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ITEM V-A: TREE PERMIT - 7200 SIERRA COLLEGE BOULEVARD (SIERRA COLLEGE BOULEVARD WIDENING PHASE 4) -- FILE# TP 04-42

REQUEST

The applicant requests approval of a Tree Permit to remove thirty-one (31) native oak trees and to encroach within the Protected Zone Radius (PZR) of four (4) additional trees in association with the widening of Sierra College Boulevard as required by the Stoneridge Specific Plan.

Applicant/Owner - Price Walker, Elliott Homes

SUMMARY RECOMMENDATION

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

- Adopt the findings of fact for the Tree Permit; and
- Approve the Tree Permit subject to twenty (20) conditions.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The City of Roseville adopted the Stoneridge Specific Plan (SRSP) on March 18, 1998. The SRSP established the zoning and land use for the plan area, which is generally bounded by Sierra College Boulevard to the east, Olympus Drive and East Roseville Parkway to the south, and the Roseville City limits to the north. The development of the SRSP includes the construction of community infrastructure and facilities such as arterial roads, water and sewer infrastructure, bike trails, and parks.

Elliott Homes is processing Improvement Plans for the widening of Sierra College Boulevard consistent with the SRSP and Development Agreement. The proposed widening project includes the portion of Sierra College Boulevard south of Secret Ravine, to north of Olympus Drive (Attachment 1).

The alignment of Sierra College was set with adoption of the SRSP, and widening of the road is required as a condition of development of Phase 4 per the Development Agreement. The first application to create residential lots within Phase 4 is being processed concurrently with the widening application. The western side of Sierra College Boulevard is very rocky and hard with Mehrten cap, and slopes upward with slope ratios of up to 1.5:1 (Attachments 4 and 5). The slope could either be handled through a retaining wall in excess of the standard six-foot wall height, or a through a staggered slope system with a five-foot retaining wall at the base. The latter approach was chosen, as shown in the SRSP Design Guidelines for treatment of the fifty-foot (50') landscape easement along the western edge of Sierra College (Attachment 6). It is necessary to do slope grading in association with widening of Sierra College Boulevard, necessitating removal of certain oak trees. Due to the set alignment and lack of alternatives, all of the proposed oak tree removals were found to be unavoidable.

Fifty-one (51) native oak trees were surveyed within and adjacent to the widening project. The proposed native oak tree removals will occur in two areas. Fifteen (15) native oak trees will be removed from Area A, near the southeast corner of Stoneridge Specific Plan (SRSP) Parcel 49 (Stoneridge East, Phase 4B). Sixteen (16) trees will be removed from Area B, in the vicinity of SRSP Parcel 60, that is designated Open Space (Exhibit A). The Protected Zone Radii (PZR) of four (4) other trees will sustain encroachment from 1% to 24%. Mitigation for the loss of the thirty-one trees will be provided through a combination of on-site plantings and payment of in-lieu mitigation fees for 435 diameter inches (435") at breast height (DBH).

EVALUATION

The Tree Preservation Chapter of the City of Roseville Zoning Ordinance 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.

Tree Removals

AREA A

The applicant is proposing to remove within Area A **fifteen (15) native oak trees (272" DBH)**. The tree removals within Area A (Attachment 2) are requested due to the extent of slope grading that is necessary for the road widening. The slope along the western side of Sierra College Boulevard is steep within this area (Attachment 4). To create a minimum 1.5:1 slope, slope grading will need to be extended typically forty feet (40'), up to a maximum of 85' from the back of ultimate sidewalk.

All of the trees proposed for removal within Area A are Blue Oaks (*Quercus douglasii*), and are generally in fair condition. The complete Arborist Report is provided as Exhibit B, and tree removals are listed in Exhibit C.

AREA B

Construction activities within Area B will affect **sixteen (16) native oak trees (163" DBH)**. As part of the widening project two (2) storm drain outfall structures will be constructed to handle water flows from Sierra College Boulevard. Tree #1258 is proposed for removal due to the storm drain outfall and road construction. Trees #641 and 642 are proposed for removal due to a fill slope extending approximately twenty feet (20') from the edge of road improvements. All other trees are proposed for removal due to road construction (Attachment 5). All of the trees proposed for removal within Area B are Valley Oaks (*Quercus lobata*), and are generally in fair condition (except for Tree #1256, that has poor to fair structure).

Encroachments

Four (4) native oak trees will sustain varying degrees of encroachment within their Protected Zone Radii (PZR). The trees that will sustain encroachments within their PZRs are summarized in the Exhibit D.

Within Area A, cut slope grading will cause Tree #302 minor encroachment (1%), and Tree #306 will sustain minor to moderate encroachment (9%). Within Area B, fill slope grading will cause Tree #1259 moderate encroachment (24%) due to grading occurring approximately fifteen feet (15') from the trunk, and Tree #1261 will sustain minor encroachment (6%). The Arborist Report highlights Tree #1261 as a tree that warrants further evaluation and/or annual monitoring to assess the tree's ongoing structural integrity (presently identified as poor to fair), and potential for hazard

in a developed environment. Tree #1261 is located approximately 35' from the ultimate sidewalk location. Implementation of the Maintenance and Mitigation Measures contained in the Arborist Report (Exhibit B), inclusive of monitoring Tree #1261, is required through inclusion of **Condition 10**.

