

CITY OF ROSEVILLE PLANNING DEPARTMENT STAFF REPORT PLANNING COMMISSION MEETING February 24, 2005

Prepared by: Eileen Bruggeman, Project Planner

ITEM V-D: TENTATIVE SUBDIVISION MAP AND TREE PERMIT – 7200 SIERRA COLLEGE BOULEVARD (SRSP PARCEL 49) - FILE#: SUBD 04-15 & TP 04-29.

REQUEST

The applicant requests approval of a Tentative Subdivision Map to subdivide the approximate 25.9-acre site into ninety-six (96) single-family residential lots, an open space lot, and a landscape corridor. The applicant is also requesting a Tree Permit to remove ninety-eight (98) native oak trees, and to encroach within the Protected Zone Radius (PZR) of approximately twenty-nine (29) additional trees due to associated street and pad grading, and storm drain construction.

Applicant/Property Owner - Price Walker, Elliott Homes

SUMMARY RECOMMENDATION

The Planning Department recommends that the Planning Commission:

- A. Adopt the three (3) findings of fact for the Tentative Subdivision Map; and
- B. Approve the Tentative Subdivision Map with sixty-eight (68) conditions.
- C. Adopt the two (2) findings of fact for the Tree Permit; and
- D. Approve the Tree Permit with twenty-one (21) conditions.

SUMMARY OF OUTSTANDING ISSUES

Since posting of the public notice of the hearing, the applicant and staff have resolved what were previously outstanding issues. The primary issue was the potential oak tree impacts associated with the boundary between developed areas and open space Lot A. The staff report and Conditions of Approval reflect the agreed revisions:

- Conversion of Lot 1 from residential to an enlargement of Lot A, open space;
- Preservation of an additional seven (7) trees on Lot 1;
- Conditional approval to remove three (3) trees on Lot 1, and one tree on Lot 21.

BACKGROUND

Parcel 49 of the Stoneridge Specific Plan (SRSP) is located in the northeast portion of the plan area, south of Secret Ravine Parkway and adjacent to the western edge of Sierra College Boulevard, and is 25.9 acres in size (Attachment 1). Parcel 49 (Phase 4B) is one of two residential subdivisions contained within Phase 4 of the SRSP. The Stoneridge Specific Plan (SRSP), which established the zoning and land use entitlements for the plan area, was approved by the City on March 18, 1998. Parcel 49 is presently designated by the SRSP as having a Low Density Residential land use for a maximum of 3.2 units per acre (80 units) and is Zoned Single Family Residential (R1). Surrounding zoning and land uses are as follows:

LOCATION	ZONING	GENERAL PLAN LAND USE	CURRENT USE OF PROPERTY
Site	Single Family Residential (R1)	Low Density Residential at 3.2 units per acre (LDR-3.2)	vacant (pending tentative map)
North	Low Density Residential – Design Standards RS/DS-SR	LDR-4.4	Single family subdivision
South	Open Space (OS) and Park and Recreation (PR)	OS and PR	Vacant
East (Beyond Sierra College Boulevard)	Placer County	Placer County	Vacant
West	Parks & Recreation (PR) and OS	PR and OS	Future park site (Stoneridge Park Parcel 48) and preserved open space

The proposed tentative map would create 96 units (Exhibit A), fifteen (15) units more than the eighty (80) units originally allocated to Parcel 49 within the Stoneridge Specific Plan (SRSP). The Planning Commission approval of the submitted Tentative Subdivision Map will authorize the transfer of fifteen (15) unallocated units from another low-density residential (LDR) parcel within the SRSP (18.75% increase). The Stoneridge Specific Plan and Development Agreement include provisions allowing minor unit transfers (up to 20%) within the specific plan area, subject to criteria contained in the SRSP. The criteria is listed and consistency of this request with the criteria is discussed further in the following section as part of the evaluation of the three findings required to be made for approval of a Tentative Subdivision Map.

As conditioned, the number of trees requested for removal is eighty-seven (87), with a mitigation requirement of 1,480 inches (DBH). In addition, four (4) additional trees would be conditionally approved for removal with a mitigation requirement of 49 inches (DBH) based on in field inspection and concurrence of the project Arborist and Planning Department (total mitigation requirement 1,529 inches). Approval of the Tree Permit will also authorize encroachment into the Protected Zone Radius (PZR) of twenty-nine (29) native oak trees. The Tree Permit request is evaluated following discussion of the Tentative Subdivision Map.

TENTATIVE MAP

EVALUATION AND FINDINGS

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in *italics* and are followed by an evaluation of the map in relation to each finding.

1. The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan and the Stoneridge Specific Plan, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.

<u>UNIT TRANSFER</u> – The applicant is proposing to increase the number of residential units allocated to Parcel 49 by fifteen (15) units through transferring unallocated units from Stoneridge Specific Plan (SRSP) Parcel 30. The SRSP allocated 118 units to Parcel 30. In August, 2002, the Planning Commission approved the Tentative Subdivision Map for Parcel 30, creating 83 units, resulting in

thirty-five (35) under-utilized units (file #SUBD 02-03). Due to steep topography and efforts to preserve oak trees on site, the full allocation of units was not used. The SRSP and Development Agreement provides for the ability to transfer units between LDR or MDR parcels, provided the criteria listed below in *italics* are met.

