



AGENDA

March 28, 2019

PLANNING COMMISSION MEETING
7:00 P.M.
Council Chamber
311 Vernon Street
Roseville, California
www.roseville.ca.us

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

If an agenda item is open to public comment, such public comment shall be addressed to the chair of the meeting.

Public Comment - Speakers have three minutes under Public Comment to speak on issues that are not listed on the agenda and are within the City's jurisdiction. The Brown Act does not permit any action or discussion on items not listed on the agenda.

Consent Calendar - If applicable, the Consent Calendar consists of routine items that may be approved by one motion. Any person can remove an item from the Consent Calendar to be discussed separately.

Agenda Items - Speakers have five minutes to address items that are listed on the agenda.

Americans with Disabilities Act - Notify the City Clerk or Secretary at least 72 hours in advance if special assistance is required to participate in a meeting including the need of auxiliary aids or services.

Audio/Visual Presentations - If making a presentation regarding an agenda item, audio/visual materials must be submitted to the City Clerk or Secretary at least 72 hours in advance.

Roseville City Clerk 311 Vernon Street, Roseville, CA 916-774-5200 TDD 916-774-5220

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENTS**
5. **CONSENT CALENDAR**
 - 5.1. Minutes of March 14, 2019

6. REQUESTS/PRESENTATIONS

6.1. Tree Permit – 5100 Phillip Road – INFILL PCL 372 Blue Oaks Boulevard Tree Permit – File # PL19-0016

REQUEST

The applicant requests a Tree Permit to remove 34 native oak trees, conditionally remove 10 native oak trees, and encroach into the protected zone of 16 native oak trees for the construction of Blue Oaks Boulevard between Hayden Parkway and Westbrook Boulevard.

Applicant: Vance Jones, Mackay & Soms

Owner: Anthem United Creekview Developments

RECOMMENDATION

- A. Adopt the two (2) findings of fact and approve the Tree Permit subject to eighteen (18) conditions of approval.

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

8. ADJOURNMENT



PLANNING COMMISSION COMMUNICATION

Title: Minutes of March 14, 2019
Contact: Lupe Nelson, lnelson@roseville.ca.us, (916) 774-5281

Meeting Date: 3/28/2019
Item #: 5.1.

ATTACHMENTS:

Description

Minutes of March 14, 2019



MINUTES

March 14, 2019

PLANNING COMMISSION MEETING

7:00 p.m.

Council Chamber
311 Vernon Street
Roseville, California
www.roseville.ca.us

1. CALL TO ORDER

Vice-Chair Caporusso called the meeting to order at 7:00 p.m.

2. ROLL CALL

Present: Brashears, Dohner, Mendonsa, Caporusso

Absent: Jensen, Krafka

3. PLEDGE OF ALLEGIANCE

Commissioner Dohner led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

Vice-Chair Caporusso opened the Public Comment period. Hearing none, Vice-Chair Caporusso closed the Public Comment period.

5. CONSENT CALENDAR

Motion by Erich Brashears, seconded by Tracy Mendonsa, to approve the Minutes of February 14, 2019 and February 28, 2019. The Motion Passed.

Roll call vote: Ayes: Brashears, Caporusso, Dohner, Mendonsa

Absent: Jensen, Krafka

5.1. Minutes of February 14, 2019

5.2. Minutes of February 28, 2019

6. REQUESTS/PRESENTATIONS

6.1. General Plan Amendment and Rezone – NIPA PCL 25 – Rezone and General Plan Amendment – 8701 Foothills Boulevard – File # PL18-0371

REQUEST

The applicant requests a Rezone and General Plan Amendment to change the zone and land use of two (2) existing parcels consisting of approximately 8.92 acres from Neighborhood Commercial to Light Industrial, to be consistent with the surrounding parcels.

Applicant: Greg Bardini, Morton & Pitalo, Inc.

Property Owner: Brett Baumgarten, Clearview 8035 Foothills Blvd, LLC

SUMMARY RECOMMENDATION

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

- A. Recommend the City Council consider the 2nd Addendum to the NIPA PCL 50 - Foothills Corporate Center Grading Plan Mitigated Negative Declaration;
- B. Recommend the City Council approve the General Plan Amendment (Text and Land Use Map); and
- C. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone.

Assistant Planner, Kinnie Shallow, presented the staff report.

Vice-Chair Caporusso opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Greg Bardini, Morton & Pitalo, Inc., stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Commissioner Discussion:

- Clarification: The request is to change designation to the originally approved designation.
- Extension of Roseville Parkway.

