

ITEM IV- B : TREE PERMIT – 5201 FIDDYMENT RD. & 10041 CROCKER RANCH RD. – WEST ROSEVILLE SPECIFIC PLAN PARCEL F-17 TREE PERMIT – FILE# 2011PL-001 (TP-000122)

REQUEST

The applicant requests approval of a Tree Permit to remove (4) four native oak trees totaling thirty-two (32) inches and encroach into the protected zone of twenty (20) other oak trees to construct a required Class 1 bike trail segment.

Property Owner: Steve Hicks, Roseville Fiddyment Land Venture and the City of Roseville
Project Applicant: Steve Hicks, Roseville Fiddyment Land Venture

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact for the Tree Permit; and
- B. Approve the Tree Permit subject to the twenty-one (21) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

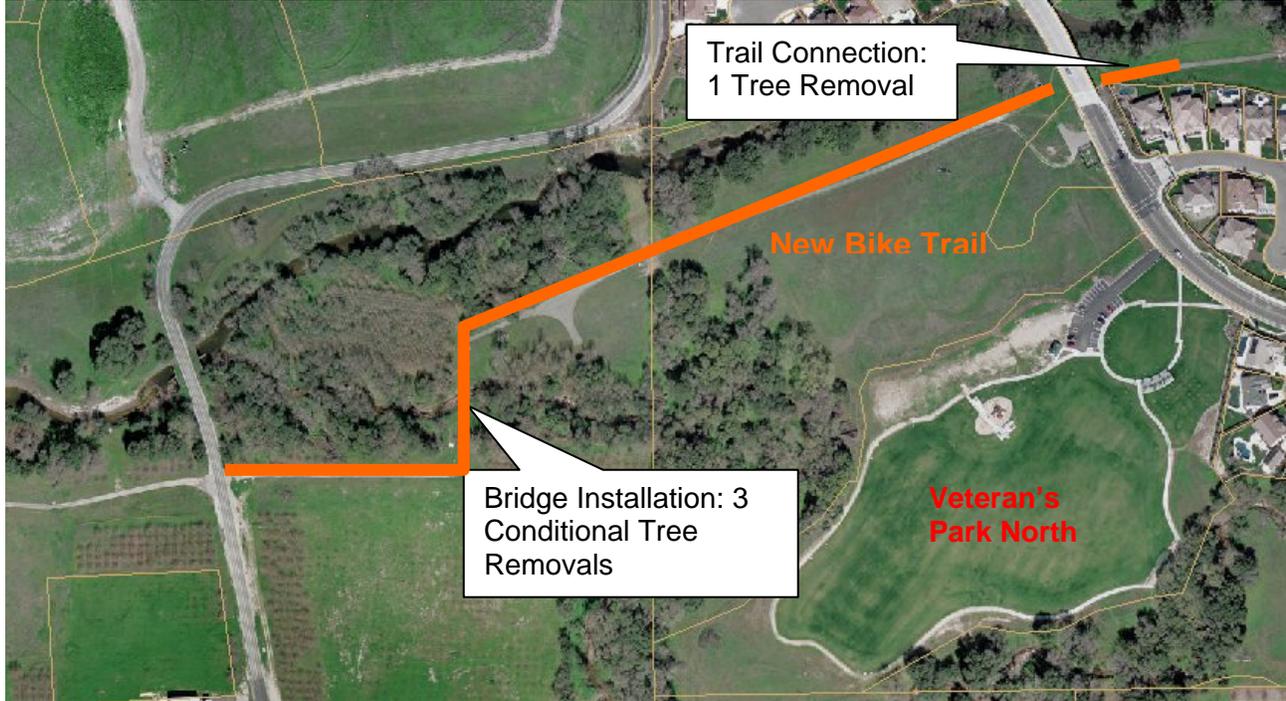
There are no outstanding issues with this request. The applicant has reviewed and is in agreement with the conditions of approval.