• The transfer and receiving parcels are within the SRSP and covered by the same development agreement.

Elliott Homes owned both Parcels 30 and 49 at the time of adoption of the SRSP and the Development Agreement, and both Parcels are included in the Stoneridge Development Agreement.

- The cumulative increase or decrease in units resulting from the minor density adjustment does not change by more than twenty-percent (20%) the number of pre-transfer units allocated to either the transfer or receiving parcel as established by the Specific Plan.
- The transfer and receiving parcels have existing General Plan land use designations of LDR or MDR and the density adjustments do not result in densities on either parcel above LDR or MDR designations.

Transferring fifteen (15) units to Parcel 49 will result in a 18.75% increase in the number of units, meeting the percentage limit. Both Parcels 30 and 49 have General Plan land use designations of Low Density Residential (LDR). The resulting density of Parcel 49 with the transference of the 15 units will be 3.8 units per acre, which is within the maximum density of 6.9 units/acre for LDR land use established in the General Plan. With the proposed unit transfer Parcel 49 will remain consistent with the existing General Plan land use designation of LDR.

- The transfer does not result in increased impacts upon the transfer and receiving parcels beyond those identified in the Stoneridge EIR.
- The adjustments in density do not adversely impact planned infrastructure, roadways, schools, other public facilities or Plan Area assessment districts.

The transfer does increase the impacts to Parcel 49, beyond those identified in the Stoneridge Specific Plan (SRSP). Issues such as planned infrastructure, roadways, schools, and other public facilities are evaluated based on the proposed level of development within the SRSP. Through transfer of units within parcels in the SRSP planning area, those impacts remain equal with what was anticipated with full build out of the plan area.

The transfer does not result in increased impacts on oak trees and does not preclude the ability
of the parcels to conform to the Stoneridge Design Guidelines.

While it was anticipated there would be a certain level of oak tree removal, the amount of removal was not calculated on a per parcel basis, pending the eventual development of the small lot subdivision maps. The street design and lot configuration is constrained by the linear shape of the parcel, the steep topography sloping down from the parcel towards Sierra College Boulevard and the adjacent open space areas (Parcel 50), and the location of Sierra College Boulevard. Given that the tree impacts are a result of grading for the internal roadways and the addition of units does not change roadway alignments, the additional units do not demonstrably change the oak tree impacts.

The oak trees that are requested to be removed are due in part for construction of the two (2) interior roads 'C' and 'A' (35 trees). One off-site tree (tree #1276) within Parcel 50 is proposed for removal for construction of the storm drain facility to the existing drainage. All other oak trees are proposed for removal due to pad grading. The proposed tree removals are discussed further in the following evaluation of the Tree Permit.

As proposed and conditioned, the requested unit transfer meets all of the criteria identified above, and staff supports the unit transfer.

<u>PARCEL SIZE, DESIGN, CONFIGURATION</u> - Parcel 49 of the SRSP is zoned Single Family Residential (R1). The R1 standards are listed below:

DEVELOPMENT FEATURE	STANDARDS FOR R1 ZONE	
Area, Interior Lot	6,000 s.f.	
Area, Corner Lot	7,500 s.f.	
Width, Interior Lot	60'	
Width, Corner Lot	75'	
Minimum Front Yard Setback	20' - interior lot, 15' - corner lot	
Minimum Side Yard Setback	5' - interior lot, 15' - street side of corner lot	
Minimum Rear Yard Setback	20% of lot depth; 10' minimum; need not exceed 20'	
Site Coverage	35% - 2-story, 40% - 1-story	

The developer is proposing to meet and exceed these standards by providing lots that conform with conventional R1 standards. Lots within the subdivision meet or exceed the lot width standards (60' - interior; 75' - corner), with possibly a few exceptions that appear to be one to three feet (1' to 3') below the requirement. The intention of the applicant is to meet the requirements. **Condition 9h** is recommended for inclusion to clarify that all lots shall be designed to meet the R1 standards before recordation of the Final Map, or issuance of Grading Permit or Improvement Plans. All lots exceed lot area standards (6,000 s.f. - interior; 7,500 s.f. - corner) with lot areas that range between 6,700 to almost 15,000 square feet (Attachment 3). It is anticipated that given the size and configuration of the proposed lots that the plot plans will be able to meet and exceed the R1 setback and other development standards. The proposed parcel sizes, configurations and design comply with the Subdivision Ordinance, the General Plan and the SRSP.

<u>AFFORDABLE HOUSING</u> - The SRSP does not obligate the landowner of Parcel 49 to provide affordable housing and affordable housing has not been proposed in conjunction with the development of Parcel 49. The transfer units also do not carry any affordable housing obligations. The project is in compliance with the affordable housing component of the SRSP and General Plan.