Vice-Chair Caporusso closed the public hearing.

Motion by Commissioner Dohner, seconded by Commissioner Brashears, to:

- A. Recommend the City Council consider the 2nd Addendum to the NIPA PCL 50—Foothills Corporate Center Grading Plan Mitigated Negative Declaration;
- B. Recommend the City Council approve the General Plan Amendment (Text and Land Use Map); and,
- C. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone.

The Motion Passed.

Roll call vote: Ayes: Brashears, Dohner, Mendonsa, Caporusso
Absent: Jensen, Krafka

6.2. Design Review Permit for Residential Subdivision – 7500 Foothills Boulevard – NWRSP PCL 11B – Liberty Village – File # PL18-0411

REQUEST

The applicant requests approval of a Design Review Permit for Residential Subdivision (DRRS) to review the architecture and modifications to the landscaping plan for a 53-lot subdivision known as Liberty Village. A DRRS was previously approved for this project (formerly known as Breton Village, File #2007PL-072), but the entitlement has since expired.

Applicant/Owner: Dave Kalembe, Taylor Morrison of California, LLC

SUMMARY RECOMMENDATION

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

- A. Adopt the two (2) findings of fact and approve the Design Review Permit for Residential Subdivision subject to thirty-two (32) conditions of approval.

Associate Planner, Shelby Vockel, presented the Staff Report.

Vice-Chair Caporusso opened the public hearing and invited comments from the applicant and/or audience.

Applicant/Owner, Dave Kalembe, Taylor Morrison of California, LLC, stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Commission Discussion:

- Does the Fire Department have adequate room to turn its vehicles?
- How many single-story homes are planned?
- Indicate the location of the single-story units.
- Trees already in place for added screening.
- Realize that as the roadways and infrastructure were already in place, the applicant had to locate homes onto existing pads.
- Good trade-off to have homes instead of commercial.
- On-street parking.
- One story home has a 1 car garage.
- The CC&Rs (Covenants, Conditions, and Restrictions on Homes) have a requirement to park vehicle(s) in garages.
- Like the 1 story homes.
- Appreciate the multigenerational community.
- Appreciate the neighbors attendance at meeting and in the process.

David Woodward spoke in opposition of the project.

- Concerned with the proposed two-story homes versus the previously approved single-story homes along the north property line.
- Who will plant the trees.

- Screening the project falls onto the hardship of the neighbors.
- Adjacent neighbors will have the burden of screening the project.

Robert Sanchez

- Appreciate the proposed development by Taylor Morrison.
- Parking issues: spots available to community, concerned that parking will overflow onto Misty Wood Street.
- Pleasant Grove Neighborhood Association appreciate the donation from Taylor Morrison toward the landscaping project.

Vice-Chair Caporusso closed the public hearing.

Motion by Tracy Mendonsa, seconded by Erich Brashears, to adopt the two (2) findings of fact and approve the Design Review Permit for Residential Subdivision subject to thirty-two (32) conditions of approval. The Motion Passed.

Roll call vote: Ayes: Brashears, Caporusso, Dohner, Mendonsa

Absent: Jensen, Krafka

6.3. General Plan Amendment, Rezone, Design Review Permit, Lot Line Adjustment, and Tree Permit – 1650 Huntington Dr – INFILL PCL 93 & 196 – Huntington Senior Apartments – File # PL17-0247

REQUEST

The applicant proposes to construct a multi-family, senior, age-restricted (55+) apartment complex consisting of ten apartment buildings, which would include 48 one-bedroom units and 28 two-bedroom units, a community clubhouse, and associated parking. The applicant requests a General Plan Amendment to change the land use designation of the site from Community Commercial (CC) and Medium Density Residential (MDR) to High Density Residential (HDR), and a Rezone to change the zoning designation of the site from Planned Development 7 (PD 7) to Attached Housing (R3). The applicant also requests a Design Review Permit to approve the site design and architecture, a Tree Permit to authorize the removal of 33 oak trees, and a Lot Line Adjustment on the eastern side and northwestern corner of the site.

Applicant: Craig Miers, Craig Miers + George Scott Architects, LLP
Owner: Sayed and Talat Hussain

SUMMARY RECOMMENDATION

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

- A. Adopt the Huntington Senior Apartments Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Recommend the City Council approve the General Plan Amendment;
- C. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
- D. Adopt the four (4) findings of fact and approve the Design Review Permit

- subject to ninety-one (91) conditions of approval;
- E. Adopt the four (4) findings of fact and approve the Lot Line Adjustment subject to nine (9) conditions of approval; and
- F. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty-one (21) conditions of approval.

