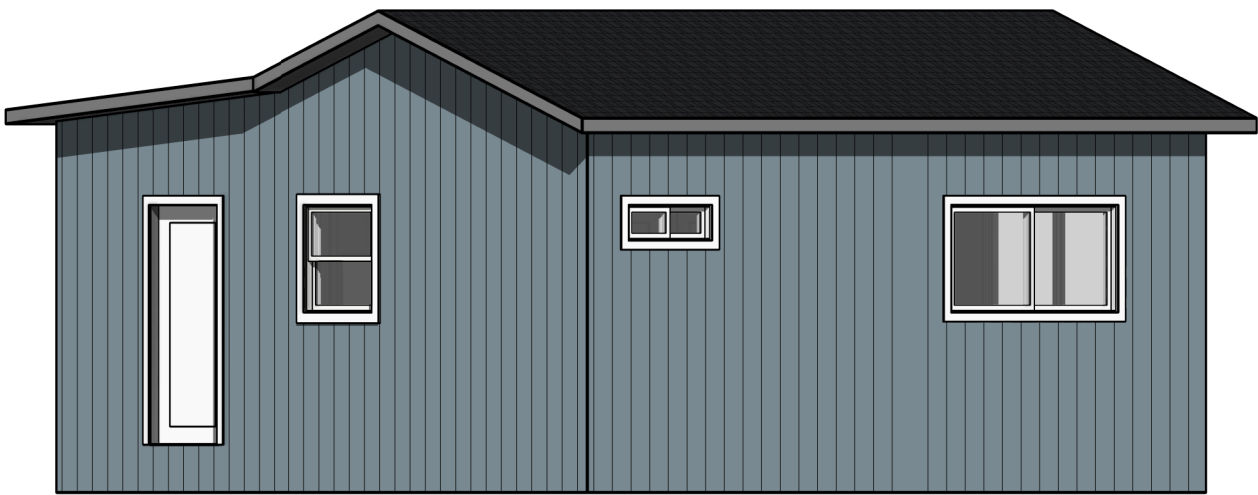
SHEET ABBREVIATIONS					
AB	ANCHOR BOLT	GA	GAUGE	REINF	REINFORCED
ADJ	ADJACENT	GFCI	GROUND FAULT INTERRUPTER	RM	ROOM
ALUM	ALUMINUM	GALV	GALVANIZED	RWD	REDWOOD
BM	BEAM	GL	GLASS	S	SOUTH
BOW	BOTTOM OF WALL	GYP	GYPSUM	SB	SET BACK
BLKG	BLOCKING	H	HIGH OR HEIGHT	SF	SQUARE FOOT
BRD	BOARD	HB	HOSE BIBB	SHTHG	SHEATHING
CC	CENTER TO CENTER	JTS	JOIST	SHWR	SHOWER
CL	CENTERLINE	LAV	LAVATORY	SIM	SIMILAR
CEM	CEMENT	LB	POUND	SIMP	'SIMPSON'
CER	CERAMIC	LIN	LINEN	SLD	SLIDING
CJ	CONTROL JOINT	LT	LIGHT	S&P	SHELF & POLE
CLG	CEILING	MANF	MANUFACTURER	STRUCT	STRUCTURAL
CLR	CLEAR	MAX	MAXIMUM	T	TREAD
CLO	CLOSET	MC	MEDICINE CABINET	TEMP	TEMPERED
CO	CLEANOUT	MIN	MINIMUM	TOC	TOP OF CONCRETE
CONC	CONCRETE	MTL	METAL	TOG	TOP OF GRADE
CONTIN	CONTINUOUS	N	NORTH	TOF	TOP OF FLOOR
DBL	DOUBLE	O/	OVER	TOP	TOP OF PAVEMENT
DF	DOUGLAS FIR	OC	ON CENTER	TOS	TOP OF SLAB
DI	DRAIN INLET	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	TOW	TOP OF WALL
DIA	DIAMETER	O	OWNER SELECTED	TV	TELEVISION
DR	DOOR	O	OWNER SELECTED	TYP	TYPICAL
DW	DISH WASHER	PB	PUSH BUTTON	UCR	UNDER COUNTER REFRIG.
E	EAST	PH	PHONE	W	WEST
EL	ELEVATION	PL	PLATE	W/	WITH
EQ	EQUAL	POC	POINT OF CONNECTION	WC	WATER CLOSET
FF	FINISH FLOOR	PT	PRESSURE TREATED	WD	WOOD
FIX	FIXTURE	R	RISER	WH	WATER HEATER
FLUOR	FLUORESCENT	REF	REFRIGERATOR	WP	WATER PROOF
FP	FIRE PLACE			WWM	WELDED WIRE MESH

PROJECT DIRECTORY	
DESIGNER	GREYSCALE HOMES, LLC 5515 PACIFIC STREET, 2292 ROCKLIN, CA 95677 TEL: 916-862-1660
STRUCTURAL ENGINEER	SABOO, INC. 1606 MONTCLAIR PLACE, BRENTWOOD, CA 94513 TEL: 626-260-2849
MEP ENGINEER	CARSTAIRS ENERGY, INC. 2238 BAYVIEW HEIGHTS DRIVE, SUITE E LOS OSOS, CA 93402 TEL: 805-904-9048
CIVIL ENGINEER	N/A
FIRE SPRINKLER	N/A
TRUSS DESIGNER	ESTIFRAME TECHNOLOGIES, INC 10471 GRANT LINE ROAD, 100 ELK GROVE, CA 95624 TEL: 916-719-1559
GEOTECHNICAL ENGINEER	N/A

ARCHITECTURAL SYMBOLS					
#	GRIDLINE		SECTION		LAP SIDING
	WINDOW TAG		DETAIL		ASPHALT SHINGLE ROOFING
	DOOR TAG		REVISION		STONE
ROOM NAME	ROOM TAG		SPOT ELEVATION		EXTERIOR CEMENT PLASTER
	PROPOSED KEYNOTE		ELEVATION		FIBER-CEMENT SHINGLES
	EXISTING KEYNOTE				SS METAL
					PROJECT NORTH (GRAY) TRUE NORTH (BLACK)
					BATTEN ON BOARD

REMODEL/ADDITION:

