

Planning & Redevelopment Department Staff Report Planning Commission Meeting July 13, 2006

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<u>ITEM VI-E</u>: TREE PERMIT – 7500 SIERRA COLLEGE BOULEVARD – STONERIDGE

SPECIFIC PLAN PARCEL 60 MINERS RAVINE OFF-CHANNEL DETENTION

BASIN - PROJECT #2006PL-098, FILE #TP-000071

REQUEST

The applicant requests approval of a Tree Permit to authorize removal of approximately twenty-four (24) native oak trees in association with installation of flood control improvements and a creek restoration project.

Applicant/Owner - Placer County Flood Control & Water Conservation District, E. Brian Keating

SUMMARY RECOMMENDATION

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

- A. Adopt the findings of fact for the Tree Permit; and
- B. Approve the Tree Permit subject to thirteen (13) 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 subject project includes Parcels 60 and 61 within the SRSP, plus an additional 0.20-acre area on the east side of Sierra College Boulevard within Placer County (Attachment 1). When the SRSP was adopted Parcels 60 and 61 were privately owned, and referred to as the Dowling Property. Parcel 60 was designated for Open Space, and Parcel 61 for private recreation. The parcels formerly contained sewage treatment ponds that were abandoned in 1986 and cleared of sludge in 1987. The Placer County Flood Control & Water Conservation District (the District) has subsequently acquired both parcels.

The District has proceeded with plans to install flood control improvements that will provide regional flood control benefits. Components of the project include (Attachment 2):

- Increase off-channel detention capacity to decrease downstream flood flows;
- Restore and enhance wetland, riparian, and fish rearing habitat;
- Construct a multi-use recreation trail, providing connection from Sierra College Boulevard to the City's bike trail system; and
- Construct a thirteen-space (13) parking lot off of Sierra College Boulevard, providing public access to the trailhead and educational opportunities.

The site will be disturbed through installation of the proposed project, and the District is requesting approval of a Tree Permit to authorize the removal of twenty-four (24) native oak trees.

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 proposed flood control improvements will require extensive grading of the site. The Placer County Flood Control & Water Conservation District (the District) is proposing to increase off-channel storage capabilities by installing a detention basin in place of the abandoned sewage treatment ponds. Elliott Homes, who is currently constructing the widening of Sierra College Boulevard, is working cooperatively with the District to install culverts under Sierra College Boulevard. As part of this project weirs and gates are being installed east of Sierra College to divert higher flows from the main Miners Ravine channel into the detention basin to reduce downstream peak discharges.

Creation of the detention basin enbankment foundation will include removal of loose sand from the top approximately five to seven feet (5 - 7) ft.) of the basin bottom. Consistent with recommendations from the project soil engineer the removed upper layer of loose sand will be replaced with mechanically compacted material.

The embankments associated with the detention basin and a spillway to direct flows back to the Miners Ravine channels are designed to comply with requirements of the California Department of Water Resources Division of Safety of Dams (DSOD). There is an existing berm north of and roughly parallel to Miners Ravine that will be re-graded to be moved further north of the channel, and heightened to approximately twenty feet (20 ft.) above the lowest point within the detention basin. The newly created embankment will be approximately twelve feet (12 ft.) wide on top, and will be used to provide maintenance access to the area.

Erosion protection of the embankments may include removal of seven to ten feet (7 - 10 ft.) of material below the existing ground surface before placement of the embankment material to provide an acceptable foundation.

The Arborist's Report (Exhibit A) indicates forty-six (46) native oak trees are within the project site. Twenty-four (24) are proposed for removal due to the above-described grading activities (Exhibit B), resulting in the retention of twenty-two (22) native oak trees on site. The locations of the trees in relationship to the project are indicated on Exhibit C.

Mitigation Plan

Condition 3 requires the applicant to provide mitigation for the removal of twenty-four (24) trees. Based on the City of Roseville mitigation procedures the owner/applicant is required to mitigate for a total of 229 inches.

Mitigation credit may be given for on-site plantings of replacement native oak trees. Acceptable native oak trees include Valley Oak (Quercus lobata), Blue Oak (Quercus douglasii), Interior Live Oak (Quercus wislizenii), or hybrids. Credit may be given for on site plantings of non-native trees, up to 50% of the mitigation requirement. Plantings of native and non-native trees within the streetscape can be used to receive oak tree removal mitigation credit. A 15-gallon tree will be given mitigation credit for one inch (1") of Diameter at Breast Height (DBH) of removed oak tree. A revegetation program may be given mitigation credit based on seedlings successfully achieving one-half (1/2) inch in diameter by the completion of the monitoring period. The Section 404 Clean

Water Act permit issued by the U.S. Army Corps of Engineers for the project includes a requirement to provide monitoring for ten years; this period could potentially be less if the habitat restoration can be completed in less than ten years. In any event, the site will be required by the State and Federal regulatory agencies to be monitored for a minimum of five years. During that time replacement plantings will be provided as needed to achieve the required number of mitigation inches.

The applicant is proposing to mitigate for the removal of native oak trees on an inch-for-inch basis for a total of 229 inches through on-site plantings surrounding the parking lot and the habitat restoration plan (Exhibit D). Mitigation credit would be given for on-site plantings as follows:

Non-native Tree Plantings

Non-native tree plantings may not exceed fulfilling 50% of the required mitigation 229" mitigation requirement x 50% = 114.5"

½ inch credit given for on-site tree pot plantings of non-native trees

798 tree pots*, ½" credit = 399"

Meets and exceeds the 114.5" non-native mitigation requirement

*Non-Native tree pots include Western redbud (61), Cottonwood (60 in Zone 1, and 31 in Zone

2), and various willows (646) for a total of 798 tree pots.