Associate Planner, Lauren Hocker, presented the Staff Report.

Applicant, Craig Miers, Craig Miers + George Schott Architects, LLP, stated he had received a copy of the staff report and was in agreement with staff's recommendation with a clarification. The location of the 3-story and 2-story buildings are switched in the PowerPoint slide.

Commission Discussion:

- Will this project correct drainage issues.
- Thank you to neighbors for their input.
- Appreciate that this will be a walkable community.
- This is a valuable piece of property.
- Traffic patterns of senior citizens.
- Senior housing is needed.

Candace McNellis, Jason McNellis, and Diana Cowan spoke in opposition to the project.

- Traffic and parking concerns.
- Safety concerns - many kids walk through the neighborhood to school.
- Seniors will be unable to afford the apartments.
- Increase in trash.
- Line of site issues.
- Concerned with traffic on and off Kent Street.
- Concerned drivers will use Kent Street to bypass Douglas Blvd.
- Project will impact community.
- Project does not have enough parking for residents.
- No guarantee this will remain a Senior complex.

Applicant Responses:

- Willing to switch the location of the 3-story and 2-story buildings.
- The average age of residents is 68 years.
- Typically a senior complex parking lot is about 70% capacity at night.
- It will not be easy to "cut" through complex as the property will be on a grade and speed tables will be installed.
- Seniors will not be an impact on traffic as they typically don't drive during peak-hours.
- Silver Ridge apartments have been owned by the applicant for 20 years and has remained a senior apartment complex.

Vice-Chair Caporusso closed the public hearing.

Recess was taken at 8:22 p.m.; Meeting resumed at 8:38 p.m.

Motion by Kristine Dohner, seconded by Erich Brashears, to:

- A. Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;

- B. Recommend the City Council approve the General Plan Amendment;
- C. Recommend the City Council adopt the two (2) findings of fact and approve the Rezone;
- D. Adopt the four (4) findings of fact and approve the Design Review Permit subject to ninety-two (92) conditions of approval;
- E. Adopt the four (4) findings of fact and approve the Lot Line Adjustment subject to nine (9) conditions of approval; and
- F. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty-one (21) conditions of approval.

Motion includes the following revised and new condition to:

Design Review Permit

Condition 3 (revised):

The project is approved as shown in Exhibits D - K and as conditioned or modified below, *with the exception that the two-story and three-story building locations shall be switched, as shown in the Initial Study/Mitigated Negative Declaration.*

Condition 10 (new):

The approved project is an age-restricted apartment complex which has provided parking consistent with City of Roseville Zoning Ordinance Section 19.26.030, Senior Citizen Apartments. A modification of the Design Review Permit shall be required for any proposal to cease operating the apartment complex as an age-restricted facility, as part of which, the applicant will be required to demonstrate compliance with the parking standards contained within City of Roseville Zoning Ordinance Section 19.26.030, Multi-Family (studio, 1 bedroom, 2+ bedrooms), or the Zoning Ordinance parking standard for multi-family development current at the time.

The Motion Passed.

Roll call vote: Ayes: Brashears, Dohner, Mendonsa, Caporusso

Absent: Jensen, Krafka

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

Staff Reports

- Campus Oaks project has been approved. The CEQA lawsuit has been dismissed.
- The City Council has approved the Kit Carson and Play Care projects.
- At the 4/3/19 City Council meeting, the Dutch Bros. appeal will be heard.
- There will be a 3/28/19 Planning Commission meeting.
- There will not be a 4/11/19 Planning Commission meeting.

8. ADJOURNMENT

Motion by Erich Brashears, seconded by Tracy Mendonsa, to adjourn the

meeting. The Motion Passed unanimously at 8:50 p.m. with a voice vote.



PLANNING COMMISSION COMMUNICATION

Title: Tree Permit – 5100 Phillip Road – INFILL PCL 372 Blue Oaks Boulevard Tree Permit – File # PL19-0016
Contact: Gina McColl, gmccoll@roseville.ca.us, (916) 774-5452

Meeting Date: 3/28/2019
Item #: 6.1.