BACKGROUND

The project site is an approximately 3.5 acre portion of Open Space that is located between Crocker Ranch Road and Orchard View Road (see Figure 1). The applicant is requesting a Tree Permit to construct this section of bike trail as required by the West Roseville Specific Plan and related Development Agreements. This will be the first section of bike trail constructed in the WRSP along Pleasant Grove Creek. This trail segment will connect to the Pleasant Grove Creek trail which currently ends at the eastern edge of the proposed trail. There is also an existing 72" trunk sewer line that exists along Pleasant grove creek in the project area and the bike trail will provide an all weather access road to the sewer line.

There are numerous native oak trees within the project site and the bike trail and bridge crossing have been designed to preserve as many of these oak trees as possible. An oak tree inventory and impact assessment was performed by the applicant's arborist on September 13, 2010. This survey is included as Exhibit B to this staff report.

Figure 1: Vicinity Map



EVALUATION

The Tree Ordinance requires the City to consider the appropriateness of and alternatives to proposed removals and encroachments. An Arborist report / tree inventory has been prepared for the site that identifies the tree species, size, proposed removals and encroachments, and recommended mitigation measures. In addition, the potential construction impacts related to development are analyzed below.

Trail Alignment: The trail alignment generally follows an existing trunk sewer line which was installed as part of the WRSP infrastructure. The alignment has been graded in the past with the installation of the sewer line. This fact will lead to minimal tree impacts as most of the trail will be installed “at grade” and will not require significant amounts of cut or fill slopes.

Bridge and Footings: There will be two areas where native oak tree impacts will occur. The first area where impacts are expected is the area where a bridge over Pleasant Grove Creek will be installed. The bridge will need to be placed on abutments that will impact Tree #'s 2432, 2433, and 2503. Staff visited the site with the project applicant, project arborist, and the City's Urban Forester (a certified arborist). We examined the placement of the abutments and the possibility of moving them. Given the location of the trunk sewer line the abutments cannot be shifted west without the possibility of impacting the sewer line. If the bridge were moved to the east it would have a greater impact on the stand of native oak trees that exist to the east of the bridge. Therefore the applicant will work with the project arborist and City Planning Staff during construction of the bridge to minimize impacts to these three oak trees. Every effort will be made to save these trees, but the City does not want to create a hazardous situation for users of the trail. If construction impacts affect the health of these trees in such a way that they become unsafe, the applicant will mitigate for the removal of these trees. Specifically, the project arborist believed that there may be a possibility to save Tree #2433 by hand digging the abutment footings in this area, since this tree would be the furthest from the bridge footings.

Connection Point with Existing Trail: The connection with the existing Pleasant Grove Creek Trail will occur at the east end of the proposed trail segment. The bike trail corridor between the creek/riparian area and the rear of single family homes is very narrow in this area. There is an existing Blue Oak tree (#2405) that is proposed to be removed in this area. The tree is listed in poor condition by the project

by the project arborist and is leaning over the proposed alignment of the bike trail. Given the structural defects of this tree there is a high potential for the tree to fail and it this would pose a significant risk to the public who would use the new bike trail. As such, Staff supports the removal of this tree.

Proposed Encroachments: Many of the proposed encroachments will be minor (i.e. less than 20%) given the fact the trail will primarily be constructed at grade. Two areas where the encroachments could have an impact on tree health are the two areas discussed above where tree removals will occur.

The bike trail will encroach significantly (33%) into Tree # 2434 near the bridge crossing of Pleasant Grove Creek. In this area the trail is constrained by the location of the bridge and oak trees on either side of the trail. There will be fill placed within the drip line of this oak tree, but the project arborist has determined that the fill is unlikely to negatively impact the tree if appropriate mitigation measures are implemented. Staff is in agreement with this recommendation and has added Condition #1 to ensure the arborist's recommendations are incorporated into the project.

