

**ITEM IV-C: TREE PERMIT – 7100 SIERRA COLLEGE BOULEVARD (SIERRA COLLEGE BOULEVARD WIDENING PHASE 4) – PROJECT #2006PL-098, FILE #TP-000073**

**REQUEST**

The applicant requests approval of a Tree Permit to remove one (1) native oak tree (Tree #1321) in association with the widening of Sierra College Boulevard. The request is to supplement the previously approved Tree Permit associated with the Sierra College Boulevard widening project.

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 four (4) 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 development of the SRSP includes the construction of community infrastructure and facilities. Widening of Sierra College Boulevard is an infrastructure improvement that is required with implementation of Phase 4 of the SRSP.

On March 24, 2005 the Planning Commission approved a Tree Permit (file # TP 04-42) authorizing Elliott Homes to remove thirty-one (31) native oak trees in association with the widening of Sierra College Boulevard consistent with the SRSP. The proposed widening project includes the portion of Sierra College Boulevard south of Secret Ravine, to north of Olympus Drive (Attachment 1).

The City of Roseville has approved the Improvement Plans for the Sierra College Boulevard widening project. During pre-construction inspection of the protective tree fencing it was discovered that one tree within the project work area was previously not surveyed, mapped or included in the project impact assessment. The tree has since been surveyed by the arborist and labeled as Tree #1321.

Contractors have started grading of the site. Protective fencing is currently positioned around the tree. An Administrative Tree Permit was issued to permit limited encroachment within the Protected Zone Radius of the oak tree. However, review of the approved Improvement Plans indicates it will be necessary to remove the tree (Tree #1321). Elliott Homes is requesting a subsequent Tree Permit to authorize removal of Tree #1321 in addition to the trees previously authorized by the Planning Commission for removal.

**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 Removal**

The subject oak tree is located in the southeast corner of Parcel 49, on the existing slope, west of Sierra College Boulevard (Exhibit A). The subject tree is now tagged as Tree #1321, and its location incorporated into the Improvement Plans.

Tree #1321 is at the back of the future walkway, within the cut slope (Exhibit A). The Improvement Plans indicate the walkway will be installed approximately three feet (3 ft.) east of the tree trunk, approximately six to eight feet (6 - 8 ft.) lower in elevation than the base of the tree. There will be significant encroachment on all sides of the tree from slope grading activities for the road widening.

If Tree #1321 had been mapped last year, the request for oak tree removals would have included Tree #1321, similar to other oak trees located within the cut slope for the Sierra College Boulevard widening project. All trees within the cut slope have been requested for removal due to the steepness of the slope in this area (Attachment 2, indicating the location of Tree #1321 in relationship to approved tree removals).

Tree #1321 is in fair condition with fair vigor, with a thirty-eight foot drip line radius (Exhibit B). Staff met with the applicant, the project engineer and arborist to discuss possible options to retain the tree. Retention of Tree #1321 would require removal of the walkway in this area, and installation of a guardrail and retaining wall (Attachment 3). The retaining wall would be approximately eight feet (8 ft.) in height, and less than two feet (2 ft.) from the east side of the tree trunk.

The alternative design would result in significant root loss on the east side of the tree. East of the tree is Sierra College Boulevard. If tree failure did occur, the tree would potentially fall east, towards the roadway. Slope grading would occur on the east, north and south sides of the trunk. Total level of encroachment would exceed 50%. Based on the amount of root loss, the level of encroachment, and the potential for becoming a public hazard, this option was determined by the arborist and staff to not be a viable alternative to retain the tree.

Staff is recommending approval of the request for the additional tree removal given lack of a viable alternative design, and similar to the other trees located within the cut slope area, it will be necessary to remove Tree #1321 to complete the Sierra College Boulevard Widening project as approved.

### **Mitigation Plan**

Condition 3 requires the applicant to provide mitigation for the removal of Tree #1321 through paying an in-lieu fee into the City's Tree Mitigation Fund on an inch-for-inch basis at a cost of \$118 per inch of mitigation. Mitigation through payment of the in-lieu fee of \$118 per inch for the removal of Tree #1321 will result in a payment of \$4,012 (\$118 x 34 inches).

## **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 - 7100 SIERRA COLLEGE BOULEVARD (SIERRA COLLEGE ROAD WIDENING PHASE 4) – FILE # TP-000073:
  - 1. *The removal of native oak tree #1321 as shown on Exhibit A and listed in Exhibit B 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 - 7100 SIERRA COLLEGE BOULEVARD (SIERRA COLLEGE ROAD WIDENING PHASE 4) – FILE # TP-000073 with the four (4) conditions as listed below.

**CONDITIONS OF APPROVAL FOR THE TREE PERMIT (TP-000073):**

| CONDITION  | COMPLIANCE VERIFIED/ INSPECTED | COMMENTS |
|--|--------------------------------|----------|
| <b>PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE</b>  |                                |          |
| 1. Tree #1321 as shown on Exhibit A and as listed in Exhibit B is approved for removal with this tree permit. All other native oak trees shall remain in place pursuant to the Conditions of Approval of Tree Permit 04-42. 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) |                                |          |
| 2. Prior to the removal of native oak tree #1321 the developer shall mitigate for the removal of the tree on an inch-for-inch basis for a total of 34", at \$118 per inch for a payment of \$4,012. (Planning, Engineering)  |                                |          |

| CONDITION   | COMPLIANCE<br>VERIFIED/<br>INSPECTED | COMMENTS |
|---|--------------------------------------|----------|
| 3. 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) |                                      |          |
| 4. All Conditions of Approval contained in the approved Tree Permit for the Sierra College Widening Project (file # TP 04-42) shall apply equally to this permit. (Planning)  |                                      |          |

### **ATTACHMENTS**

1. Vicinity Map
2. Exhibit of Tree Removals Approved (TP 04-42), with addition of Tree #1321 to Exhibit
3. Alternative Design – Cross Section

### **EXHIBITS**

- A. Sierra College Widening Project Tree Permit Exhibit
- B. Arborist Report dated June 1, 2006

**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.

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