ATTACHMENTS:

Description

Staff Report

Exhibit A Plans

Exhibit B Arborist Report

ITEM 6.1: **Tree Permit – 5100 Phillip Road – INFILL PCL 372 Blue Oaks Boulevard Tree Permit – File #PL19-0016.**

REQUEST

The applicant requests a Tree Permit to remove 34 native oak trees, conditionally remove 10 native oak trees, and encroach into the protected zone of 16 native oak trees for the construction of Blue Oaks Boulevard between Hayden Parkway and Westbrook Boulevard.

Applicant – Vance Jones, Mackay & Soms
Owner – Anthem United Creekview Developments

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following action:

- A. Adopt the two (2) findings of fact and approve the Tree Permit subject to eighteen (18) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The tree permit request is to allow the removal of up to 44 native oak trees and allow encroachments within the protected zone of 16 native oak trees to facilitate the construction of Blue Oaks Boulevard from Hayden Parkway to Westbrook Drive. As shown in Figure 1, this roadway segment is located within portions of the City's Infill planning area, the West Roseville Specific Plan (WRSP) area, and the Creekview Specific Plan (CSP) area. The roadway extension was planned with the WRSP and assumed to be completed prior to development within the CSP. To the extent possible, native oak tree groves were protected within areas designated for open space and the roadway was planned to avoid this area. However, the WRSP and the CSP Environmental Impact Reports (EIR's) did assume some loss of native oak trees associated with development of the plan areas. The mitigation measures for the WRSP and CSP EIR's required a tree permit be obtained prior to the removal of native oak trees.

A Tree Permit (File #PL14-0522) was approved in 2016 with the CSP small lot subdivision maps to allow tree removals within the CSP area. As shown in Exhibit A, 21 native oak trees which were approved for removal with the CSP Tree Permit, will be removed as part of the Blue Oaks Boulevard extension project.

As part of the current request, an updated tree inventory was completed for the entire Blue Oaks Boulevard extension project area. The tree inventory identified additional native oak trees within the project area that now qualify as protected oak trees per the City of Roseville Tree Preservation Ordinance due to their increase in size and growth since the 2016 CSP Tree Permit, or, are now impacted as a result of the refinement of the roadway plans. A total of 57 native oak trees are impacted by the roadway project. The Arborist Report (Exhibit B) addresses the impacts to these trees.

SITE INFORMATION

Location: The project site has an address of 5100 Phillip Road and is located between Hayden Parkway and Westbrook Drive north of the Roseville Energy Park (REP) and the Pleasant Grove Wastewater Treatment Plant (PGWTP), as shown in Figure 1.

Topography and Setting: The project site is primarily undeveloped. Pleasant Grove Creek and an associated riparian corridor is located to the north of the proposed roadway. Native oak tree groves are concentrated along the creek. The properties to the east and west are anticipated for urban development. As mentioned above, to the south is the REP and the area to the north is designated for open space.

