

No Grade Lots – Planning Department Policy

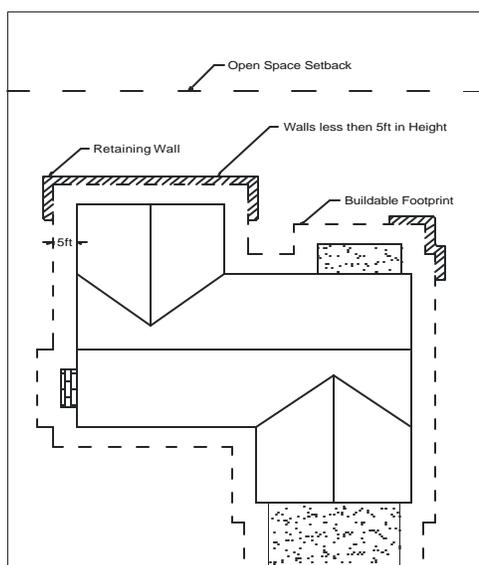
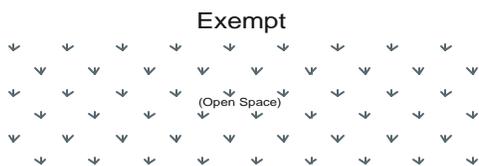
Purpose: To clarify the approach, review and appropriate action when grading is proposed on residential lots that have been designated as “No-Grade” lots.

Background: In the conditions associated with several tentative subdivision maps within the Stoneridge Specific Plan and the North Roseville Specific Plan, a number of the residential lots have been designated as “No Grade” lots. This designation has typically been applied when the lots have native oak trees, slope constraints and/or are adjacent to open space. The purpose of this designation is to preserve existing natural features and minimize impacts typically associated with standard pad grading construction techniques. In order to address the development constraints on No-grade lots the following criteria for lot development has been required for the construction of new homes:

- ❑ Home construction shall use pier and grade beam, stem wall or other similar construction methods.
- ❑ Construction/grading is limited to the area for the house, garage, patio (as required for exiting) and a 5-foot wide surface around these areas. This is the defined “footprint” of the house.
- ❑ Cuts and fill areas outside of the footprint are to be minimized.
- ❑ Cuts and fill areas higher than 2.5 feet shall use split face block or similarly designed retaining wall systems.
- ❑ Retaining wall heights are limited to 5’ of exposed surface area.
- ❑ Any proposed grading beyond the footprint of the house is subject to the provisions of the City’s Grading Ordinance.

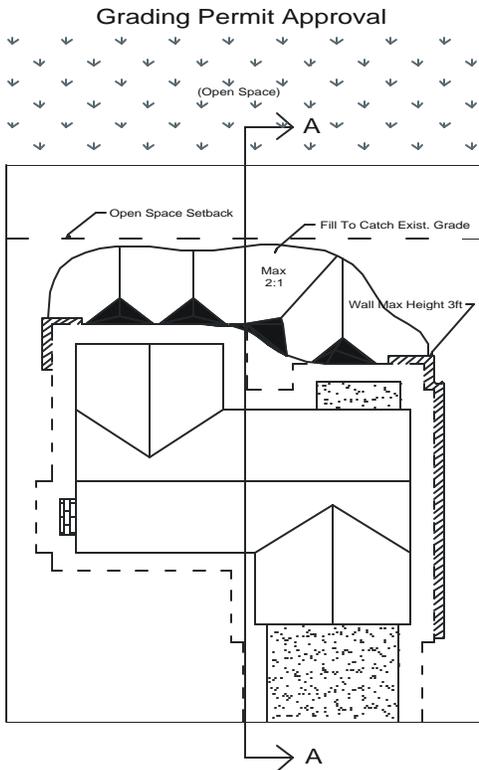


New construction on a No Grade lot - When do you need a Permit? And who approves it?