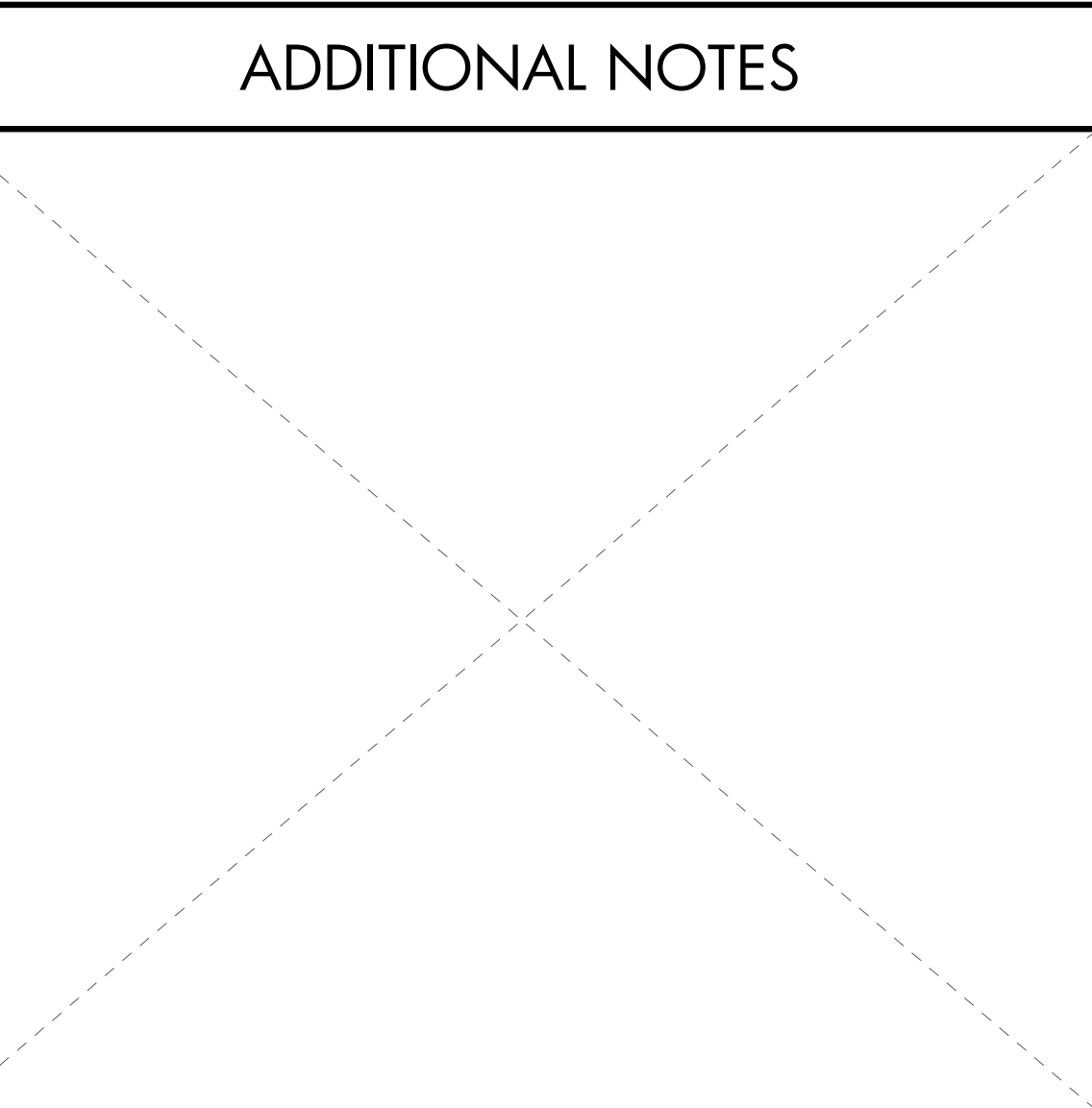
114 COTTAGE



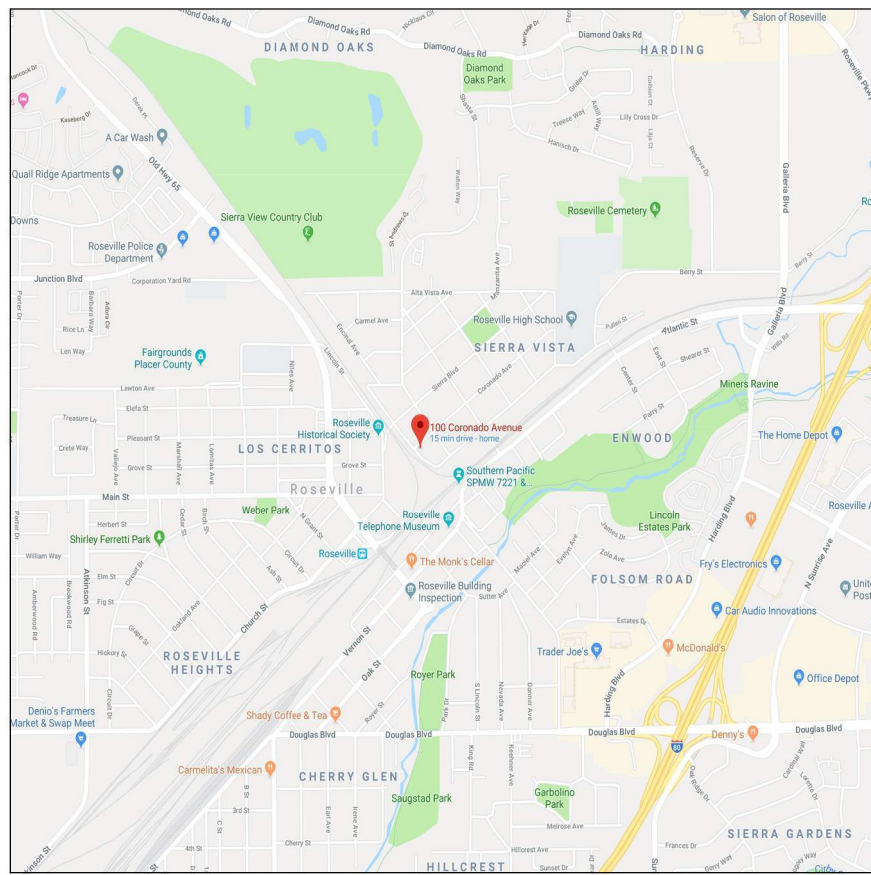
EXISTING



PROPOSED



PROJECT VICINITY MAP



AERIAL VIEW



PROJECT LOCATION:
114 ROSEVILLE STREET,
ROSEVILLE, CA 95678

APN:011-221-001

PROJECT INFORMATION

APPLICABLE BUILDING CODE:	2016 CALIFORNIA BUILDING CODE (CBC) 2016 CALIFORNIA RESIDENTIAL CODE (RCR) 2016 CALIFORNIA MECHANICAL CODE (CMC) 2016 CALIFORNIA PLUMBING CODE (CPC) 2016 CALIFORNIA ENERGY CODE (CEC) 2016 CALIFORNIA GREEN BUILDING CODE (CGBS) 2016 CALIFORNIA ENERGY CODE (2016 CALIFORNIA ENERGY STANDARDS AS AMENDED BY THE STATE OF CALIFORNIA AND THE LOCAL JURISDICTION).
OCCUPANCY GROUP:	R-3/U
CONSTRUCTION TYPE:	TYPE V-B ONE LEVEL (NON-FIRE-SPRINKLED)
ZONE:	R3
BUILDING JURISDICTION:	PLACER COUNTY (CITY OF ROSEVILLE)

PROJECT SCOPE

114 - SCOPE INCLUDES: ADDITION TO EXISTING STRUCTURES FOR ADDITIONAL SQUARE FOOTAGE, REMOVE AND REBUILD ROOF, REPLACE WINDOWS, RE-FINISH EXTERIOR WITH NEW MATERIALS AND COLORS, REMOVE EXISTING ROOFTOP CONDENSOR AND REPLACE WITH MINI SPLIT SYSTEM, REPLACE TANK WATER HEATER WITH GAS-FIRED TANKLESS.

AREA CALCULATIONS

NAME	(E) AREA	(N) AREA	NET CHANGE
CONDITIONED			
(E) RESIDENCE (100)	1005 SF	1005 SF	0 SF
(E) RESIDENCE (114)	517 SF	517 SF	0 SF
(E) RESIDENCE (114A)	517 SF	517 SF	0 SF
ADDITION 2 (114)	0 SF	384 SF	384 SF
ADDITION (114A)	0 SF	412 SF	412 SF
CONDITIONED	2039 SF	2835 SF	796 SF
UN-CONDITIONED			
(E) COVERED PORCH	140 SF	154 SF	14 SF
COVERED PATIO (114)	0 SF	92 SF	92 SF
COVERED PATIO (114A)	0 SF	44 SF	44 SF
FUTURE GARAGE & STORAGE	0 SF	600 SF	600 SF
UN-CONDITIONED	140 SF	891 SF	751 SF
TOTAL:	2179 SF	3726 SF	1547 SF

LOT SIZE			LOT COVERAGE					
(E) SF	(N) SF	CHANGE	(E) SF	(E) %	(N) SF	(N) %	CHANGE (SF)	CHANGE (%)
10854 SF	10854 SF	0 SF	2179 SF	20.08%	3726 SF	34.33%	1547 SF	14.25%

LOT COVERAGE INCLUDES ALL BUILDINGS ON THE SITE

Exhibit B

Greyscale
Homes, LLC

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Owners:
ALLSTATE RENOVATIONS, INC
7500 W 151ST ST, 24347
OVERLAND PARK, KS 66203
TEL: 913.915.2818
EMAIL: TMB@ALLSTATERENOVATIONS.COM

APN:011-221-001

REMODEL/ADDITION:

114 COTTAGE
114 ROSEVILLE STREET,
ROSEVILLE, CA 95678

STAMP:



TITLES:

COVER SHEET

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SITE PLAN NOTES:

- # Exhibit B
1. ALL CONSTRUCTION MATERIALS, HANDWORK, FINISHES SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS.
 2. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTING CONDITIONS OF ALL EXISTING UTILITIES AND FOR THE PROTECTION OF AND REPAIR OF DAMAGE TO THEM. CONTACT UNDERGROUND SERVICE ALERT 1-800-642-2244, 48 HOURS BEFORE WORK IS TO BEGIN.
 3. THE CONTRACTOR SHALL PROVIDE EROSION, SEDIMENT, AND POLLUTION CONTROL BEST MANAGEMENT PRACTICES (BMPs) WHEN AND WHERE APPLICABLE.
 4. DIRECT ALL NEW DOWNSPOUTS ONTO NATURAL GROUND OR LANDSCAPED AREAS WHERE FEASIBLE.
 5. FLOOD ZONE "X" PANEL 0180.
 6. NO PERMANENT STRUCTURE (INCLUDING WITHOUT LIMITATION GARAGES, PATIOS, CONCRETE SLABS, TOOL SHED, ROOF OVERHANGS AND SIMILAR STRUCTURES) SHALL BE CONSTRUCTED ON TOP OF WATER, SEWER OR DRAINAGE PIPELINES OR ANYWHERE WITHIN THE ASSOCIATED UTILITY EASEMENTS.
 7. EROSION PROTECTION SHALL BE IMPLEMENTED AT THE INITIAL PHASE OF CONSTRUCTION ACTIVITY. PROJECT SHALL PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE THROUGH THE USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD.
 8. SITE SHALL BE GRADED TO PREVENT SURFACE WATER FROM ENTERING BUILDINGS. SITE PLANS SHALL INDICATE HOW THE SITE DRAINAGE WILL MANAGE SURFACE FLOWS. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES FROM THE FIRST TO THE SECOND FLOOR.
 9. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING SHALL BE SLOPED AT A MINIMUM OF 1/4" PER FOOT (2%) AWAY FROM THE FOUNDATION.

LEGEND: SITE PLAN

	PROPOSED LOT COVERAGE		EXISTING LOT COVERAGE
	CONCRETE		RAINWATER DETENTION SITE
	PROPERTY LINE		VEHICLE STAGING & STORAGE AREA
	ROAD CENTERLINE		
	SETBACK LINE		STREET LIGHT
 ——— GAS ———	(E) SIDEWALK		EXISTING WATER METER
 ——— ELECT ———	(E) GAS LINE		EXISTING SEWER CLEANOUT
 ——— SEWER ———	(E) ELECTRICAL		TELEPHONE POLE
	(E) SEWER LINE		

SITE PLAN PARAMETERS:

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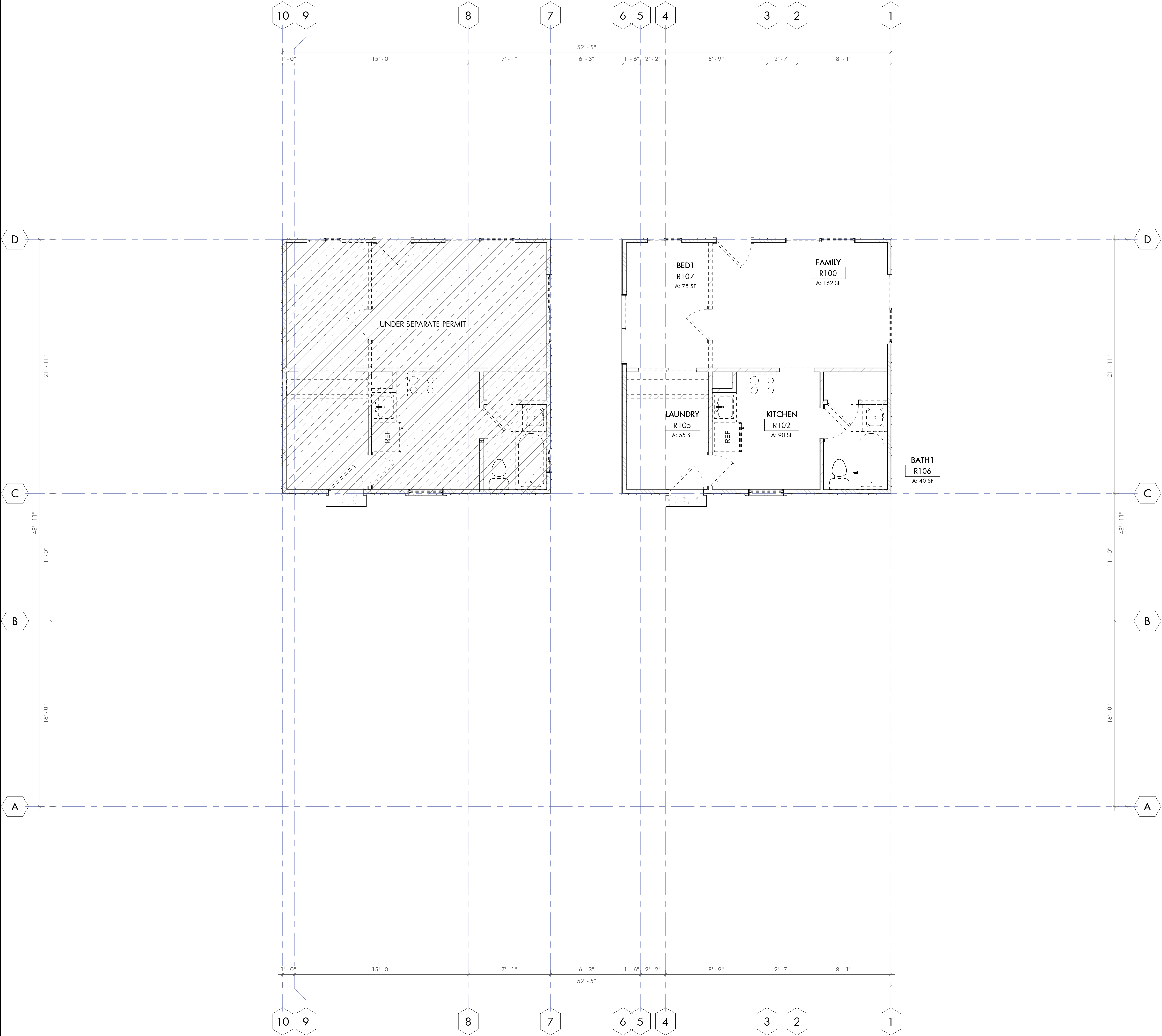
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SITE PLAN

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LEGEND: DEMOLITION PLAN

EXISTING EXTERIOR WALL CONSTRUCTION: 2X4 D.F. STUDS @ 16" O.C. WITH GYP BRD INSIDE. PATCH AND REPAIR ANY DEMOLITION WORK (FINISH AS SPECIFIED ON FINISH SCHEDULE), TYP. U.N.O.

EXISTING INTERIOR WALL CONSTRUCTION: 2X4 D.F. STUDS @ 16" O.C. WITH GYP BRD EACH SIDE. PATCH AND REPAIR ANY DEMOLITION WORK (FINISH AS SPECIFIED ON FINISH SCHEDULE), TYP. U.N.O.

EXISTING EXTERIOR WALL DEMOLITION: DEMO AS SHOWN, CONTRACTOR TO VERIFY REQUIRED DEMO EXTENTS BEFORE BEGINNING WORK. PATCH AND REPAIR AFFECTED AREAS TO REMAIN (FINISH AS SPECIFIED ON FINISH SCHEDULE), TYP. U.N.O.