<u>CIRCULATION</u> - Site circulation is illustrated on Exhibit A. The project will provide one point of access to Secret Ravine Parkway via Empingham Drive. The interior access will be continuous and looped, with one cul-de-sac (Street 'E'). Typically at least two routes of ingress and egress are required. However, given the constraints of the surrounding open space (Parcel 50), and steep terrain towards Sierra College (in this section approximately 1.5:1 to 2:1 slope ratio), a second access route is not feasible. An emergency vehicle access road will be provided along the rear property lines of Lots 57 – 64, adjacent to the open space. The Fire Department indicates that the access road is an acceptable method to provide the required access.

Given that the street configuration meets emergency access requirements, staff supports the configuration as shown. The proposed circulation complies with the Subdivision Ordinance, the General Plan, the SRSP, and the City's Improvement Standards.

<u>GRADING</u> – Parcel 49 is a plateau relative to the perimeter edges of the parcel that slope steeply down towards the adjacent open space (Parcel 50) and Sierra College Boulevard. The site will require extensive grading to create the roads and lots.

Exhibit A indicates that starting at Lots 64 and across the street at Lot 41 and proceeding south there is typically either 2:1 slopes in between lots, or retaining walls along the side property lines. The side property line retaining walls are typically 2.5 to 3 feet tall, with the maximum height being one, five-foot

(5') tall wall between Lots 66 and 67. The Stoneridge Specific Plan Design Guidelines allows 2:1 slopes within residential lots, and retaining walls are permitted.

A four-foot (4') tall retaining wall is proposed along the western, rear property lines of all lots adjacent to the open space, Parcel 50 (Lots 1 - 19). A two-foot (2') tall retaining wall is proposed for the lots adjacent to the emergency vehicle access road and the open space beyond (Lots 57 - 62), increasing to four feet (4') in height adjacent to Lot 63, and increasing to five feet adjacent to Lot 64.

City policy has been to discourage the use of retaining walls (to the extent feasible) along open space parcels so as not to disrupt the aesthetic value of the open space. Staff and the applicant had discussed the feasibility of eliminating the wall along these lots utilizing a combination of methods including 2:1 slopes in the rear yards, lengthening the lots to "chase down" the slope, and reducing the depth of the building pads on the affected lots. Using these methods, the walls could be eliminated; however, staff recommends that the lot configuration remain as shown. The primary reason for this is that the rear yards on the lots abutting the open space are provided at 3:1, which is a reasonable slope to landscape. Past experience with other Stoneridge subdivisions has seen a more extensive use of retaining walls and unsightly cut slopes in rear yards that exceed 3:1 as each individual lot is developed, rather than a cohesive wall system installed with subdivision improvements. This can have a more detrimental visual effect than a single wall with a uniform design and height. Given this fact, staff supports the proposed grading design and recommends that the wall remain as shown.

The SRSP specifies that residential lots which contain oak trees and are located directly adjacent to open space corridors should be limited to ungraded lots (e.g., grading limited to garage foundations, raised foundation footings and driveways). Consistent with this policy, Lots 2, 3, 8, 12, and 64 should be designated "no-grade" lots, with the specific impacts to the trees on these lots evaluated when the lots are developed, potentially requiring review and approval of a separate tree permit for each lot.

However, this is not feasible given the topographical constraints previously noted. The difference in elevation between the pad elevation and the oak trees within the lots is typically a difference of four to ten feet (4' - 10'). Requiring these to be no-grade lots will result in subsequent tree permit applications for these individual lots and will still result in the same tree removals given the topography and locations of the trees within the lots. Staff is not recommending conditions to revise the grading.

<u>DRAINAGE</u> - Exhibit A illustrates the drainage plans for Parcel 49. The project is located within the Miner's Ravine watershed drainage basin. The applicant has designed the project to collect drainage on-site with a series of drain inlets along the local streets. Drainage will be conveyed to the southwest corner of the parcel and will leave the site via a piped outfall into Miner's Ravine. The location and design of the outfall was anticipated in the Operations and Management Plan for the open space which was reviewed and approved by the appropriate regulatory agencies including the Army Corps of Engineers, California Department of Fish and Game, and the U.S. Fish and Wildlife Service. The Engineering Department has reviewed the proposed drainage plan and is satisfied with its design. The proposed drainage complies with the Subdivision Ordinance, the General Plan, the SRSP, and the City's Improvement Standards.

<u>IMPROVEMENTS</u> - The landowners are responsible to provide road improvements within the SRSP in accordance with the Development Agreement. The landowners will be responsible to provide all road improvements in Phase 4 of the SRSP before the final subdivision map is approved, or else provide for the eventual completion of the improvements through entering into Deferred Improvement Agreements. As such, as part of Phase 4 the landowners will be responsible to provide improvements that include: improve and widen Sierra College Boulevard from Secret Ravine Parkway to north of Olympus Drive, provide a sewer pump station, and provide a bike trail connection from Miner's Ravine to Sierra College Boulevard. Improvement plans and an associated Tree Permit are being presented concurrently with this application to the Planning Commission. Adequate access to the project will be provided. All other

improvements required of Phase 4 will either be provided before approval of the remaining residential subdivision (Phase 4A), or be funded through the property owner entering into a Deferred Improvement Agreement.