New construction is considered Exempt when it complies with the following:

- ❑ **Grading Limitations:** Grading /construction is limited to the footprint of the house.
- ❑ **Wall Height:** Exposed wall heights are limited to 5 foot in height or less and limited to the footprint.
- ❑ **Grading Quantities:** Grading quantities may be over 50 cubic yards
- ❑ **Natural Features:** Grading *does not* have impacts to natural features (e.g. wetlands, meets open space setback, etc...) and *is not* on a slope that is in excess of 20%. Tree impacts can be reviewed administratively.



- ❑ **Planning Review:** To be reviewed as part of plot plan review.
- ❑ **Permits/Process:** **Building Permit** (Building Department issues)

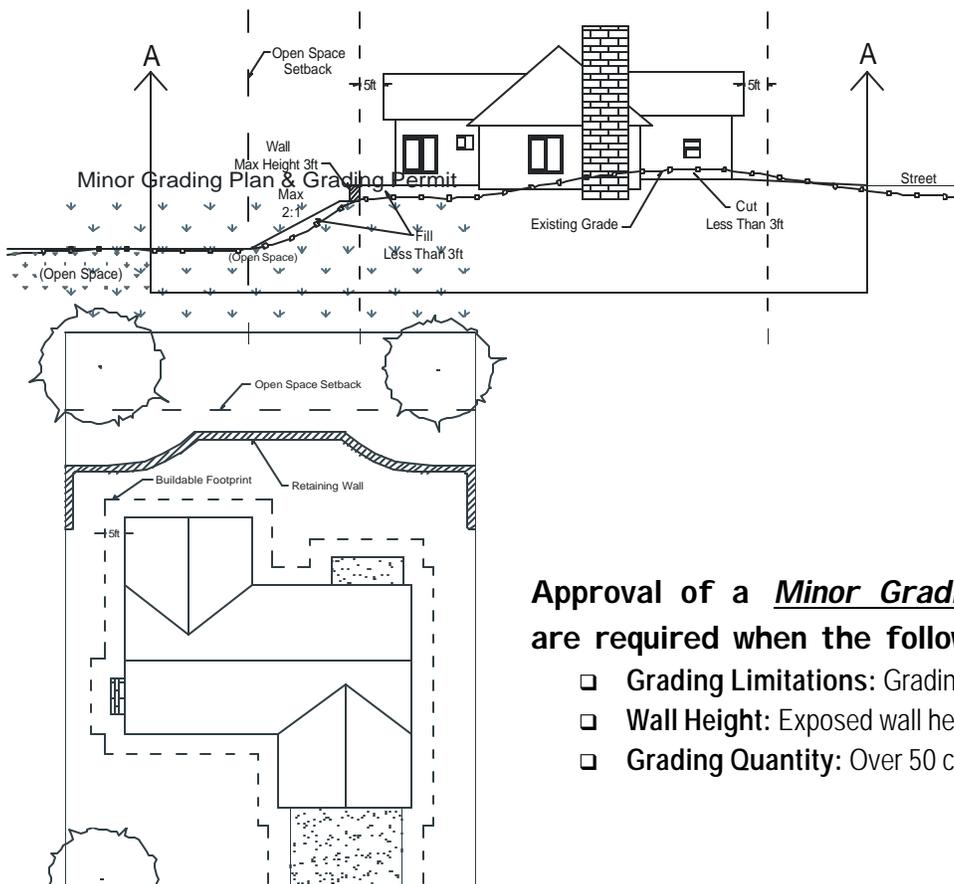
A Grading Permit only is required if construction is limited to the following:

- ❑ **Grading Limitations:** Construction is proposed *outside* of the footprint of the house.
- ❑ **Wall Height:** Exposed wall heights are limited to 3 foot in height or less and limited to the footprint.
- ❑ **Grading Quantities:** Grading is over 50 cubic yards, but is directly related to the house construction and cut and fills are less than 3 ft. in height.
- ❑ **Natural Features:** Grading *does not* have impacts to natural features (e.g. wetlands, meets open space setback, etc...) and *is not*

on a slope that is in excess of 20%. Tree impacts can be reviewed administratively.