Native Tree Plantings

Native tree plantings – Mitigation Requirement 114.5"

1" credit given for plantings of 15-gallon trees = 30" credit for (30) 15-gallon trees*
*Blue oak (9), Valley oak (15), and Interior live oak (6) trees, a total of thirty (30) trees

½ inch credit given for on-site tree pot plantings of native trees 244 tree pots, ½" credit = 122" credit (122 Valley oak, and 122 Interior live oak trees)

30" credit for 15-gallon trees + 122" credit for tree-pots = 152" Meets and exceeds the 114.5" native tree mitigation requirement

Based on the proposed Planting Plan and the required monitoring period, on-site plantings will meet and exceed mitigation requirements.

CONCLUSION: Discussions with representatives from Jones & Stokes clarified that the tree removals are necessary for flood control and other project feature construction purposes, and/or in compliance with requirements from Department of Water Resources Division of Safety of Dams. Given the lack of viable alternatives and the public benefits from the proposed project, and the onsite planting plan that will meet and exceed mitigation requirements, Staff is recommending approval of the oak tree removals as proposed.

ENVIRONMENTAL DETERMINATION

The Placer County Board of Supervisors has determined the above project will not have a significant effect on the environment and a Mitigated Negative Declaration was adopted. This determination was based on an Initial Study that concluded certain mitigation measures are incorporated into the project that will avoid potentially significant effects on the environment. The Placer County Flood Control & Water Conservation District adopted the Mitigated Negative Declaration and Mitigation Monitoring plan on February 6, 2006 (Attachment 3, available for review at Planning & Redevelopment offices).

RECOMMENDATIONS

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

- A. Adopt the findings of fact below for the TREE PERMIT 7500 SIERRA COLLEGE BOULEVARD (SRSP PARCEL 60, MINERS RAVINE OFF-CHANNEL DETENTION BASIN) FILE # TP-000071:
 - 1. The removal of twenty-four (24) native oak trees as listed in Exhibit B and as shown on Exhibit C is required to enable the construction of flood control improvements benefiting downstream flows and to provide additional public benefits.
 - 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 7500 SIERRA COLLEGE BOULEVARD (SRSP PARCEL 60, MINERS RAVINE OFF-CHANNEL DETENTION BASIN) FILE # TP-000071 with the thirteen (13) conditions as listed below.

CONDITIONS OF APPROVAL FOR THE TREE PERMIT (TP-000071):

	CONDITION	COMPLIANCE VERIFIED/ INSPECTED	COMMENTS			
PRIOR	PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE					
A)	recommendations contained in the Arborist Report (Exhibit shall be incorporated as part of these conditions except as odified herein. (Planning)					
2. Tre 25 app oal be Sta	ees #210, 211, 213, 216, 219-224, 227, 238-241, 243-1, as listed in Exhibit B and as shown on Exhibit C are proved for removal with this tree permit. All other native k trees shall remain in place. Trees to be removed shall clearly marked in the field and inspected by Planning aff prior to removal. Removal of the trees shall be rformed by or under the supervision of a certified porist. (Planning)					
3. The on Mit sur cor pla rec mir mo	e owner/applicant shall mitigate for the removal of trees an inch-for-inch basis for a total of 229 inches. tigation shall be provided through on-site plantings rrounding the parking lot and the habitat restoration plan, insistent with Exhibit D. Mitigation credit given for on-site antings of non-native trees shall not exceed 50% of the quired mitigation; ½ inch credit shall be given for on-site e-pot plantings based on successfully achieving a nimum ½ inch diameter at the end of the five-year ponitoring period; and 1" credit shall be given for plantings 15-gallon trees. (Planning)					

CONDITION	COMPLIANCE VERIFIED/ INSPECTED	COMMENTS
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 Trees as listed in Exhibit B and shown on Exhibit C (Trees #201-209, 265- 277) and described in the staff report is permitted, or as otherwise approved by project Arborist and Planning staff. (Planning)		
5. 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)		
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)		
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)		
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)		
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)		

CONDITION	COMPLIANCE VERIFIED/ INSPECTED	COMMENTS
DURING CONSTRUCTION		
 10. 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) 11. 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) 12. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning & Redevelopment Department. In no event shall the fencing be removed before the written authorization is received from the 		
Planning Department. (Planning)		
FOLLOWING CONSTRUCTION		
13. For a minimum of five years the Planning & Redevelopment Department shall receive a copy of the annual monitoring report provided to the U.S. Army Corps of Engineers. The mitigation program shall be considered complete when the thirty (30) fifteen-gallon native oaks trees are successfully planted, and a minimum of 169 of the native oak tree pots and a minimum of 229 of the non-native tree pots have each reached one-half (1/2) inch in diameter. The City of Roseville shall required payment of a mitigation fee for the balance of oak tree mitigation owed if at the end of five years the program does not fulfill the above listed mitigation requirements, or the monitoring period may be extended. The fee shall be calculated based on the tree removal mitigation fee in effect at that time. (Planning)		

ATTACHMENTS

- 1. Vicinity Map
- 2. Off-Channel Basin Grading Plan
- 3. Mitigated Negative Declaration, available for viewing at City of Roseville, Planning & Redevelopment Dept., 311 Vernon Street, Roseville, CA

EXHIBITS

- A. Arborist Report dated January 2006
- B. Table 1, Revised June 28, 2006
- C. Tree Location Map
- D. Planting Plan (3 sheets)

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.