EXISTING INTERIOR WALL DEMOLITION: DEMO AS SHOWN, CONTRACTOR TO VERIFY REQUIRED DEMO EXTENTS BEFORE BEGINNING WORK. PATCH AND REPAIR AFFECTED AREAS TO REMAIN (FINISH AS SPECIFIED ON FINISH SCHEDULE), TYP. U.N.O.

EXISTING DOOR DEMOLITION: REMOVE AS SHOWN, CONTRACTOR TO VERIFY REQUIRED DEMO EXTENTS BEFORE BEGINNING WORK. PATCH AND REPAIR AFFECTED AREAS TO REMAIN (FINISH AS SPECIFIED ON FINISH SCHEDULE), TYP. U.N.O.

EXISTING WINDOW DEMOLITION: REMOVE AS SHOWN, CONTRACTOR TO VERIFY REQUIRED DEMO EXTENTS BEFORE BEGINNING WORK. PATCH AND REPAIR AFFECTED AREAS TO REMAIN (FINISH AS SPECIFIED ON FINISH SCHEDULE), TYP. U.N.O.

DEMOLITION PLAN NOTES:

IN THE CASE THAT EXISTING HVAC AND PLUMBING RELOCATION IS REQUIRED. ACTUAL EXISTING LOCATIONS AND REROUTING TO BE DONE BY A LICENSED PROFESSIONAL PER CPC 2016.

Exhibit B

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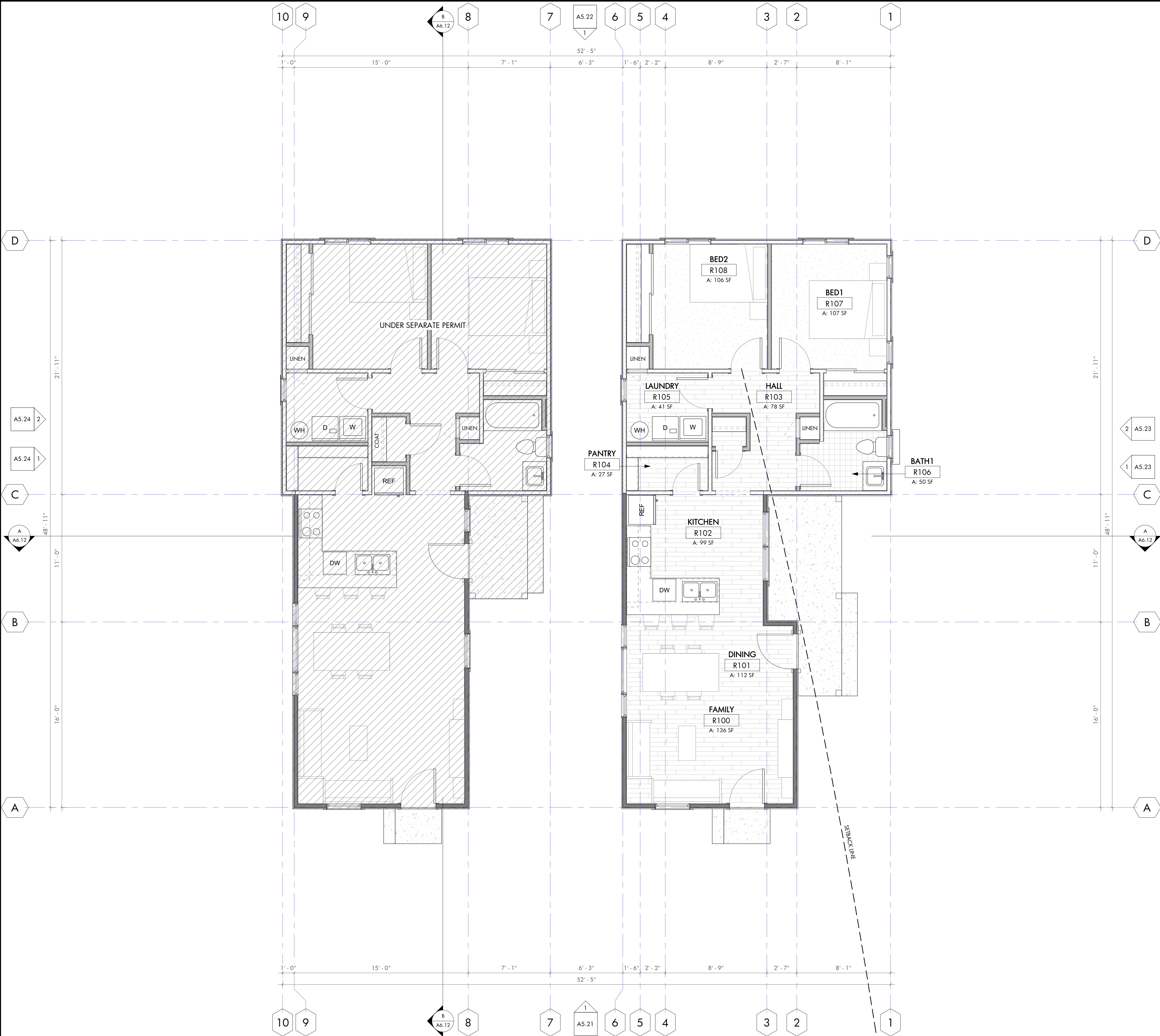
REMODEL/ADDITION:
114 COTTAGE
114 ROSEVILLE STREET,
ROSEVILLE, CA 95678

STAMP:

TITLES:
114 - LEVEL-1 DEMO PLAN

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NEW EXTERIOR WALL CONSTRUCTION 2x6 STUDS @ 16" O.C. FINISH AS SELECTED BY OWNER. SEE SCHEDULE SHEETS FOR LOCATION AND TYPE OF ADDITIONAL SHEAR PANEL REQUIREMENTS. SEE EXTERIOR ELEVATIONS FOR LOCATION AND TYPE OF EXTERIOR FINISH. U.N.O.

DOORS: AS SELECTED BY OWNER. CAULK ALL EXTERIOR JOINTS (TYP). SEE IN VIEW FOR TYPE, LOCATION & SIZE. SEE SCHEDULE SHEETS FOR ABBREVIATIONS.

MATERIAL: AS SELECTED BY OWNER, U.N.O.
FRAME: AS SELECTED BY OWNER, U.N.O.
HARDWARE: AS SELECTED BY OWNER, U.N.O.

WINDOWS: AS SELECTED BY OWNER. CAULK ALL EXTERIOR JOINTS (TYP). SEE IN VIEW FOR TYPE, LOCATION & SIZE. SEE SCHEDULE FOR TYPES.
EGRESS: ALL EGRESS WINDOWS SILL HEIGHTS SHALL NOT BE GREATER THAN 44" A.F.F. HEAD HEIGHT: 8'-0" A.F.F. (U.N.O.)

CASED OPENING: ARCH OPENING W/ DECORATIVE WOOD TRIM. COLOR AS SELECTED BY OWNER.

EXT CONCRETE PAD 1: LENGTH TO MATCH DOOR X 36" MIN. DEPTH X 4" THICK CONCRETE PAD (MIN) @ EXTERIOR DOORWAYS AND GRADE-MOUNTED MECHANICAL EQUIPMENT. SLOPE PAD 1/4" 12" AWAY FROM BUILDING EDGE. PROVIDE 7/75" MAX STEP FOR INSWINGING DOORS AND 1" MAX FOR EXTERIOR SWINGING DOORS BETWEEN TOP OF PAD AND THRESHOLD. (TYP)

TS
SHOWER ENCLOSURE: MAKE/MODEL - AS SELECTED BY OWNER
SMOOTH, HARD, NON-ABSORBENT SURFACE OVER A MOISTURE PROOF BARRIER TO A HEIGHT OF 72" (MIN) ABOVE DRAIN INLET SLOPING 1/4" 12" TOWARD FLOOR DRAIN AND AS REQUIRED PER THE CURRENT ADOPTED EDITION OF THE CBC. PROVIDE FLOOR DRAIN CENTERED ON FLOOR. PLACE SHOWER COLUMN SPRAYING AWAY FROM SHOWER ACCESS. PROVIDE MOISTURE SEALED, LATCHING, TEMPERED GLASS SHOWER ENCLOSURE DOOR PANEL IN COMPLIANCE WITH CBC. PROVIDE PRESSURE VALVE OR THERMOSTATIC MIXING VALVE TO LIMIT WATER TEMPERATURE TO 120 DEGREES FAHRENHEIT PER SEC 418, CBC. WATER USAGE FOR SINGLE SHOWERHEADS: ≤ 2.0 GPM @ 80 PSI. WATER USAGE FOR MULTIPLE SHOWERHEADS: ≤ COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME.

CA
CABINETS: MAKE/MODEL - AS SELECTED BY OWNER
COUNTER TOPS: MAKE/MODEL - AS SELECTED BY OWNER
BACKSPLASHES: MAKE/MODEL - AS SELECTED BY OWNER
CONTRACTOR SHALL COORDINATE EQUIPMENT, UTILITIES, AND SIZE WITH CASEWORK FABRICATOR AND SUB-CONTRACTORS.

SP
SHELF & POLE: MAKE/MODEL - AS SELECTED BY OWNER
SEE: 12 / A7.11

WD
WASHER AND DRYER: MAKE/MODEL - AS SELECTED BY OWNER
REQUIRED DRYER VENT DUCT SHALL EXHAUST TO EXTERIOR WITH A MINIMUM OPENING OF 100 SQ. IN. MAKE-UP AIR OF 100 SQ. IN. IS REQUIRED FOR ROOMS CONTAINING A DRYER. MAKE-UP AIR MAY NOT COME FROM OR EXHAUST TO THE HALLWAY. MAKE-UP AIR MAY NOT COME FROM OR EXHAUST TO THE OUTSIDE.
SEE: 13 / A7.11

RF
REFRIGERATOR: MAKE/MODEL - AS SELECTED BY OWNER
33" CLEAR SPACE. PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE MAKER. PROVIDE ELECTRICAL OUTLET AT +42".

S1
KITCHEN SINK: MAKE/MODEL - AS SELECTED BY OWNER
DBL BOWL W/ GARBAGE DISPOSAL & AIR GAP FOR DISHWASHER. MAX 8" BOWL DEPTH. PROVIDE LEVER TYPE HARDWARE. WATER USAGE: ≤ 1.8 GPM @ 60 PSI. TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM.

S2
SINK: MAKE/MODEL - AS SELECTED BY OWNER
PROVIDE MIRROR ON WALL BEHIND AND TOWEL RING.
WATER USAGE: ≤ 1.2 GPM @ 60 PSI

RA
RANGE: MAKE/MODEL - AS SELECTED BY OWNER
30" WIDE, GAS. PROVIDE MICROWAVE WITH BUILT-IN HOOD, LIGHT, AND FAN TO EXTERIOR. PROVIDE MIN 15" WIDE CUTTING BOARD IN ADJACENT CABINET. HOOD: VENT DIRECTLY TO OUTSIDE EXHAUSTING A MIN. OF 100 CFM. CMC AND ENERGY CODE. THE FAN MUST BE LISTED AT 3 SONE OR LESS. RATING MUST BE BASED ON A .25 WATER COLUMN OR GREATER. COMPLIANCE 4.6.5, 4.6.7 & ASHRAE 62.2

DW
DISHWASHER: MAKE/MODEL - AS SELECTED BY OWNER
24" WIDE X 24" DEEP W/ AIR GAP.

WC
WATER CLOSET: MAKE/MODEL - AS SELECTED BY OWNER
WATER CLOSET STALLS SHALL BE LOCATED IN A SPACE NOT LESS THAN 30" CLEAR WIDTH AND SHALL HAVE A CLEAR SPACE IN FRONT OF THE WATER CLOSET STOOL NOT LESS THAN 24" U.N.O. WATER USAGE: ≤ 1.28 GAL/FLUSH

STAIR-1:
STRAIGHT RUN "UP" AS SHOWN IN DIRECTION OF ARROW COMPLIANCE WITH 2016 CBC. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS BEFORE PERFORMING WORK.