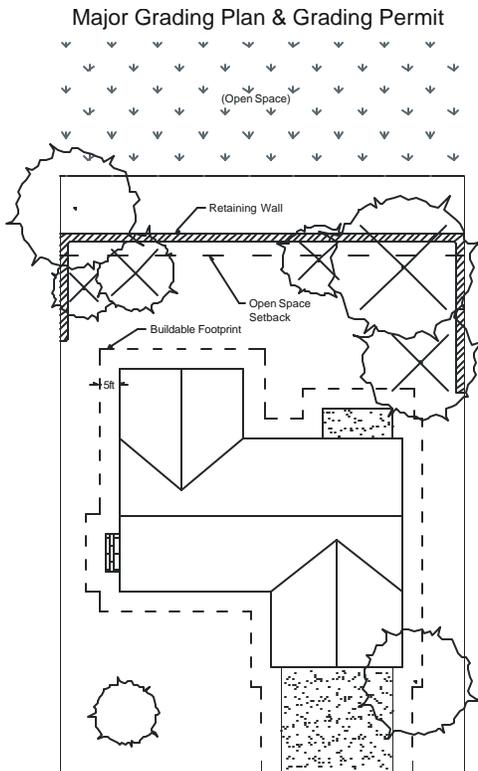
- ❑ **Planning Review:** Planning to review as part of plot plan review
- ❑ **Permits/Process:** Is approved with Engineering Division's issuance of a **Grading Permit** in conjunction with the **Building Permit** issuance.

Grading Permit Approval



Approval of a Minor Grading Plan & Grading Permit are required when the following conditions occur:

- ❑ **Grading Limitations:** Grading outside of the footprint of the house.
- ❑ **Wall Height:** Exposed wall heights are higher than 5 feet.
- ❑ **Grading Quantity:** Over 50 cubic yards are proposed.



- ❑ **Natural Features:** *Does not* have impacts to natural features (e.g. wetlands, meets open space setback, etc...) and *is not* on a slope that is in excess of 20%. Tree impacts can be reviewed administratively.
- ❑ **Planning Review:** Requires administrative approval including notice of hearing requirements from the Planning Department.
- ❑ **Permits/Process:** Requires; **Minor Grading Plan** (Planning), **Grading Permit** (Engineering) and **Building Permit** (Building).

Approval of a Major Grading Plan and Grading Permit are required when the following conditions occur:

- ❑ **General:** A Major Grading Plan is required when grading activities include impacts to trees, encroachment into the open space setback excessive wall heights (over 5 feet in height), etc.... This approval does require a public hearing before the Planning Commission, which can take 2-3 months.
- ❑ **Grading Limitations:** Grading is proposed outside of the footprint of the house.
- ❑ **Wall Height:** The exposed wall heights are higher than 5-feet.
- ❑ **Grading Quantity:** Cut and fill amounts are over 50 cubic yards.
- ❑ **Natural Features:** Proposed construction *does have impacts* to natural features (e.g. trees, wetlands, open space setback, etc...) or *is on* a slope that is in excess of 20%
- ❑ **Planning Review:** Planning to review as part of a Major Grading Plan submittal.
- ❑ **Permits/Process:** Requires approval of a **Major Grading Plan** at the Planning Commission. Following PC approval Engineering to issue a **Grading Permit** in conjunction with the **Building Permit**.

What is required once a homeowner moves in?

- ❑ **General:** The provisions of the tree ordinance no longer apply, but regulations of the City's Grading Ordinance still apply.
- ❑ **Exempt Activities:** Improvement of yard areas will typically include exempt activities such as general landscaping, pools, retaining walls, fish ponds and other activities that are either exempted by the Building Code or authorized by a valid building permit. When required, the Building Division will review permit request for these types of activities and shall act as the approving authority. This does not exempt the residents from complying with other provisions of the City's Zoning ordinance, such as the accessory structures provisions.
- ❑ **Future Activities:** Unless prescribed as exempt activities, cut or fills requiring more than 50 cubic yards will be subject to the provisions of the Grading Ordinance.

Questions???

If you have questions regarding this policy please contact the Roseville Planning Department at:

- ❑ **Address:** 311 Vernon Street, Roseville, Ca. 95678
- ❑ **Phone #:** (916)774-5276
- ❑ **E-mail:** Planningdept@roseville.ca.us