The second area of significant (i.e. greater than 20%) encroachment will be where the new trail segment connects with the existing Pleasant Grove Creek Trail. As discussed above, this is a narrow corridor and there is a lack of area to move the trail to minimize tree impacts. The applicant is proposing encroachment into the PZR of Tree #'s 2401, 2403, 2408, and 2409. These encroachments will allow cut and fill slopes to be placed within the PZR of these trees to accommodate the bike trail. When staff visited the site it became apparent that there are limited opportunities for adjusting the bike trail alignment to minimize tree removal or encroachment. The project arborist has made recommendations that an arborist should supervise the construction activities around the oak trees in this area. Staff is in agreement with this recommendation and has added Condition #1 to ensure the arborist's recommendations are incorporated into the project. Any large tree roots that are encountered in the excavation area of the bike trail will be pruned and treated. With the mitigation proposed by the arborist Staff is in agreement with the proposed encroachments.

CONCLUSION

The arborist has determined that with the proposed project up to four native oak trees may need to be removed to accommodate the development of the bike trail project. This design takes into account the remaining oak trees and minimizes the impacts to the structurally sound and healthy oak trees in the project site. In addition the recommended mitigation measures for the proposed encroachments are not likely to result in the subsequent decline of the trees. Staff concurs with the arborist's findings and recommends approval of the proposed Tree Permit as shown in Exhibit A.

ENVIRONMENTAL DETERMINATION

Development of the WRSP F-17 Bike Trail was previously evaluated in the West Roseville Specific Plan EIR (SCH# 2002082057), and identified in the associated West Roseville Specific Plan. As discussed in the Specific Plan EIR, the EIR provides environmental analyses of community infrastructure and facilities, including bike trails, to the extent applicable. Because the project is consistent with the West Roseville Final EIR and Specific Plan, no new effects would be expected to occur and all applicable mitigation measures from the West Roseville Specific Plan EIR will be implemented during the design and construction of the project. As such, no additional environmental documentation is required.

RECOMMENDATION

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

- A. Adopt the two (2) findings of fact for the Tree Permit – 5201 Fiddymment Rd. & 10041 Crocker Ranch Rd. – WRSP F-17 Bike Trail Tree Permit – FILE# 2011PL-001 (TP-000122):

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 of the Roseville Zoning Ordinance.*
2. *Measures have been incorporated in the project or permit to mitigate impacts to remaining trees or to provide replacement for trees removed.*

B. Approve the Tree Permit – 5201 Fiddymment Rd. & 10041 Crocker Ranch Rd. – WRSP F-17 Bike Trail Tree Permit – FILE# 2011PL-001 (TP-000122) with the twenty-one (21) conditions listed below.

TREE PERMIT- 000121 CONDITIONS AND COMPLIANCE VERIFICATION / INSPECTION CHECKLIST
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CONDITIONS	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. Tree(s) # 2432, 2433, 2503 are approved for conditional removal with this tree permit. The applicant shall receive written approval from the Planning Department prior to removing these trees. The applicant shall conduct a field visit with the Planning Department once an exact bridge alignment and bridge type have been selected. 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. Tree # 2405 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)		
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 32. Mitigation must be provided prior to tree removal 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 as listed in Exhibit B, and as shown 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 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>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)</p>		
<p>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, 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>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. 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>10. 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>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 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>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>DURING CONSTRUCTION</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. Where recommended by the arborist, portions of the bridge abutments and trail base 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)</p>		
<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)</p>		
<p>PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT</p>		
<p>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)</p>		
<p>20. A copy of this completed Tree Permit Compliance Verification/Inspection form shall be submitted to the Planning Department. (Planning)</p>		
<p>21. The approval of this Tree Permit shall expire on October 14, 2011. Prior to the expiration date for the Tree Permit the applicant may file for an extension of six months. (Planning)</p>		

EXHIBITS

- A. Bike Trail Tree Permit Exhibit
- B. Arborist Reports/Tree Inventory (Sierra Nevada Arborists, September 13, 2010)

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.