The applicant has included a landscape plan concept for the frontage along Sierra College Boulevard (Exhibits B and C). The illustrations indicate tree and shrub plantings within the frontage landscape corridors. Landscaping will transition to the existing, more maintained landscaping at the entry to the subdivision at Secret Ravine Parkway. At the southern corner the landscaping will transition to the natural, oak woodland of the adjacent open space.

The proposed landscape concept is consistent with the Stoneridge Specific Plan Design Guidelines (Exhibit A-7, pg. A.9) in that street trees will be planted along Sierra College Boulevard at street level, with a short retaining wall at the back of the planting area. However, due to the steep slopes (1.5:1) and rocky nature of the terrain, instead of scattering trees up the slope, the applicant proposes to cluster the tree plantings within the first twenty-four feet (24') from the back of sidewalk. The benefit will be greater visual impact at the eye level of motorists and pedestrians, as opposed to planting trees in excavated tree wells in difficult to maintain locations.

SRSP Design Guidelines and the landscape concept exhibits both indicate use of native grasses as groundcover and for slope stabilization. Recent comments from neighbors within the Stoneridge Specific Plan area indicate a preference for a more maintained landscape appearance. Parks and Recreation Department has requested the use of a 'no-mow' fescue or similar type of fescue in place of native grasses. The benefit of the fescue is that it is still a grass and will provide groundcover and slope stabilization, but it does not require mowing and remains green year-round, with minimal irrigation or maintenance.

Due to the difference of this approach to previous slope treatments, a requirement to provide a two-year warranty period for this portion of the landscape improvements is required through **Condition 67.** A final landscape plan that includes the revisions to the concept landscape plan to include use of a fescue to the satisfaction of the Parks and Recreation Department will be required as part of the submittal for subdivision improvement plans.

As conditioned, the proposed project will provide adequate improvements as required by the Subdivision Ordinance, the General Plan, and the SRSP.

<u>FENCING</u> - The applicant will install a masonry wall along the rear property lines of lots overlooking Sierra College Boulevard (Lots 20 - 51) and along the western property line of Lots 57 – 64, and Lots 1 - 19 adjacent to the open space (Parcel 50). Exhibit A includes either open-view style fencing along the open space parcels, and a combination of masonry and open-view fencing for the lots overlooking Sierra College Boulevard.

Consistent with the requirements of the Stoneridge Specific Plan (SRSP) the applicant has submitted a noise study for review that evaluated the potential noise impacts on residential properties from vehicular traffic on Sierra College Parkway (Exhibit D). The noise study concluded that exterior noise levels would exceed the maximum levels established in the City's General Plan (60 dB). The noise study concluded that to reduce noise to permitted levels a barrier wall will need to be a minimum of:

- 3 feet in height for Lots 20-30,
- 4 feet in height for Lots 31-35,
- 5 feet in height for Lots 36-40;
- 6 feet in height for Lots 41-43,
- 7 feet in height for Lots 44-48, and
- 8 feet in height for Lots 49-51

Condition 9e has been added, which requires that a masonry wall be installed for the above listed lots, at heights consistent with the recommendation of the noise study. Portions of the barrier wall with lower heights could be combined with open view fencing on top of the barrier wall, consistent with Stoneridge Specific Plan (SRSP) Design Guidelines. **Condition 9f** requires all perimeter fencing and walls to be installed as part of the subdivision improvements.

The noise study noted standard residential construction will result in interior noise levels consistent with the acceptable levels identified in the General Plan (45 dB), for the first floors. Second floors will receive greater exposure to noise generated by traffic on Sierra College Boulevard. To achieve acceptable interior noise levels for the second floors, all windows with a view of Sierra College Boulevard should have a minimum STC rating of 35, and air conditioning should be included in the residential units to allow the occupants to close doors and windows as desired. **Condition 65** is included to clarify that compliance with the General Plan acceptable interior noise levels requires use of windows with a minimum STC rating of 35 for all windows with a view of Sierra College Boulevard, and all residential units with such windows will be equipped with air conditioning units.

As conditioned, the fencing complies with the SRSP.

<u>UTILITIES</u> - The landowner has the responsibility to provide basic infrastructure improvements such as water, sewer, electric, natural gas, cable, and telephone services throughout the specific plan as required in the Development Agreement. The developer of the subdivision will have the responsibility of connecting all basic utilities that will be available to the project site to each lot within the subdivision, in accordance with the conditions of approval herein. The proposed project will provide adequate utilities as required by the Subdivision Ordinance, the General Plan, and the SRSP.

2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.

As noted above, the size, configuration and design of all of the lots within the subdivision are consistent with the City's policies and standards. The lots as proposed would accommodate construction of improvements consistent with City standards, and to be used for the development of single family homes as permitted in the current R1 Zone.