TREADS: 10" MIN, 12" MAX (DIVIDE EQUALLY).
RISERS: 4" MIN, 7.75" MAX (DIVIDE EQUALLY).
NOSING: A NOSING NOT LESS THAN 0.75" (19.1 MM) BUT NOT MORE THAN 1.25" (32 MM) SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11" (279 MM).
HEADROOM: PER CBC 2013, STAIRWAYS SHALL HAVE A MIN. HEADROOM CLEARANCE OF 80" MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS.

ADDITIONAL FLOOR PLAN NOTES:

1. CONTRACTOR SHALL COORDINATE EQUIPMENT, UTILITIES, AND SIZE WITH CASEWORK FABRICATOR AND SUB-CONTRACTORS. ALL REQUIRED UTILITIES PER MANUFACTURERS INSTRUCTIONS SHALL BE ROUTED BY A LICENSED PROFESSIONAL.

2. MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR LISTED APPLIANCES SHALL BE AVAILABLE TO THE FIELD INSPECTOR AT THE TIME OF INSPECTIONS PER 2016 CRC SEC. R106.1.2.

3. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER CLASS I OR II VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT AND SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY PER 2016 CRC SEC. R702.3.8 & R702.3.8.1

4. GLAZING IN AREAS SUBJECT TO HUMAN IMPACT SHALL BE OF SAFETY GLAZING MATERIALS SUCH AS WIRE GLASS, LAMINATED GLASS, TEMPERED GLASS, OR SAFETY PLASTIC AND TESTED IN ACCORDANCE WITH CPSC 16 AND CFR 1201. SEC. R308.3, CRC.

5. ALL WASTE VENTING SHALL BE PLACED MORE THAN 10' FROM, OR NOT LESS THAN 3' ABOVE, AN OPERABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT, OR NOT LESS THAN 3' IN EVERY DIRECTION FROM A LOT LINE, ALLEY AND STREET EXCEPTED.

6. KITCHEN TO HAVE A DEDICATED EXHAUST FAN TO THE OUTSIDE. IF EQUIPPED WITH INTERMITTENT OPERATED EXHAUST FAN, MINIMUM 100 CFMNS IS REQUIRED. IF EQUIPPED WITH CONTINUOUSLY OPERATED EXHAUST FAN AT 5 AIR CHANGES PER HOUR, THE RANGE HOOD OVER STOVE MAY COMPLY WITH VENTED TO OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM.

LEGEND: FLOOR FINISH

CARPET: SEE SCHEDULES FOR ADDITIONAL INFORMATION.

VINYL OR LINOLEUM: SEE SCHEDULES FOR ADDITIONAL INFORMATION.

LAMINATE OR HARDWOOD: SEE SCHEDULES FOR ADDITIONAL INFORMATION.

2X DECKING: SEE SCHEDULES FOR ADDITIONAL INFORMATION

NOTES: FLOOR FINISH

1. ANY AREAS WHERE WATER IS PRESENT FLOORING IS TO BE NON-ABSORBENT TILE OR VINYL FLOORING.

Greyscale
Homes, LLC

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EMAIL: TTM@ALISTATERENOVATIONS.COM

APN: 011-221-001

REMODEL/ADDITION:
114 COTTAGE
114 ROSEVILLE STREET,
ROSEVILLE, CA 95678

STAMP:

Seal of Approval
Nicholas Oushakoff
drafter
10/30/2019

TITLES:
114 - LEVEL-1 FLOOR PLAN

PLAN CHECK PC01
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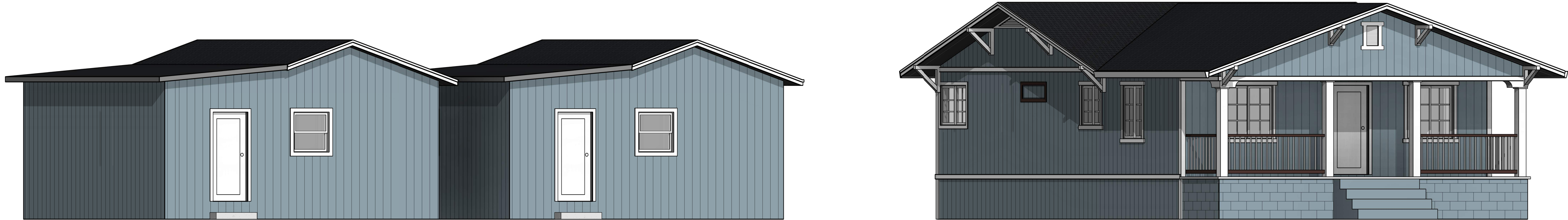
GSH LIMITS ITS RESPONSIBILITY TO INFORMATION REPRESENTED THEREIN AND THE INTENDED USE THEREOF AND ASSUMES NO RESPONSIBILITY FOR ACTUAL AS-BUILT CONDITIONS.

Exhibit B



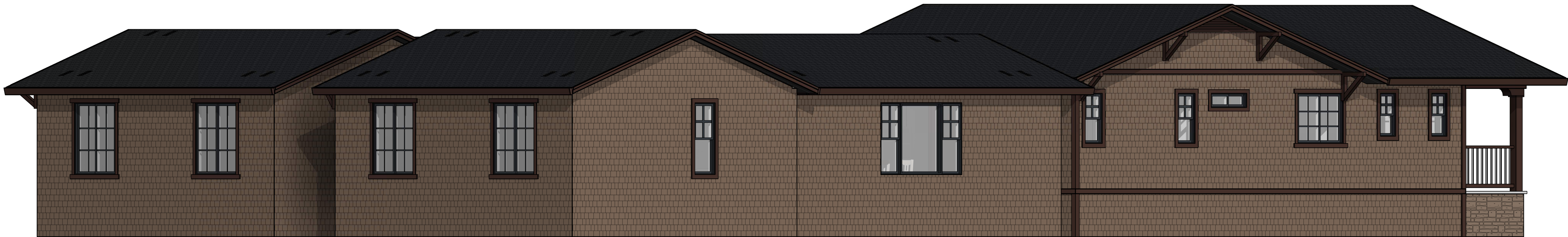
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4



(E) NORTH FACING

3



(N) EAST FACING

2



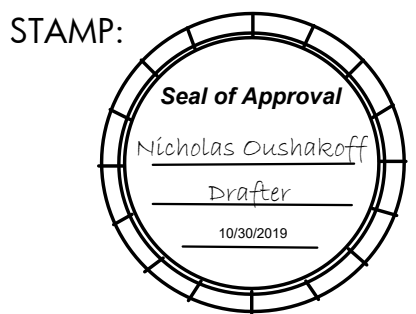
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1

Owners:
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7500 W 151ST ST, 24347
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TITLES:
PERSPECTIVE VIEWS

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Exhibit B



(N) WEST FACING

4



(E) WEST FACING

3



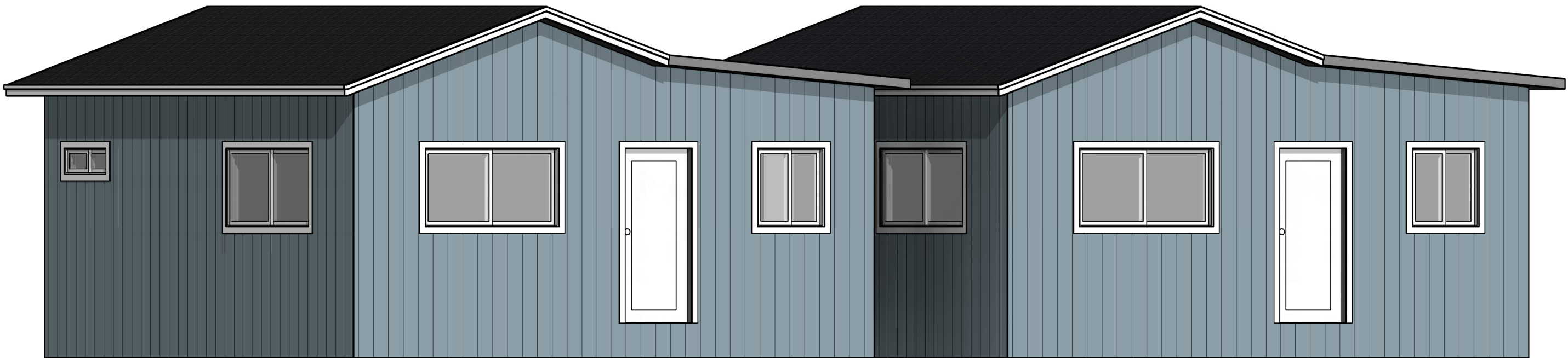
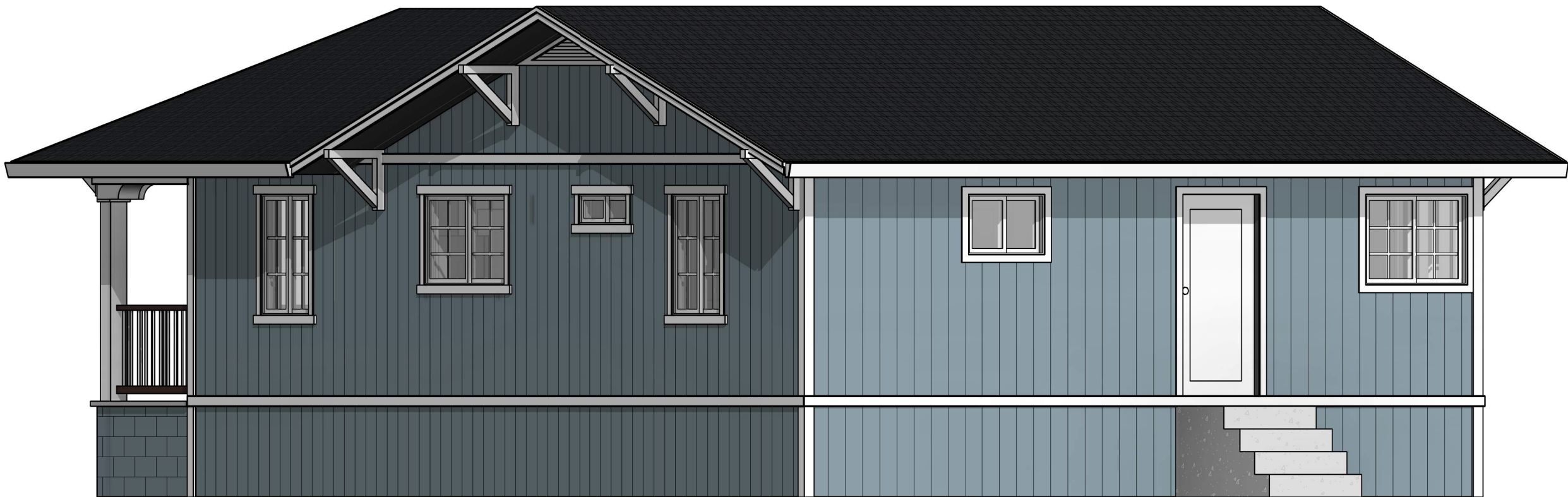
(N) SOUTH FACING

2



(E) SOUTH FACING

1



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PERSPECTIVE VIEWS

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SHEET:

A5.02



PLANNING COMMISSION COMMUNICATION

Title: INFILL PCL 7 - 450 Diamond Oaks Tree Permit - 450 Diamond Oak Rd - File #
PL19-0341

Contact: Sean Morales, smorales@roseville.ca.us, 916-774-5282

Meeting Date: 2/13/2020

Item #: 6.1.