Mitigation Plan

Condition 3 is worded to allow the applicant the ability to provide mitigation for the removal of these trees through a combination of:

- Plantings within the restoration areas on Parcel 60;
- Landscape corridors along Sierra College Boulevard; and
- By paying an in-lieu fee into the City's Tree Mitigation Fund for any remaining balance on an inch-for-inch basis at a cost of \$118 per inch of mitigation.

The applicant's request results in the loss of thirty-one (31) trees with a combined diameter at breast height (dbh) of 435". Mitigation through payment of the in-lieu fee of \$118 per inch for the full mitigation would result in a payment of \$51,330.

There are two opportunities for replacement plantings in the vicinity of the widening project. The Placer County Flood Control District owns SRSP Parcel 60 that is adjacent to Area B, and is designated Open Space. The District is currently designing a detention basin with an access road, and a restoration plan for areas surrounding the basin, potentially inclusive of native oak trees.

The applicant is also the owner of Stoneridge East, Phases 4A and 4B. The applicant has submitted applications requesting approval of Tentative Subdivision Maps for both of these areas. Conditions of approval for each subdivision will be included to require installation of Sierra College Boulevard streetscape and slope landscaping.

The applicant is required to develop a mitigation plan to account for the future tree planting and pay the remaining in-lieu fee before starting any grading or construction activities for the Sierra College Boulevard widening project. If the anticipated tree plantings have not occurred before completion of the widening project, payment of an additional in-lieu mitigation fee in an amount equivalent to the trees that were anticipated to be planted will be required before acceptance of the widening project.

ENVIRONMENTAL DETERMINATION

Pursuant to City of Roseville CEQA Implementing Procedures and California Environmental Quality Act (CEQA) Guidelines this project is exempt as a project consistent with the Environmental Impact Report (EIR) prepared for the Stoneridge Specific Plan (SRSP) and certified by the City of Roseville on March 18, 1998 (SCH#97032058). The SRSP EIR provides project level environmental analyses of community infrastructure and facilities such as arterial roads, water and sewer infrastructure, bike trails, and parks. CEQA analysis beyond that presented in the EIR is not required for implementation of these facilities.

RECOMMENDATIONS

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

- A. Adopt the findings of fact below for the TREE PERMIT - 7200 SIERRA COLLEGE BOULEVARD (SIERRA COLLEGE ROAD WIDENING PHASE 4) – FILE # TP 04-42:

1. *The removal of native oak trees as shown on Exhibit A and listed in Exhibit C is required to enable the widening of Sierra College Boulevard consistent with the SRSP.*
2. *The Tree Permit is consistent with the provisions of Chapter 19.66 of the Roseville Zoning Ordinance.*
3. *Mitigation measures have been included as conditions of approval in order to mitigate for the trees to be removed as well as to minimize impacts to adjacent trees that will be preserved in the area.*

B. Approve the TREE PERMIT - 7200 SIERRA COLLEGE BOULEVARD (SIERRA COLLEGE ROAD WIDENING PHASE 4) – FILE # TP 04-42 with the twenty (20) conditions as listed below.

CONDITIONS OF APPROVAL FOR THE TREE PERMIT (TP 04-42):

CONDITION	COMPLIANCE VERIFIED/ INSPECTED	COMMENTS
PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE		
1. All recommendations contained in the Arborist Report (Exhibit B) shall be incorporated as part of these conditions except as modified herein. (Planning)		
2. Trees as shown Exhibit A as within Area A (Trees # 287 – 300 and 305), and as Area B (Trees # 641, 642, 1246 – 1258, and 1268) and listed in Exhibit C 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. Prior to the removal of any native oak tree and prior to any site grading the developer shall mitigate for the removal of trees on an inch-for-inch basis for a total of 435” and shall be responsible for the provision of a Tree Mitigation Plan for the removals. The mitigation plan shall identify the mitigation measures for the trees approved for removal (i.e. tree plantings in Parcel 60 restoration areas, in landscape corridors located adjacent to Stoneridge Village East Phases 4A and 4B, as well as the payment of an in-lieu fee into the Tree Mitigation Fund for any remaining balance at \$118/inch). Payment of additional mitigation fees shall be required equivalent to any tree plantings proposed in the Mitigation Plan that have not occurred before completion of the Widening Project. Payment of the additional mitigation fee (as needed) shall be required before acceptance of the Widening Project as complete. (Planning, Engineering)		

<p>4. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. Encroachment into the protected zone of Tree(s) 302, 306, 1259, and 1261 as listed in Exhibit B and as shown in Exhibit A, and described in the staff report is permitted. (Planning)</p>		
<p>5. The tree bond for TP 04-42 shall be posted or 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 on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)</p>		
<p>6. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)</p>		
<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 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 in Exhibit B 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. (Planning)</p>		
<p>12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Department and the Engineering Department 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 Department and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)</p>		
<p><u>DURING CONSTRUCTION</u></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>		
<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)</p>		
<p>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)</p>		
<p>17. The project arborist shall monitor excavation activities within the PZR's of Trees #302, 306, 1259 and 1261. 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)</p>		

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)		
PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT		
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)		

ATTACHMENTS

1. Vicinity Map
2. Aerial of Area A
3. Aerial of Area B
4. Photo of Area A slope
5. Photo of Sierra College Blvd., looking south towards Area B Trees
6. Stoneridge Specific Plan Design Guidelines, Sierra College Blvd.

EXHIBITS

- A. Sierra College Widening Project Tree Permit Exhibit
- B. Arborist Report dated September 22, 2004
- C. Summary list of Tree Removals
- D. Summary list of Tree Encroachments

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.