3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.

The water quality impacts associated with the project and the expected discharge of waste for this project are consistent with what has been anticipated by the SRSP EIR. In addition, the design of the sewer lines in the project area and treatment capacity at the City's sewage treatment plant have adequate conveyance and capacity to accommodate the existing and future development on the parcels proposed by the tentative map.

TREE PERMIT

The Tree Preservation Chapter of the 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.

<u>Tree Removal:</u> As shown in Exhibit E, there are 397 native oak trees within Parcel 49 and immediately adjacent to the parcel. As listed in Exhibit F, ninety-one (91) Blue Oak and Interior Live Oak trees are proposed for removal due to the proposed street improvements, storm drain construction and lot grading.

Four (4) of the 91 trees are listed as approved for removal, subject to concurrence of the Project Arborist and Planning Department following further field inspection. **Map Condition 3** is included to convert Lot 1 from a residential lot to an extension of Lot A Open Space to preserve an additional seven (7) trees, with three (3) trees on Lot 1 conditionally approved for removal. In addition, Tree #301 (25" DBH) on Lot 21 is also listed as conditionally approved for removal (as reflected in **Tree Permit Condition 3**). The total diameter inches of trees requested for removal and mitigation required is 1,529 inches (inclusive of the conditional removals).

The City's Tree Preservation Ordinance requires that replacement be provided for of the oak trees to be removed. The applicant is proposing to mitigate the removal of the oak trees with a combination of onsite replacement and the payment of in-lieu fees. The proposed mitigation is consistent with the City's Tree Preservation Ordinance.

<u>Mitigation Plan:</u> 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 inchfor-inch basis at a cost of \$118 per inch of mitigation.

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 second opportunity for on-site plantings will be through the Sierra College Boulevard streetscape and slope landscaping that is required of the street widening project.

A mitigation plan listing the proposed combination of mitigation is required before any removals. Of the total amount of mitigation required, a minimum of 50% must go towards native oaks (**Tree Permit Condition 3**).

Proposed Encroachments: The remaining 306 oak trees will be preserved within the open space and Lot A, with 29 of these trees receiving encroachment into the protected zone radius (PZR) (greatest canopy radius plus 1 foot) of the trees (Exhibit G). The encroachments result from grading activities and the storm drain construction. The trees are located either within Lot A with encroachment due to slope grading for pads or Street 'C', or within Parcel 50 with encroachments due to construction of the storm drain. The encroachments are typically minor, however, seven (7) will sustain encroachment that is in excess of 20%. In those cases mitigation measures are included from the Arborist that include monitoring of grading activities within the PZR by an ISA Certified Arborist, and treatment of roots as necessary. No additional plan revisions have been identified that warrant a condition of approval. The arborist has provided recommended preservation measures for the encroachment into the PZR of the 29 trees receiving encroachment. Pursuant to the City's Tree Preservation Ordinance the arborist preservation measures are incorporated as conditions of the Tree Permit (Condition 1).

<u>Performance Guarantee:</u> Section 19.66.060 of the Zoning Ordinance identifies standard policies and procedures for approved work that are necessary to protect the health of protected trees. Subsection G requires the posting and maintenance of a minimum \$10,000 deposit (or an amount deemed necessary by the approving authority) to insure the preservation of protected trees during construction. Given the number of potentially impacted trees the Planning Department has determined that \$20,000 is the appropriate deposit. This deposit is similar in amount to those of other projects with similar

numbers of oak trees. **Tree Permit Condition 5** requires the \$20,000 deposit in the form of a cash deposit or bond.

As conditioned, the proposed Tree Permit complies with the City's Tree Preservation Chapter of the Zoning Ordinance. Separate Tree Permits will be required for the development of each lot if there are any impacts to the native oak trees beyond that shown in Exhibits herein.

ENVIRONMENTAL DETERMINATION

This is a residential project which is in conformance with the Stoneridge Specific Plan for which an EIR has been certified (SRSP EIR; SCH 97032058; Certified on March 18, 1998). CEQA Guidelines section 15182 exempts such projects from preparation of an additional EIR or Negative Declaration except where there are special circumstances which require additional environmental review. The SRSP EIR adequately addresses all impacts associated with this project; no special circumstances exist and additional environmental review is not required.

RECOMMENDATION

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

- A. Adopt the three (3) findings of fact as stated above for the TENTATIVE SUBDIVISION MAP –
 7200 Sierra College Boulevard (SRSP PARCEL 49) FILE # SUBD 04-15;
- B. Approve the TENTATIVE SUBDIVISION MAP 7200 Sierra College Boulevard (SRSP PARCEL 49) FILE # SUBD 04-15 with sixty-eight (68) conditions of approval listed below;
- C. Adopt the two (2) findings of fact as stated below for the TREE PERMIT 7200 Sierra College Boulevard (SRSP PARCEL 49) FILE # TP 04-29;
 - 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; and,
 - 2. Mitigation measures, as recommended by a certified arborist, have been included as conditions of approval to ensure the health and vigor of the remaining oak trees and to provide replacement for trees removed.
- D. Approve the TREE PERMIT 7200 Sierra College Boulevard (SRSP PARCEL 49) FILE # TP 04-29 subject to the twenty-one (21) conditions below.