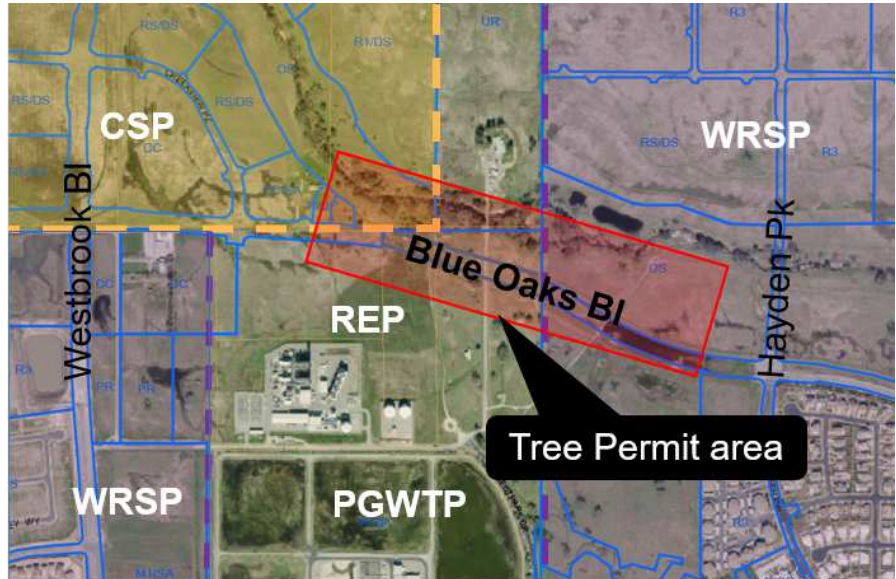


Figure 1 - Location

EVALUATION – TREE PERMIT

Pursuant to Zoning Ordinance Section 19.66.030, a Tree Permit is required for any removal of native oak trees or for more than a 20% encroachment into the dripline of a native oak tree. The requested Tree Permit is for the removal of up to 44 protected oak trees, which were not previously authorized for removal. The Tree Permit would also authorize the encroachment into the dripline of 16 native oak trees, as shown in Exhibit A. The Tree Preservation Ordinance (RMC Chapter 19.66) requires the City to consider the appropriateness of and alternatives to proposed tree removals and encroachments. In addition, when tree removals are requested, the City is required to review the proposed mitigation plan. The required findings to approve a Tree Permit are listed below.

- 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.***
- 2. Measures have been incorporated into the project or permit to mitigate impacts to remaining trees or to provide replacement for trees removed.***

An arborist report and tree inventory, dated February 25, 2019, was prepared by Sierra Nevada Arborists (Exhibit B) for the Blue Oaks Boulevard extension project. The report identified 63 native oak trees located in the project area, not previously identified. Of the 63 native oak trees, 34 will be required to be removed to construct the extension of Blue Oaks Boulevard. The additional trees are the result of either new growth, more detailed surveying, or the requirement for a new drainage outfall and driveway. The tree inventory also identified an additional 10 native oak trees that may need to be removed. The final determination for removal of the trees will occur when construction has begun and the arborist has inspected the construction field staking delineating the limits of work.

The arborist report includes protection measures to preserve the native oak trees that are to remain. Protection measures include, the installation of protective fencing prior to the start of construction, the supervision by an arborist of the grading work within the protected zone of native oak trees, and the proper pruning and treatment of larger roots cut as a result of construction. Condition #1 requires adherence to the Arborist recommendations contained within the arborist report. Condition #5 requires a

cash deposit or bond to be posted to ensure the preservation and protection of the trees to remain. Condition #17 requires a certification letter from the arborist at the commencement of construction attesting to adherence to the conditions of approval for this project. All other conditions of approval are the City's standard conditions of approval to ensure compliance with the Tree Preservation Ordinance.

As mitigation for the loss of native oak trees, the Tree Perseveration Ordinance allows for either the replanting of trees and/or payment of mitigation fees as deemed appropriate by the Planning Commission. As the removal of trees is for the construction of a public roadway and not part of a development project, the applicant is proposing to mitigate for the trees entirely by the payment of mitigation fees. Mitigation fees are calculated at \$118 per inch of tree removed when measured at the tree's diameter at breast height (DBH). The Planning Commission previously required the payment of in-lieu mitigation fees for the native oak trees approved for removal within the CSP area. The tree mitigation fees for the Blue Oaks BI. extension project, including those previously approved with the CSP, are as follows:

Tree Permit Removal	Total Inches	Fee
34 Trees - Infill, File#PL19-0016	463	\$54,634
21 Trees - CSP, File#PL14-0522	340	\$40,120
Subtotal	803	\$94,754

Should the 10 additional trees identified by the arborist need to be removed, the fees will increase as follows:

Conditional Tree Permit Removal	Total Inches	Fee
10 Trees – Infill, File#PL19-0016	215	\$25,370

The current request and previous Tree Permit could result in a total of **\$120,124** being paid into the City's native oak tree mitigation fund. These funds are used for the replanting and preservation of trees throughout the City. As outlined in Condition #3, the mitigation fees are required to be paid prior to removal of the trees.

PUBLIC OUTREACH

The application was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on March 15, 2019, and was distributed to all property owners within 300 feet of the project site. To date, no comments have been received.

CONCLUSION

The roadway was designed consistent with the WRSP and the CSP and was designed to avoid impacts to native oak trees to the extent feasible. The project will not be detrimental to the public health and safety, or be materially detrimental to the public welfare

ENVIRONMENTAL DETERMINATION

Construction of Blue Oaks Boulevard was previously evaluated in the West Roseville Specific Plan (WRSP) Environmental Impact Report (EIR), SCH#2002082057, and the Creekview Specific Plan (CSP) EIR, SCH#2008032017. The project is consistent with the WRSP EIR and CSP EIR and Specific Plans, no new effects would be expected to occur and all applicable mitigation measures from the WRSP and CSP EIR's will be implemented. As such, no additional environmental documentation is required.