ATTACHMENTS:

Description

Staff Report

Exhibit A

Exhibit B

**ITEM 6.1: TREE PERMIT, ADMINISTRATIVE VARIANCE – 450 DIAMOND OAKS ROAD – INFILL
PCL 7 - 450 DIAMOND OAKS TREE PERMIT — FILE # PL19-0341**

REQUEST

The project includes a Tree Permit to remove two (2) Blue oak (*Quercus douglasii*) trees, with a total aggregate diameter of 61 inches. The trees are proposed to be removed in order to construct a single-family home on an undeveloped lot. A third Blue oak tree is proposed to be preserved on the lot with fifteen percent encroachment into the protected zone radius. An Administrative Variance is requested to allow a 6.5 foot (32.5 percent) reduction in the required rear yard setback in order to preserve the tree at the front of the property.

Applicant – Mary Dorofeyev, Tangent Design and Engineering
Property Owner – Oleg Makovey

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.
- B. Adopt the three (3) findings of fact and approve the Administrative Variance subject to two (2) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues on this item. The applicant is in agreement with the findings and conditions of approval.

BACKGROUND

The project site is located at 450 Diamond Oaks Road, near the southwestern corner of Diamond Oaks Road and Martha Way (Figure 1). The subject property is .19 acres and is located on Parcel 7 of the City's Infill Planning Area. The parcel has a zoning designation of Single-Family Residential (R1) and a land use designation of Low-Density Residential at 3.1 units/acre (LDR-3.1).

The subject property is currently undeveloped. The property is part of the Country Estates subdivision, which was created in September, 1992. There is one other undeveloped lot remaining in the 32-lot subdivision.

The applicant is currently requesting a Tree Permit in order to remove two of the native oak trees on the site and encroach fifteen percent into the protected zone radius of a third tree for development of a single-family residence. An Administrative Variance is also requested in order to reduce the required rear yard setback by 6.5 feet (32.5 percent).

Figure 1: Project Location



SITE INFORMATION

Topography and Setting: There is a steep change in grade on the east side of the lot from the front property line to roughly twenty feet into the property. The rest of the lot rises gradually from roughly the north west corner to the south east corner. The proposed finish floor is approximately ten feet above the grade of the adjacent street. The project site is at an elevation of approximately 109 feet above mean sea level while Diamond Oaks Road is approximately 100 feet above mean sea level. Surrounding land uses include Diamond Oaks Park to the west, low-density residential dwellings to the south and east, and a landscape easement containing a power line corridor across Diamond Oaks Road to the north.

EVALUATION: TREE PERMIT

Pursuant to Zoning Ordinance Section 19.66.030, a Tree Permit is required for any removal of native oak trees or for more than 20% encroachment into the dripline of a native oak tree. The required findings to approve a Tree Permit are listed below.

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

An arborist report was prepared for the site by Kurt Stegen Consulting Arborist, dated September 11, 2019 (Exhibit A), which identified three (3) protected native oak trees (Table 1) that would be impacted by the project. The report states that one of the trees is in poor condition. The other two trees are in fair condition with some defects noted. Removal of tree #3, which is in poor condition, will not be detrimental to the public health, safety, or welfare because it could be considered hazardous to any future residents of the property or neighboring properties if it were retained.

Tree #2 is located roughly in the center of the property toward the back of the lot. Preserving this tree would be infeasible given its location in the center of the lot. The tree's location effectively reduces the usable size of the lot and creates a lot which is not suitable for development.



Figure 2: Tree Locations

Chapter 19.66 of the municipal code contains the City's Tree Preservation standards. Section 19.66.040.C contains application evaluation criteria that must be used to support the above listed findings to allow removal of native oak trees. Removal of trees 2 and 3 is consistent with these criteria based on their health and placement on the lot and that there are no viable alternatives to removal. Tree 1 is proposed to be retained because there are design alternatives that allow for the preservation of the tree. These alternatives include reducing the required rear yard setback in order to shift the proposed footprint of the home to the rear of the lot and keep the home out of the protected zone radius of Tree 1. This design requires approval of an Administrative Variance to reduce the required rear yard setback. The slope of the driveway was also increased in order to change its course and minimize the encroachment of the driveway into the protected zoned radius of Tree 1.

Table 1: Tree Summary

Tree Number	Common Name	Health	Total DBH (inches)	Removal
1	Blue Oak	Fair	29	No
2	Blue Oak	Fair	29	Yes
3	Blue Oak	Poor	32	Yes
Total Mitigation Inches			61	

The applicant has proposed to comply with the compensation requirements of the City's Tree Preservation Ordinance. Mitigation will be completed with payment into the City's in-lieu fee program. Sixty-one inches will be mitigated through payment of in-lieu fees. These funds are used for the replanting and preservation of trees throughout the City. Mitigation fees are calculated at \$118 per inch of tree removed when measured at the tree's diameter at breast height (DBH). The tree mitigation fees

for the project equate to \$7,198 and are required to be paid prior to the issuance of any permits or construction on-site.

The Tree Permit contains conditions of approval that include protective measures for one tree to remain on site. Any deviation from the approved permit would require a Tree Permit Modification, which would require approval by the City.

EVALUATION: ADMINISTRATIVE VARIANCE

Section 19.78.060.G of the City's Zoning Ordinance provides the procedure for approval of an Administrative Variance. The applicable criteria are listed below in ***bold italics*** and are followed by an evaluation. Typically, any variance less than 35 percent from a zoning ordinance development standard would be processed administratively and approved by the Planning Manager. However, the submittal of this variance concurrent with a tree permit brings it before the Planning Commission for approval.

- 1. There are special circumstances applicable to the property, including size, shape, topography, location or surroundings, such that the strict application of the provisions of this Zoning Ordinance deprives the property of privileges enjoyed by other property in the vicinity and under identical land use district classification.***
- 2. The granting of the variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use district in which the property is located.***
- 3. The granting of the variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel and will not constitute a grant of special privilege inconsistent with the limitations upon other property in the vicinity and under identical zoning classification.***

Due to the topography on the site and the location of the tree, a variance to the required rear setback standard is required to preserve Tree #1 on the site. The variance will not be detrimental to public health, safety, or welfare because it enables preservation of the native oak tree on the site. The City's tree preservation ordinance was adopted in order to promote public health, safety and general welfare of the City of Roseville and allowing a variance from this standard promotes that goal.

Granting the variance does not allow a use or activity which is not otherwise authorized. The use of the property will be a single-family residence as provided for in the zoning and land use designation of the property. All other applicable development standards for this zone will be met as shown in Table 2. Only a portion of the home, approximately 25% of its width, will require a variance from the 20 foot rear setback requirement. The majority of the rear of the home will meet the required 20 foot setback. The applicant requests a 32 percent variance from the required setback to allow a rear setback of 13.5 feet.

Table 2: Applicable R1 Development Standards

Criteria	R1 Zoning District Standard	Proposed Residence
Front Yard Setback	20'; 20' minimum driveway depth	±30'
West Side Setback	5'	±5'
East Side Setback	5'	±5'
Rear Setback	20'	±13.5'
Lot Coverage	35%	34.7%

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. A notice of the public hearing was published on January 30, 2020 and a notice of hearing was also distributed to all property owners within 300 feet of the site, and to all interested persons who had requested such notices. The notice was also distributed to the Roseville Coalition of Neighborhood Associations. To date, no comments have been received.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303(a), "New Construction of one single-family residence". The project involves the construction of a single-family residence and is therefore exempt per the CEQA guidelines listed above.

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact as stated in the staff report and approve the **TREE PERMIT – 450 DIAMOND OAKS ROAD – INFILL PCL 7 – 450 DIAMOND OAKS TREE PERMIT – FILE #PL19-0341** subject to twenty (20) conditions of approval; and
- B. Adopt the three (3) findings of fact as stated in the staff report and approve the **ADMINISTRATIVE VARIANCE – 450 DIAMOND OAKS ROAD – INFILL PCL 7 – 450 DIAMOND OAKS TREE PERMIT – FILE #PL19-0341** subject to two (2) conditions of approval.

CONDITIONS OF APPROVAL FOR THE TREE PERMIT (FILE #PL19-0341)

PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE:

1. All recommendations contained in the Arborist Report (**Exhibit A**) are incorporated by reference into these conditions, except as modified herein. (Planning)
2. The approval of this Tree Permit shall expire on the same date as the Administrative Variance, on **February 13, 2022**. (Planning)
3. Trees #2 and 3 (or as listed in **Exhibit A**) 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)
4. 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 61. Mitigation must be provided in the form of an in-lieu payment in the amount of **\$7,198**, unless otherwise approved in the tree replacement plan or in these conditions. (Planning)
5. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. Encroachment into the protected zone of Tree 1 as listed in **Exhibit A** and described in the staff report is permitted. (Planning)
6. 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)

7. 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)
8. 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)
9. 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)
10. 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)
11. 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)
12. 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)
13. 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)

DURING CONSTRUCTION:

14. 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)

15. 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)
16. 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)
17. 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)
18. 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)
19. 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:

20. 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)

CONDITIONS OF APPROVAL FOR THE ADMINISTRATIVE VARIANCE (FILE #PL19-0341)

1. The project is approved as shown in **Exhibit B** and as conditioned or modified below. (Planning)
2. The Administrative Variance shall be valid for a period of two (2) years from this date and if not effectuated shall expire on **February 13, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval shall not be extended beyond **February 13, 2023**. (Planning)

EXHIBITS

- A. Arborist Report
- B. Plans

Note to Applicant and/or Developer: Please contact Planning Division 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 Manager at, or prior to, the public hearing.

Kurt Stegen Consulting Arborist

Certified Arborist WE-6356A, State Lic. 494115
Office (916) 652-3840 Cell (916) 709-3840
6299 Horseshoe Bar Rd Loomis CA 95650
kurtstegen@sbcglobal.net



Date: September 11, 2019

Location: 450 Diamond Oaks Road
Roseville, CA. 95678
APN 015-360-022

Customer: Tangent Design & Engineering Corp
660 Auburn Folsom Road St 204
Auburn, CA. 95603
916-572-5955
www.tangentde.com

ASSIGNMENT: Kurt Stegen is to do the following:

- Three oak trees will be evaluated for a residential lot in Roseville California.
- Stegen Consulting will provide an arborist report for the City of Roseville. The report includes the diameter of the tree (DSH), the radius of the drip line.
- The report also evaluates the health of the trees and makes recommendations for follow-up action.

SUMMARY:

There are three Blue Oaks (*Quercus douglasii*) being evaluated. All three trees have to be removed because they are in the footprint of the new construction. At the back of the lot tree #3 is near the property line. The tree has extensive internal decay and is hazardous. It has the potential to fail and fall. It should be removed immediately. The adjoining property owner should be notified of the hazardous tree and any work that would affect the tree and other vegetation along the property line.

THIS REPORT IS LIMITED BY:

- All of the inspection was done from the ground. Not all tree defects may be visible from the ground.
- Visual Tree Assessment (VTA) did not include diagnostic testing.

METHOD:

Visual Tree Assessment was used to inspect the trees. Species, diameter, and condition were recorded. The diameter at standard height (DSH, rounded to the half inch) was taken using a Spencer Diameter Tape.

Tree species, diameter, identification number and condition were recorded in a data dictionary and transferred to the "Tree Hazard Evaluation Form."

OBSERVATIONS:

The lot is located in an established neighborhood in Roseville, California. The lot slopes up from the street. There is a public park on the west of the property. There are two residential homes to the east and the south. Oak #3 is near the property line on the east side of the property. The tree has extensive decay.