CONDITIONS OF APPROVAL FOR TENTATIVE SUBDIVISION MAP (SUBD 04-15)

- 1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
- 2. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)

- 3. Lot A (Open Space) of the Final Map and Improvement Plans shall be enlarged approximately 0.25 acre to include the area shown as Lot 1 on the approved Tentative Map, reducing the number of subdivided residential lots from ninety-six (96) to ninety-five (95) lots. (Planning)
- 4. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
- 5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. A deposit in the amount of two and one half percent (2-1/2%) of the value of the public improvements shall be provided at the time plans are submitted to the City for review and an additional deposit in the amount of two and one half percent (2-1/2%) of the value of the public improvements shall be provided at the time that the plans are approved and an encroachment permit is issued. (Engineering, Environmental Utilities, Finance)
- 6. This subdivision entitlement is part of the Stoneridge Specific Plan Phase 4 development plan. Prior to the issuance of any building permits for any lot within this subdivision, the City shall have deemed those requirements of Phase 4, including the widening of Sierra College Boulevard and the construction of Collector "B", substantially complete. The Public Works Director may allow a phased construction of Sierra College Boulevard and Collector "B" at his discretion. In order to phase the Phase 4 improvements, the City shall have approved the design drawings and the project proponent shall have entered into a Deferred Improvement Agreement (DIA) with the City and shall have bonded for all those improvements being deferred. (Engineering, Planning, Building)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

- 7. The Improvement Plans shall include Landscape Plans for all landscape corridors and all landscaped common areas. Landscaping shall be installed prior to approval of the Notice of Completion for the subdivision improvements. The landscape plan shall comply with the Stoneridge Specific Plan and the City of Roseville Water Efficient Landscape Requirements (Resolution 93-55). All landscaping and irrigation shall be inspected and approved prior to Notice of Completion. (Planning, Engineering, Parks, Fire, Environmental Utilities)
- 8. Grading around the native oak trees on Lots/Parcels shall be as shown on the tentative map, in the Tree Permit, or as approved in these conditions. (Planning)
- 9. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a. Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering. (Engineering)
 - b. Grading shall comply with the City grading ordinance. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans. All erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site. It is incumbent upon the applicant to ensure that necessary measures are taken to minimize silt discharge from the site. Therefore modification of the erosion control plan may be warranted during wet weather conditions. (Engineering)

- c. A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans. (Engineering)
- d. Standard Handicap ramps shall be installed at all curb returns per City Standards. (Engineering)
- e. A masonry wall shall be provided along the eastern property line, and shall be of a height sufficient to achieve compliance with the exterior noise level standard of 60 dB Ldn at the rear property lines of Lots 20-52. The height of the masonry wall shall be consistent with Table 3 and Figure 2 as listed in the noise study (Exhibit D), relative to the building pad elevation. The design of the wall shall conform to Exhibit A-24.1 of the SRSP Design Guidelines. Accent pilasters shall be incorporated into the design of the wall. Where the masonry wall is permitted for noise attenuation purposes to be less than six feet (6') in height (Lots 20–40), the walls shall use a combination masonry wall and view fencing to achieve the minimum six-foot height, consistent with Exhibit A-24.4 on the SRSP Design Guidelines. (Engineering, Planning)
- f. All perimeter fencing shall be installed with the subdivision improvements in accordance with the SRSP. (Engineering, Planning)
- g. The Sierra College streetscape and slope landscaping (Lot B) shall use a "No-Mow" fescue or similar type fescue in place of native grasses. The fescue shall be irrigated using an at-grade overhead, basic sprinkler system. A landscape plan consistent with the conceptual landscape plan indicated in Exhibits B and C shall be submitted prior to approval of the Improvement and Grading Plans, and shall be to the satisfaction of the Parks and Recreation Department. (Parks, Planning, Engineering)
- h. Lots shall be designed to meet R1 Development Standards, consistent with Zoning Ordinance Section 19.10.030 A. (Planning)
- 10. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Engineering prior to approval of any plans. (Engineering)
- 11. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way. (Engineering)
- 12. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During site inspection Engineering will designate the exact areas to be reconstructed. (Engineering)
- All Lots/Parcels shall conform to class 1 drainage, pursuant to the adopted City of Roseville Improvement Standards, except as shown on the tentative map or as approved in these conditions. (Engineering)
- 14. The following note shall be added to the Grading and/or Improvement Plans:

To minimize dust/grading impacts during construction the applicant shall:

- a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities through out the day.
- b. Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.
- c. Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.