RECOMMENDATION

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

- A. Adopt the findings of fact as stated in the staff report and approve the **Tree Permit – 5100 Phillip Road – INFILL PCL 372 Blue Oaks BL. Tree Permit – File #PL19-0016** subject to eighteen (18) conditions of approval.

CONDITIONS OF APPROVAL FOR BLUE OAKS BL. TREE PERMIT; PL19-0016

PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE

1. All recommendations contained in the Arborist Report(s) (Exhibit B) are incorporated by reference into these conditions, except as modified herein. (Planning)
2. This Tree Permit approves the removal of 34 trees and the conditional removal of 10 trees, as listed in Exhibit A & B. 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. 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 the Blue Oaks BL. Extension project is **803** inches (record #PL14-0522 = 340; PL19-0016 = 463), with the potential for an additional **215** inches conditionally permitted for removal. Mitigation must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. Should the conditionally permitted trees need to be removed during construction, mitigation fees shall be paid prior to the removal of these trees. (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 13 trees as listed in Exhibit A & B and described in the staff report is permitted. (Planning)
5. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to ensure 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, driveways, 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 Division 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. Where encroachment is permitted pursuant to Condition 4, above, 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 DIVISION". (Planning)
9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division 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 Arboriculture (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 Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Division and the Engineering Division 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 Division and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)
12. 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)
13. 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)
14. 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)
15. Storage or parking of materials, equipment, or 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)
16. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)

PRIOR TO ISSUANCE OF FINAL

17. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. 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)
18. The approval of this Tree Permit shall expire on **September 28, 2019**. (Planning)

Exhibits

- A. Tree Permit Exhibit
- B. Arborist Report

Note to Applicant and/or Developer: Please contact the Planning Division 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 Manager at, or prior to, the public hearing.



February 25, 2019

Mike Meyer, Director, Project Management
Anthem United Homes, Inc.
3001 Douglas Blvd., Suite 200
Roseville, California 95661

RE: Creekview Specific Plan – Native Oak Tree Impact Assessment, Mitigation & Preservation Summary - Blue Oaks Boulevard Extension

Dear Mr. Meyer:

The following tree inventory summary, impact assessment, mitigation and preservation plan address potential native oak tree encroachment and impacts associated with the extension of Blue Oaks Bl. from the existing terminus at Hayden Parkway west to the proposed intersection with Westbrook Bl. within the Creekview Specific Plan project. The inventory includes 62 new trees not previously identified due to right of entry exclusions, plan revisions or previously being sub-standard size. This impact assessment, mitigation & preservation plan combined with the tree permit exhibit and project improvement plans prepared by MacKay & Soms provide the documentation required for an additional tree permit from the city of Roseville.

The inventory summary includes a total of 63 trees not previously inventoried which fall within the proposed area of improvements. 34 of the 63 inventoried trees will require removal to construct the extension of Blue Oaks Boulevard, additionally 10 of the trees (numbered 785, 786, 787, 788, 1564, 1565, 1580, 1581, 1594 & 1595) are proposed to be conditional removals which may require removal however, the final decision regarding the removal will occur when construction has started and there is field staking to delineate the limits of work. Should encroachments/impacts be less than they appear on the plans then the trees can be retained with encroachment as opposed to removing them. There are 13 trees which will sustain encroachment from construction activities, these trees are numbered – 308, 310, 311, 316, 783, 784, 906, 908, 909, 910, 916 & 1592. The specific details regarding the encroachments and mitigation for the encroachments is included in the tree inventory summary and impact assessment.

For reference, the attached tree inventory exhibit illustrates the specific area where these trees are located and the approximate location of each of the new trees which have numbers in the 700, 900 & 1500 series. All other numbers shown on the exhibit represent trees previously identified and inventoried and included in the original Creekview Native Oak Tree Mitigation and Replacement Plan prepared in October of 2015 for GBD Communities. Tree Permit PL14-0522. The assessment of impacts was prepared with the Tree Impact Exhibit prepared by

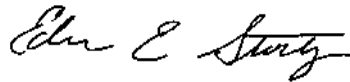
MacKay & Somps dated January 24, 2019 and tree inventory data from field reconnaissance in fall of 2018.

The intent for this inventory, impact assessment, mitigation & preservation summary is to obtain a tree permit for encroachment into the protected root zones (pzt) of 13 native oak trees, the “conditional removal” of 10 native oak trees and the removal of 34 native oak trees identified in this inventory and include the required mitigation for the tree removals with the Creekview Native Oak Tree Mitigation and Replacement Plan.