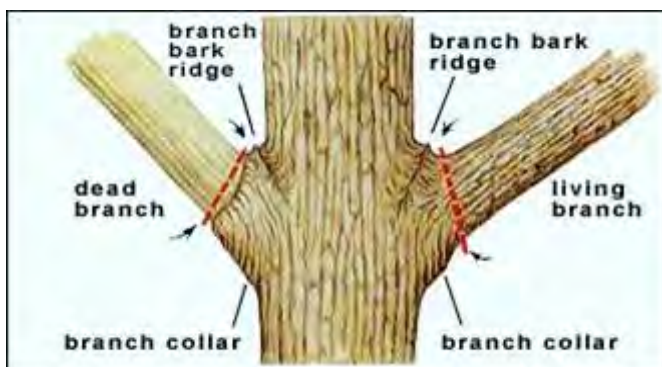
DISCUSSION:

There are three Blue Oaks (*Quercus douglasii*) being evaluated. Oaks #1 and #2 are in fair condition. Oak #3 has extensive internal decay. Both the trunk and roots show decay. A mallet was used to strike the trunk, a drum or hollow sound was heard, indicating extensive internal decay. The tree is a single trunk tree that branches out at approximately fifteen to twenty feet above the ground. Decay in the area could cause the unions in the wood to be weak. Failure of the limbs could cause property damage and personal injury. People and property should be kept out of this area until the tree removed.

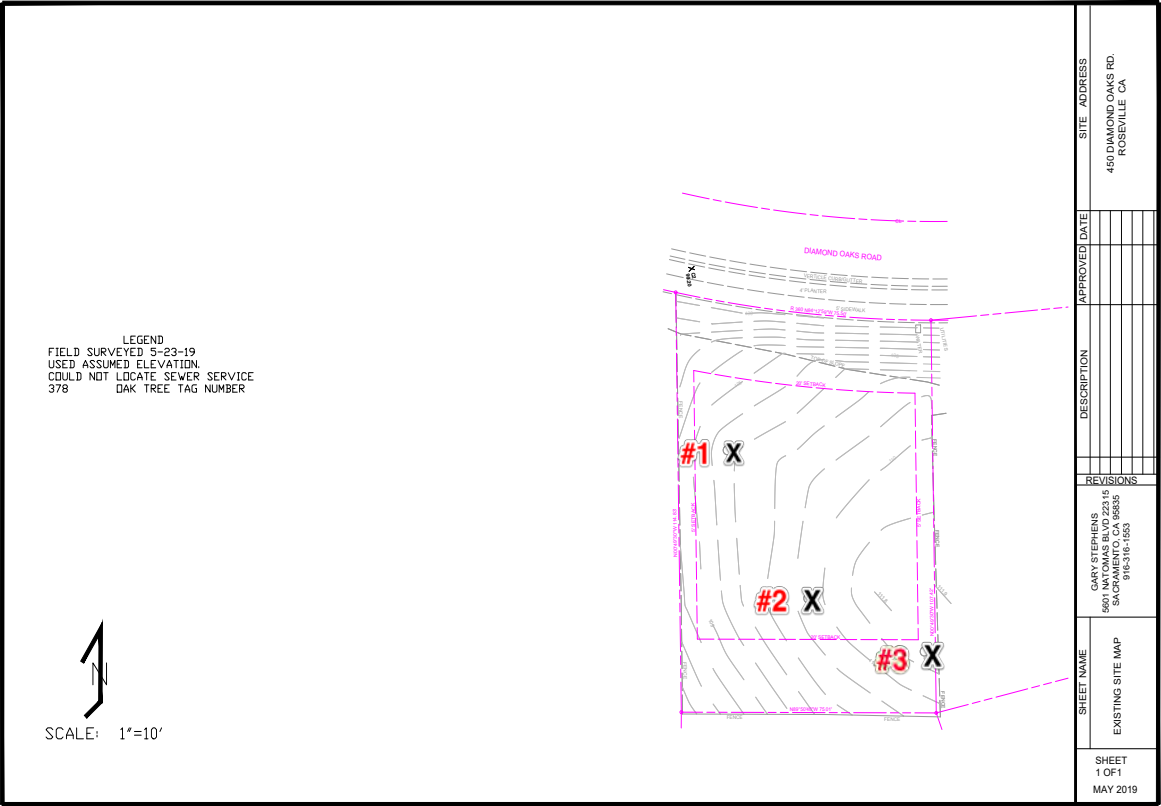
During construction be aware of tree roots and vegetation from neighboring lots. If you are going to disturb tree roots or any limbs, branches from a neighboring lot notify owners before work has begun.

Changing the grade by removing soil can expose roots. If roots are encountered, cutting roots measuring larger than an inch in diameter should be avoided. Severed roots should be cut so there are no ragged edges or tears. Usually pruning shears or handsaws can accomplish this. If excavations are made and trenches are left open with tree roots exposed, wet burlap tarps should cover the exposed roots until the soil is replaced. Larger roots can be dug up and redirected. Covering the roots will help prevent further root damage. The root system is the support system for the tree and removing or damaging large roots can create stability problems for the tree that may become a hazard to public safety and property.

Trimming limbs that will be interfering with the project should be kept to a minimum. Flush cutting and removing the branch collar will prevent healing and cavities can form. When removing limbs, leave a small stub, part of the limb being removed and retain the branch collar. (See diagram below)



Site Map:



SITE ADDRESS	
450 DIAMOND OAKS RD. ROSEVILLE CA	
APPROVED DATE	
DESCRIPTION	
REVISIONS	
GARY STEPHENS 5901 DAWSON RD. 22518 DANFORTH, CA 95925 916-316-1553	
SHEET NAME	
EXISTING SITE MAP	
SHEET 1 OF 1 MAY 2019	

Exhibit A

PHOTOS:



Exhibit A



Exhibit A



Exhibit A



HAZARD EVALUATION FORM:

Tree Number	Common Name	Botanical Name	West 121	North 38	DBH	Dripline	Number of Trunks	Defects Trunk	Defects Scaffolds	Defects Branches	Rating	Comments
1	Blue Oak	Quercus douglasii			29	29	1	Squirrel excavations	Dead		Fair	
2	Blue Oak	Quercus douglasii			29	25	1	Squirrel excavations	Dead	Dead	Fair	
3	Blue Oak	Quercus douglasii			32	25	1	Extensive internal Decay			Poor	Hazardous

I, Kurt Stegen, Certify:

- That I have personally inspected the tree(s) and/or the property referred to in this report and have stated my findings accurately. The extent of the evaluation or appraisal is stated in the attached report and the Terms of Assignment;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, options and conclusions stated herein are my own and are based on current scientific procedures and facts;
- That my analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to me, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a state licensed Tree Trimming Contractor (State License Number 494115), a Certified Arborist (ISA# WE-6356), and a member to the International Society of Arboriculture and American Society of Consulting Arborists. I have been involved in the field of Arboriculture in a full time capacity for a period of more than thirty years.

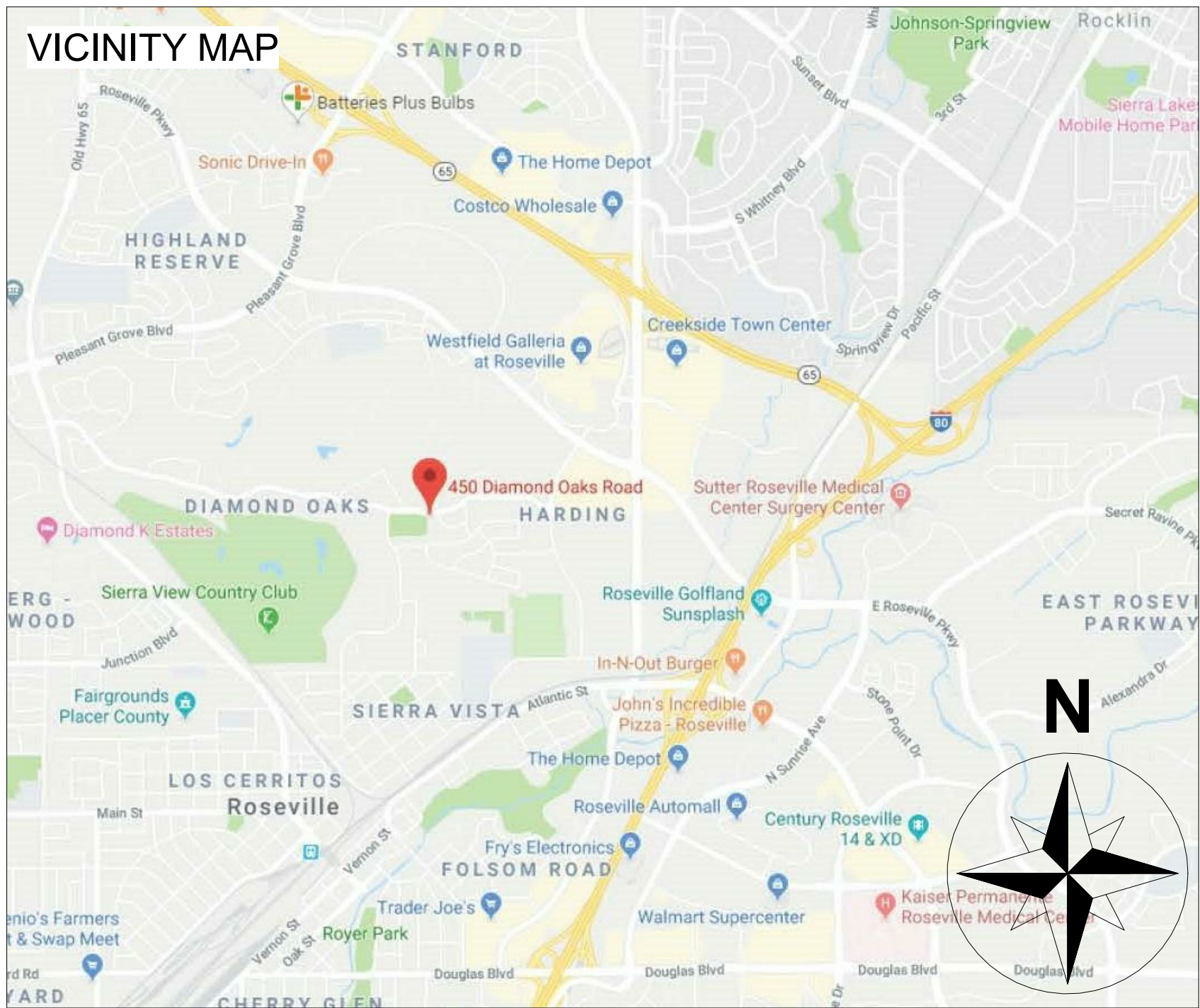
Signed: **Kurt Stegen**

Date: September 11, 2019

Addendum Regarding 450 Diamond Oaks Place Tree #1

Damaging the roots could destabilize the tree and it could fall. The root systems supports the tree. To preserve the tree I would suggest using pavers in the driveway under the drip line of the tree with minimal excavation. When the area is excavated caution should be taken not to damage the roots. Fence the area under the canopy to protect it from soil compaction. Equipment, supplies and people should be kept out of the area.

One other issue is summer limb drop. Trimming the tree will not correct the problem. During times of extreme heat, limbs can break off and fall. Limbs can also drop during times of inclement weather. One limb in the top of the tree has failed, so there is the possibility this can happen again in the future. There is some risk associated with the tree.



450 DIAMOND OAKS ROAD
ROSEVILLE, CA 95678
APN: 015-360-022
GRADING PLAN

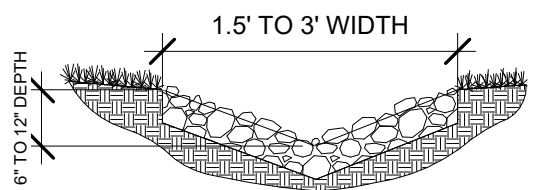
Exhibit B
TDE

ENGINEER NOTES

ESTIMATED CUT = 106 C.Y., ESTIMATED FILL = 127 C.Y.,
NET IMPORT = 21 C.Y.