- d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.
- e. The City shall have the authority to stop all grading operations, if in opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
- 15. Dorrington Road from Epingham Drive to Street "C" shall be built as primary residential roadway with a 46-foot right-of-way. All other interior roadways shall be built as standard residential roads. (Engineering)
- 16. A 20-foot wide emergency vehicle access shall be located behind lots 57 thru 64. The structural pavement section shall be designed to accommodate a vehicle weight of 34 tons GVW. A break away gate shall be placed at each end of the access. (Engineering)
- 17. The drainage outfalls shall extend down to the low flow channel of the receiving water and shall be constructed with adequate velocity attenuation devices and acceptable Best Management Practices (BMP's) to provide water quality enhancements. It is the project proponent's responsibility to secure all necessary outside agency permits as required for the extension of the drainage facilities to the receiving waters. The drainage system shall be sized for a 25-year event starting at the inlets located at Lot 13 and ending with the drainage outfall. The drain inlets shall be placed at the low point of the overland release. The engineer shall verify that the inlet capacity is designed to contain a 25-year event. (Engineering)
- 18. The overland drainage release shall be hard scaped with concrete from "E" Court to the back property line of Lot 13 and shall be sized to accommodate the 100-year flows. A Public drainage easement shall be dedicated for the overland drainage release. (Engineering)
- 19. For the existing drainage outfall and swale located south of Dorrington Road and west of lots 57 and 58, the developer shall place additional rock check dams across the swale to the satisfaction of the City Engineer. (Engineering)
- 20. A note shall be added to the grading plans that states:
 - "Prior to the commencement of grading operations, the contractor shall identify the site where the deficit earthen material shall be borrowed. A report issued by a geotechnical engineering shall be submitted to verify that the imported materials are suitable for fill. If the borrow site is within the City of Roseville, the contractor shall show proof of all approved grading plans. Haul routes to be used shall be specified." (Engineering)
- 21. The grading plans shall be accompanied with engineered structural calculations for all retaining walls greater then 4 feet in height. All retaining walls shall be of masonry, rockery or "Keystone" type construction. (Engineering)
- 22. All rear draining lots with retaining walls shall have a concrete swale constructed at top of wall to collect on-site drainage. (Engineering)
- 23. The following statement shall be added to the cover sheet of the plan set; "Unless otherwise approved by Engineering, the final grading of the project site shall be constructed to accommodate a maximum driveway slope of 14% for each residential lot, as measured from the back of sidewalk to the garage (20-foot set back). It will remain the responsibility of the Builders/Developer to design a house which provides suitable access to the parcel." (Engineering, Building)

- 24. Prior to the approval of the improvement plans, it will be the project proponents responsible to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
- 25. Prior to the approval of the Improvement Plans, the project proponent shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the project proponent during the pre-construction meeting. (Engineering)
- 26. Improvement plans shall show the Parcel 50 (Open Space) boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of open space, the sensitive habitats present and minimization of disturbance to Parcel 50. During grading and construction the open space area shall be avoided and shall not be used for parking, storage, or project staging. The contractor shall remove all trash blown into the preserve from adjacent construction on a daily basis. After construction is complete, the temporary fencing shall be removed from Parcel 50, along with all temporary erosion control measures (e.g., straw bales, straw waddles and stakes, silt fencing). (Engineering, CDD, Planning)
- 27. Prior to construction within any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to Parcel 50. Fencing shall be maintained daily until permanent fencing is installed, at which time the temporary fencing shall be removed from the project site. (Engineering, CDD, Planning)
- 28. With the exception of access required for maintenance and/or emergency vehicles, the project shall be designed to prevent vehicle access into Parcel 50. Post and cable fencing or other improvements shall be utilized to meet this requirement. (Engineering, CDD, Planning)
- 29. Landscaping adjacent to Parcel 50 (Open Space) shall be California native, drought-tolerant groundcover, shrubs, plants and trees. (CDD, Planning)
- 30. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
- 31. Sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
 - a. Sewer service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter. (Environmental Utilities)
 - b. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes. (Environmental Utilities)
 - c. Sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions. (Environmental Utilities)

- d. All sewer manholes shall have all weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
- 32. A sewer easement shall be dedicated over the proposed 8" sewer outfall to the subdivision. (Environmental Utilities)
- 33. Construction of the sewer outfall and lift station through Phase 4 shall be completed as outlined in the Development Agreement. (Environmental Utilities)
- 34. No home construction on lots 18-21, and 83 will be allowed until the temporary pump station is removed. (Environmental Utilities)
- 35. The applicant shall submit a maintenance agreement for the temporary sewer lift station to the Environmental Utilities Department for review and approval prior to issuance of any building permit. (Environmental Utilities Department)
- 36. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
- 37. Minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)
- 38. This project shall conform to the provisions of the Stoneridge Wildfire Safety Plan. Applicant shall agree to implement all required wildfire mitigation measures of the plan as they relate to this project. (Fire)
- 39. All homes constructed within the Stoneridge Wildfire Safety Plan area shall be provided with a Class A, fire-resistant roofing assembly approved by the City of Roseville. All siding material shall be of fire-resistant materials approved by the City of Roseville. (Fire)
- 40. Rear and side-yard fencing located along the open space area shall be of fire resistive materials in accordance with the Stoneridge Wildfire Safety Plan. (Fire)
- 41. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
- 42. All Electrical Department facilities, including street lights where applicable, shall be designed and built to the "City of Roseville Specifications for Residential Trenching". (Electric)
- 43. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
- 44. All landscaping in areas containing electrical service equipment shall conform with the "Electric Department Landscape Design Requirements" as outlined in Section 7.00 of the Electric Department's "Specifications for Residential Trenching" (Electric)
- 45. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)

46. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP

- 47. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
 - a. A 12.5 foot wide public utilities easement along all road frontages;
 - b. Water and sewer easements. (Engineering)
- 48. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 49. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
- 50. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor (Environmental Utilities, Electric, Engineering)
- 51. The City shall not approve the Final Map for recordation until either:
 - a) A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

OR

- b) The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)
- 52. Lot/Parcel A shall be dedicated as Open Space and Lot B shall be dedicated as Right of Way. (Engineering)
- 53. The street names shall be approved by the City of Roseville. (Engineering)
- 54. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lot//Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)
- 55. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
- 56. The Final/Lot/Parcel/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval (Engineering)
- 57. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
- 58. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)

59. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

- 60. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services (Environmental Utilities, Engineering)
- 61. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
- 62. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
- 63. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (Engineering)
- 64. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Engineering)
- 65. All windows with a view of Sierra College Boulevard shall have a minimum STC rating of 35, and all residential units with such windows will be equipped with air conditioning units. (Building, Planning)
- 66. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)
- 67. All plant material shall be maintained under a 90 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. All plant material within the Sierra College streetscape and slope (Lot B) shall be maintained under a two-year warranty period. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee. (Parks)
- 68. The project shall comply with all applicable environmental mitigation measures identified in the Stoneridge Specific Plan Environmental Impact Report (EIR). (Planning)

TREE PERMIT 04-29 CONDITIONS AND COMPLIANCE VERIFICATION/INSPECTION CHECKLIST

	CONDITION	COMPLIANCE VERIFIED/ INSPECTED	COMMENTS
PR	IOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE		
	All recommendations contained in the Arborist Report (Exhibit E) shall be incorporated as part of these conditions except as modified herein. (Planning)		
2.	Tree(s) as shown on Exhibit A and listed in Exhibit F are approved for removal with this tree permit, with the exception of Tree #301 (Lot 21), and Trees #247, 248 and 250 (Lot 1) that are conditionally approved for removal, subject to field inspection and concurrence of the Project Arborist and Planning Department. Eighty-seven (87) trees approved for removal that include: 55, 76, 78, 87, 88, 100, 103-105, 108-110, 125-127, 131-134, 137, 138, 202, 203, 215-245, 259-269, 270-286, 302, 303, 316, 353, 1276. 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.	Before 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 1,480 inches (up to 1,529 inches if all four conditionally approved trees are removed). A mitigation plan shall be provided that identifies the mitigation measures for the trees approved for removal, such as tree plantings in Parcel 60 restoration area, in landscape corridors located adjacent to Phase 4B and Sierra College Blvd., and payment of an in-lieu fee into the Tree Mitigation Fund for any remaining balance. The fee is calculated based on \$118 per diameter at breast height). Mitigation credit given for on-site plantings of non-native trees shall not exceed 50% of the required mitigation. Mitigation must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. (Planning)		
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 shown in Exhibit A, listed in Exhibit G (Trees #56, 79, 98, 99, 101, 111, 139, 174, 186, 198, 204, 213, 312, 314, 315, 329, 331-333, 1269, 1270, 1275, 1277, 1279, 1280, 1304, 1312, 1313 and 1315) and described in the staff report is permitted. (Planning)		

5.	A \$20,000 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	
0	the protective fencing. (Planning) The applicant shall install a minimum of a five feet high shain link fence (ex-	
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)	
10.	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)	
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)	
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)	
יום	RING CONSTRUCTION	
	The following information must be located on-site during construction activities:	
13.	Arborist Report; Approved site plan/improvement plans including fencing plan; and,	
	Conditions of approval for the Tree Permit. All construction must follow the	
4.4	approved plans for this tree permit without exception. (Planning)	
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)	
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)	

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)	
17. Where recommended by the arborist, portions of the foundation 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)	
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)	
21. The approval of this Tree Permit shall expire on the same date as the Tentative	
Map for Parcel 49 of the SRSP (File No. SUBD 04-15).	

ATTACHMENTS

- 1. Vicinity Map
- 2. Aerial View
- 3. Lot Areas Table

EXHIBITS

- A. Tentative Subdivision Map and Grading Plan
- B. Landscape Plan Concept, page 1
- C. Landscape Plan Concept, page 2
- D. Noise Study
- E. Arborist's Report
- F. Oak Tree Removals Summary Table
- G. Oak Tree Encroachments Summary Table

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.