The new inventory includes 34 additional trees to be removed with a total of 463 diameter inches to mitigate. This number will be added to the current mitigation total which is 1,173 inches. This results in a revised mitigation obligation of 1636 inches to be mitigated. Should any of the 10 conditional removals ultimately be removed then those diameter inches will be added into the 1636 inches for a revised total.

Should you have any questions please feel free to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Edwin E. Stirtz".

Edwin E. Stirtz
International Society of Arboriculture
Certified Arborist WE-0510A
ISA Tree Risk Assessment Qualified
Member, American Society of Consulting Arborists

EES/encl

CREEKVIEW SPECIFIC PLAN
BLUE OAKS BL. EXTENSION
NATIVE OAK TREE IMPACT ASSESSMENT, MITIGATION AND PRESERVATION SUMMARY

TREES TO BE RETAINED AND CONDITIONAL REMOVALS											
TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DBH (inches)	DLR (feet)	STRUC TURE	VIGOR	NOTABLE CHARACTERISTICS	UPDATED ENCROACHMENT ASSESSMENT	UPDATED MITIGATION RECS	
301								Trees 301 through 307 & 309 approved for removal with previous tree permit shown on TP exhibit with green X			
308	Interior Live Oak	(<i>Quercus wislizenii</i>)		27	33	P-f	F	Measured 1' above grade; forks 2.5' to 4.5' above grade; bends west; above average amount of deadwood	Will sustain minor to moderate encroachment from construction of the storm drain outfall structure, 5' south of the trunk.	Grading within the pzs should be monitored by the project arborist, any roots 3/4" and larger shall be properly root pruned and treated. Minor clearance pruning will be necessary	
310	Interior Live Oak	(<i>Quercus wislizenii</i>)		6	16	F	F	Slightly above average amount of deadwood	Will sustain minor to moderate encroachment from construction of the storm drain outfall structure, traffic within pzs.	Grading within the pzs should be monitored by the project arborist, any roots 3/4" and larger shall be properly root pruned and treated. Minor clearance pruning will be necessary	
311	Valley Oak	(<i>Quercus lobata</i>)		7	13	F	F	Slightly above average amount of deadwood	Will sustain minor encroachment from construction of the storm drain outfall structure, traffic within pzs.	Grading within the pzs should be monitored by the project arborist, any roots 3/4" and larger shall be properly root pruned and treated. Protect from soil compaction. Minor clearance pruning will be necessary	
314	Valley Oak	(<i>Quercus lobata</i>)		11	16	F	F	Slightly above average amount of deadwood	No encroachment depicted	Maintain protective fence around pzs.	
315	Valley Oak	(<i>Quercus lobata</i>)		7	8	F	F	Slightly above average amount of deadwood	No encroachment depicted	Maintain protective fence around pzs.	
316	Interior Live Oak	(<i>Quercus wislizenii</i>)	36, 43	79	50	Poor	Fair	Forks grade to 3.5' above grade, callusing basal, lower trunk cavity; primarily on the larger/westerly stem with moderate to significant decay and hollowing, west stem growing at an angle, weak attachment, above average amount of deadwood	Will sustain minor encroachment from construction of the storm drain outfall structure, excavation for the release channel falls aproximately 35' north of the trunk.	Grading within the pzs should be monitored by the project arborist, any roots 3/4" and larger shall be properly root pruned and treated. Protect from soil compaction. Minor clearance pruning will be necessary	
780	Blue Oak	(<i>Quercus douglasii</i>)		17	16	F	F	Dormant	No encroachment depicted	Maintain protective fence around pzs.	
783	Valley Oak	(<i>Quercus lobata</i>)		23	26	F	F	Dormant, Slightly above avg. deadwood	Will sustain minor encroachment from fill for Harris' driveway, which falls aproximately 14' south of the trunk	Grading within the pzs should be monitored by the project arborist, any roots 3/4" and larger shall be properly root pruned and treated. Minor clearance pruning will be necessary	
784	Interior Live Oak	(<i>Quercus wislizenii</i>)		30	28	P	F	Lower trunk cavity with moderate to significant decay, old scaffold failures with decay, above avg. deadwood, located 15' north of north wire fence	Will sustain minor to moderate encroachment from fill for Harris' driveway, with slope toe falling 17' south of the trunk.	Grading within the pzs should be monitored by the project arborist, any roots 3/4" and larger shall be properly root pruned and treated. Minor clearance pruning will be necessary	