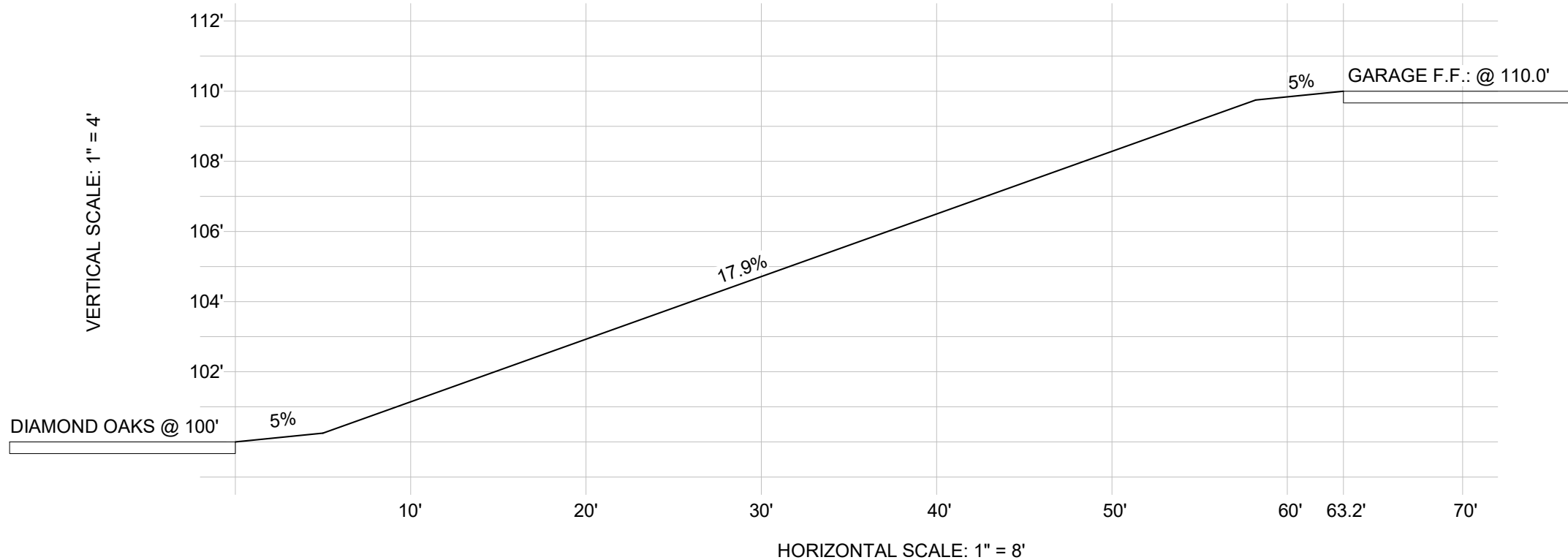
FOLLOWING SITE CLEARING AND STRIPPING OPERATIONS, ALL AREAS TO RECEIVE FILL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 8 INCHES, MOISTURE CONDITIONED AS NECESSARY AND COMPACTED TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY BASED ON THE ASTM D1557 TEST METHOD. THE FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 6 INCHES. THE FILL SHALL BE MOISTURE CONDITIONED AS NECESSARY AND COMPACTED TO A RELATIVE COMPACTION OF NOT LESS THAN 90%. DRIVEWAYS COMPACTED TO A RELATIVE COMPACTION OF NOT LESS THAN 90%.

THE TYPE, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND UTILITIES. HOWEVER, THE DESIGNER, CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.



- SWALES SHALL MAINTAIN A MINIMUM SLOPE OF 1% IN THE DIRECTION OF FLOW.
- PROVIDE 3'-4" COBBLES OR ANGULAR ROCK WHERE SLOPE EXCEEDS 10%.
- SWALES IN WHICH THE SLOPE EXCEEDS 10% SHALL BE REQUIRED TO INSTALL AN ENERGY DISSIPATION DEVICE PRIOR TO CONVEYING THE STORM WATER RUNOFF INTO THE PUBLIC RIGHT-OF-WAY.
- SWALES SHALL NOT BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY.

4 ROCK LINED DRAINAGE SWALE
NTS



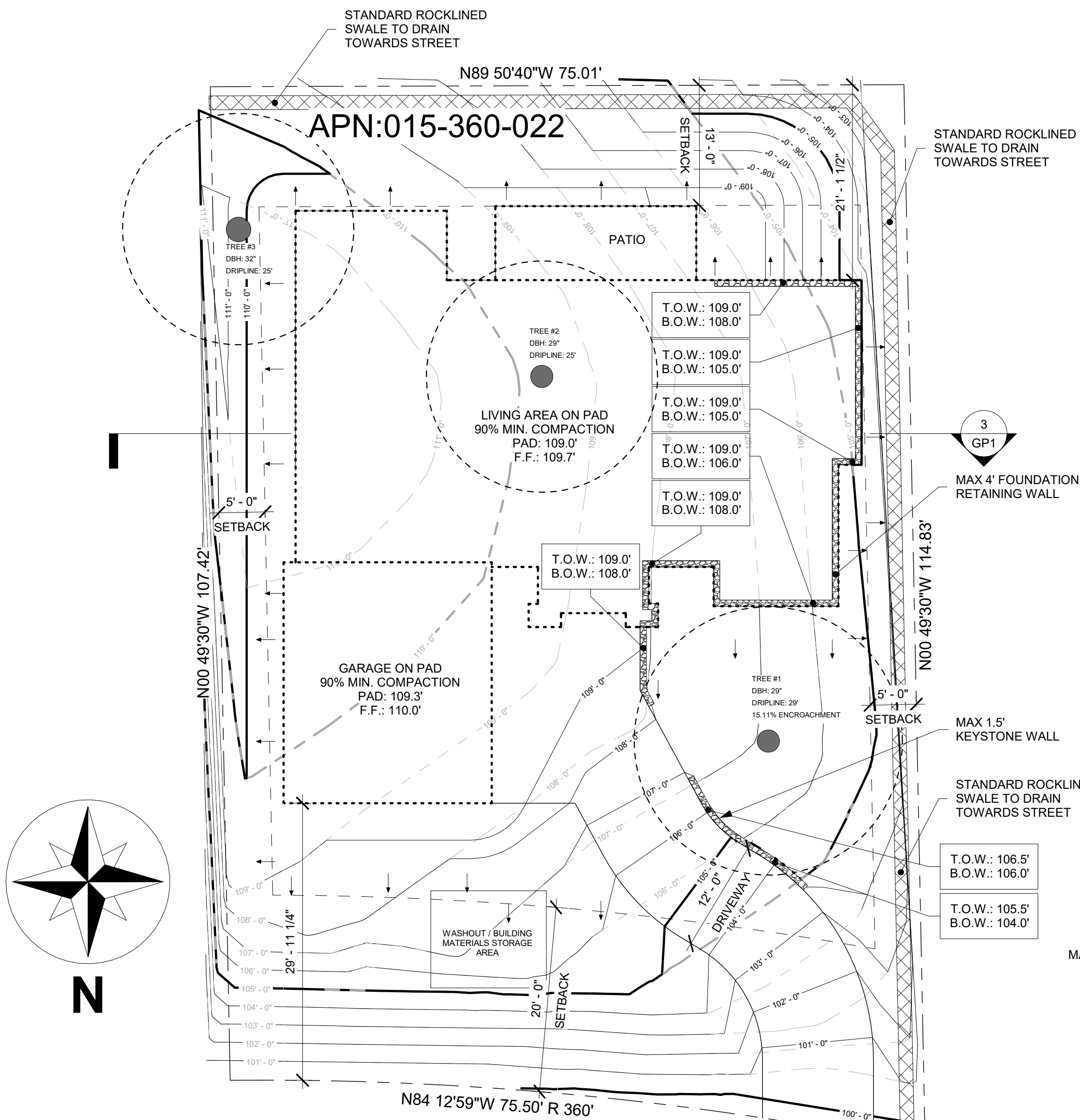
2 G - DRIVEWAY PROFILE
SCALE ABOVE

TREE LEGEND	
TREE #1	PRESERVED*
TREE #2	REMOVE
TREE #3	REMOVE

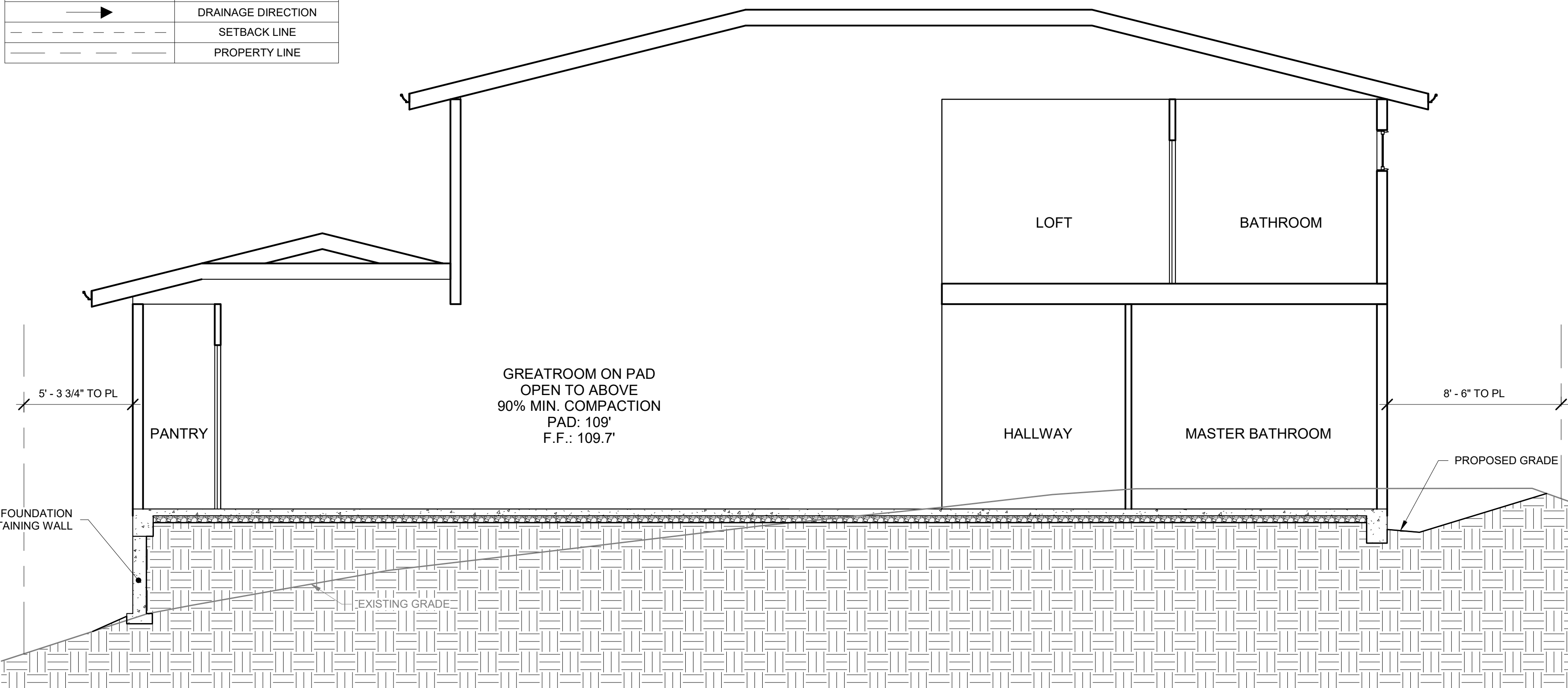
* TREE WILL BE ENCROACHED UPON. SEE PLAN FOR MORE INFORMATION.

LOT COVERAGE	
LOT SIZE	0.19 ACRE
SPACE USED	2,872 SQ-FT
LOT COVERAGE	34.7%

LEGEND	
—980'—	MAJOR CONTOUR (EXISTING)
—990'—	MINOR CONTOUR (EXISTING)
—990'—	MAJOR CONTOUR (NEW)
—990'—	MINOR CONTOUR (NEW)
-----	FIBER ROLL
FF	FINISHED FLOOR
RW	RETAINING WALL
—>—	DRAINAGE DIRECTION
- - - - -	SETBACK LINE
— — — — —	PROPERTY LINE



3 SECTION CUT
1/4" = 1'-0"



TANGENT
DESIGN & ENGINEERING
660 AUBURN FOLSOM RD #204
AUBURN, CA 95603
may@tangented.com
PHONE: (916) 572-5955



450 DIAMOND OAKS RD
ROSEVILLE, CA 95678

GRADING PLAN

OWNER CONTACT:
OLEG MAKOVEY
OLEG@OMAKINC.COM
PROJECT: 1-249
DESIGNED: NY
DRAWN: NY
DATE: 12/28/2020 4:14:34 PM
DATE: DESCRIPTION: REV #

SHEET:

GP1



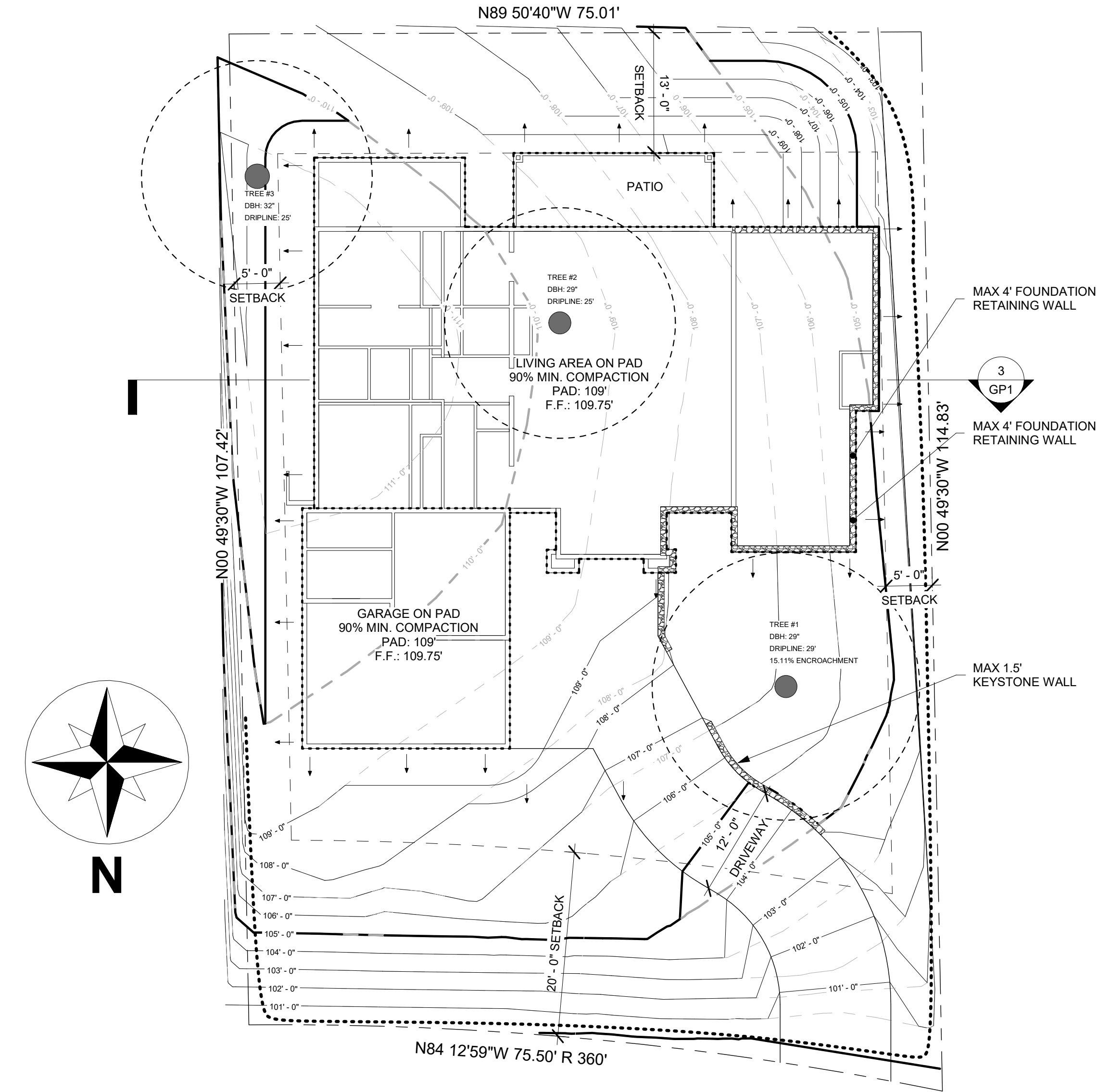
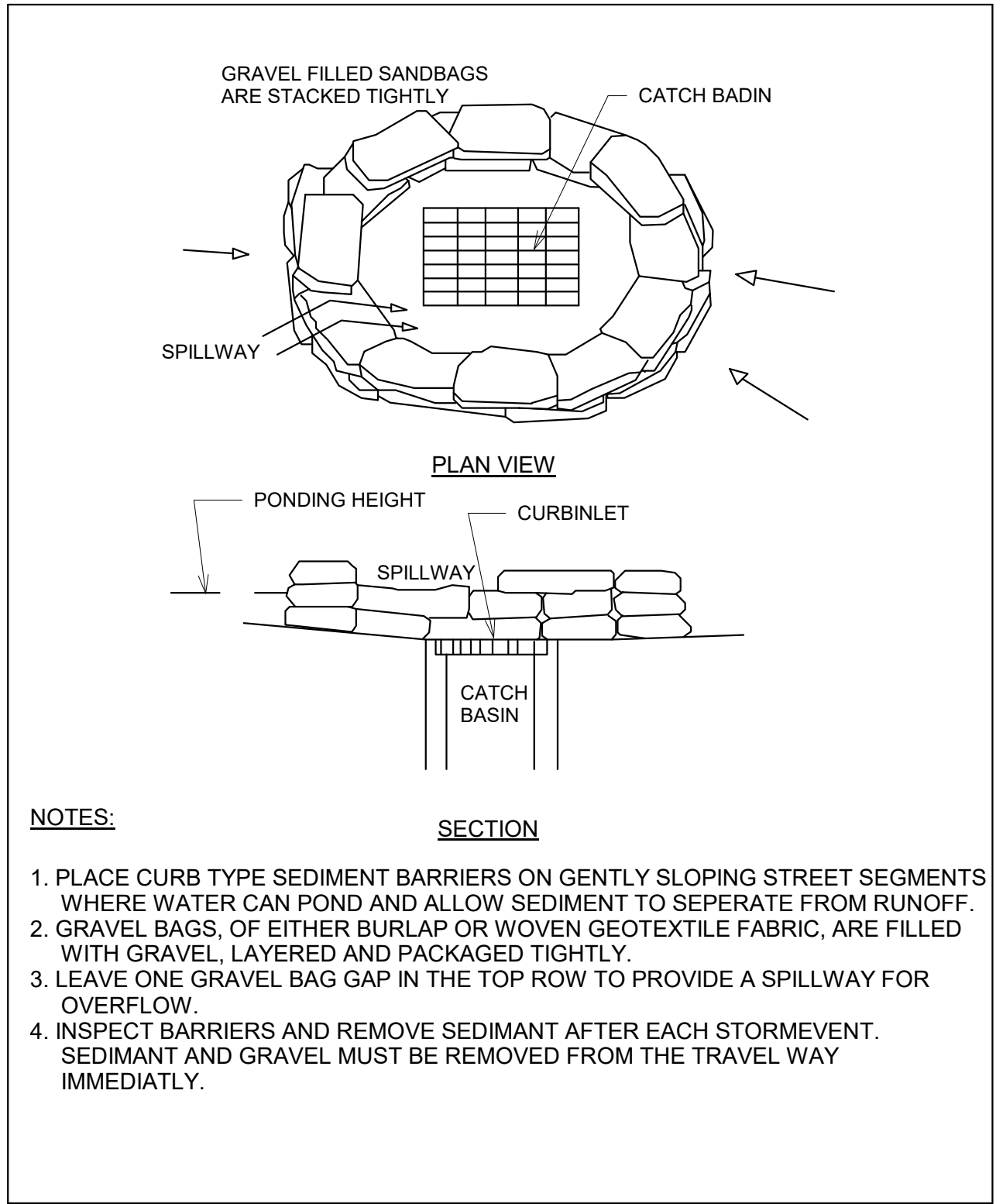
BMP SCHEDULE

CONSTRUCTION PHASE	WET SEASON			DRY SEASON								
	HYDROSEEDING	STRAW MULCHING & TACTIFIER	PERSERVATION OF EXISTING VEGETATION	FIBER ROLLS	DUST CONTROL	SAND/GRAVEL BAGS BARRIERS	STORM DRAIN INLET PROTECTION	SEDIMENT TRAPS	DEWATERING	DI STENCILING	STABILIZED CONSTRUCTION ENTRANCE	MATERIAL & WASTE DISPOSAL LOCATION
ON-SITE EARTHWORK												
STORM DRAIN IMPROVEMENTS												
CURB AND GUTTER PAVEOUT												
POST-CONSTRUCTION												

HYDROSEED MIX			
COMMON NAME (BOTANICAL NAME)	% PURITY	% GERMINATION	SEEDING RATE PER ACRE
BERMUDA GRASS (CYNODON DACTYLON)	95%	85%	10 POUNDS
BLANDO BROME (BROMUS MOLLIS)	95%	85%	15 POUNDS
ZARRO FESCUE (VULPIA MYUROS)	90%	80%	10 POUNDS
CALIFORNIA BROME (BROMUS CARINARUS SSP CALIFORNIUM- NATIVE)	95%	85%	5 POUNDS
MEADOW BARLEY (HORDEUM BRACHYANTHERUM)	90%	80%	8 POUNDS
CALIFORNIA POPPY (ESCHSCHOLZA CALIFORNICA)	98%	75%	5 POUNDS
ROSE CLOVER - HYKON; INOCULATED SEED (TRIFOLIUM HIRTUM)	98%	85%	7 POUNDS
TOTAL:			60 POUNDS

NOTES:

- EROSION CONTROL BMP'S SHALL BE IN PLACE PRIOR TO ANY STORM EVENTS.
- BMP'S SHALL BE PROJECT SPECIFIC AND ARE NOT LIMITED TO THE MINIMUM REQUIREMENTS SHOWN IN THE ABOVE TABLE. THE ABOVE BMP'S SHOULD BE INSPECTED WEEKLY, BEFORE AND AFTER SIGNIFICANT RAINFALL. VEGETATION MULCHES ARE NOT INTENDED TO BE PERMANENT AND ONCE PLANT GROWTH IS STABLE, IT DOES NOT HAVE TO BE MAINTAINED.
1-PERIMETER PROTECTION
2-IN CONJUNCTION WITH SECONDARY MEASURE AFTER SEPTEMBER 15TH



LOT COVERAGE	
LOT SIZE	0.19 ACRE
SPACE USED	2,872 SQ-FT
LOT COVERAGE	34.7%

LEGEND	
—980'—	MAJOR CONTOUR (EXISTING)
—990'—	MINOR CONTOUR (EXISTING)
—980'—	MAJOR CONTOUR (NEW)
—990'—	MINOR CONTOUR (NEW)
.....	FIBER ROLL
FF	FINISHED FLOOR
RW	RETAINING WALL
→	DRAINAGE DIRECTION
---	SETBACK LINE
---	PROPERTY LINE