785	Valley Oak	(<i>Quercus lobata</i>)		35	31	F	F	Dormant, Slightly above avg. deadwood	Coanditional Tree removal - If retained, will sustain moderate to significant encroachment from fill for Harris' driveway, with slope toe falling 5' south west of the trunk.	Satisfy mitigation requirements if removed; If preserved - Grading within the pzs should be monitored by the project arborist, any roots 3/4" and larger shall be properly root pruned and treated. Moderate clearance pruning may be necessary	
786	Interior Live Oak	(<i>Quercus wislizenii</i>)	10,11,12	33	26	F	F	Forks 1' to 3' above grade, weak attachments	Coanditional Tree removal - If retained, will sustain moderate to significant encroachment from fill for Harris' driveway, with slope toe falling 7' south west of the trunk.	Satisfy mitigation requirements if removed; If preserved - Grading within the pzs should be monitored by the project arborist, any roots 3/4" and larger shall be properly root pruned and treated. Moderate clearance pruning may be necessary	
787	Valley Oak	(<i>Quercus lobata</i>)		35	31	F	F	Dormant, Slightly above avg. deadwood, located 6' north of north wire fence	Coanditional Tree removal - If retained, will sustain moderate to significant encroachment from fill for Harris' driveway, with slope toe falling 5' south west of the trunk.	Satisfy mitigation requirements if removed; If preserved - Grading within the pzs should be monitored by the project arborist, any roots 3/4" and larger shall be properly root pruned and treated. Moderate clearance pruning may be necessary	
788	Interior Live Oak	(<i>Quercus wislizenii</i>)	6,12,14	32	21	F	F	Measured 3' above grade, Above avg. deadwood	Coanditional Tree removal - If retained, will sustain moderate to significant encroachment from fill for Harris' driveway, with slope toe falling 5' south west of the trunk.	Satisfy mitigation requirements if removed; If preserved - Grading within the pzs should be monitored by the project arborist, any roots 3/4" and larger shall be properly root pruned and treated. Moderate clearance pruning may be necessary	
789	Interior Live Oak	(<i>Quercus wislizenii</i>)		9	17	P	P	Out of balance south west, above avg. deadwood, 50% of foliage dead or chlorotic	No encroachment depicted	Maintain protective fence around pzs.	
790	Valley Oak	(<i>Quercus lobata</i>)	13,14	27	17	F	F	Out of balance south, slightly above avg. deadwood, located 6' north of north wire fence	No encroachment depicted	Maintain protective fence around pzs.	
791	Interior Live Oak	(<i>Quercus wislizenii</i>)	3,4,6	13	11	P-f	P-f	Suppressed, out of balance south, slightly above avg. deadwood, located 6' north of north wire fence	No encroachment depicted	Maintain protective fence around pzs.	
792	Interior Live Oak	(<i>Quercus wislizenii</i>)	2,3,3,6	14	10	P-f	F	Suppressed, out of balance south, slightly above avg. deadwood, located 4' north of north wire fence	No encroachment depicted	Maintain protective fence around pzs.	
901	Valley Oak	(<i>Quercus lobata</i>)		6	7	P-f	F	Suppressed, out of balance south, above avg. deadwood	No encroachment depicted	Maintain protective fence around pzs.	
902	Valley Oak	(<i>Quercus lobata</i>)		8	8	F	F		No encroachment depicted	Maintain protective fence around pzs.	
903	Interior Live Oak	(<i>Quercus wislizenii</i>)		6	8	P	P-f	Suppressed, out of balance west, above avg. deadwood, sparse foliage	No encroachment depicted	Maintain protective fence around pzs.	
905	Valley Oak	(<i>Quercus lobata</i>)		6	7	P-f	F	Suppressed, out of balance southwest, above avg. deadwood	Will sustain minor to moderate encroachment from construction of the storm drain outfall structure, 5' south of the trunk.	Grading within the pzs should be monitored by the project arborist, any roots 3/4" and larger shall be properly root pruned and treated. Minor clearance pruning will be necessary	
906	Interior Live Oak	(<i>Quercus wislizenii</i>)		6	8	P-f	F	Suppressed, out of balance southwest, above avg. deadwood	Will sustain minor to moderate encroachment from construction of the storm drain outfall structure, 5' south of the trunk.	Grading within the pzs should be monitored by the project arborist, any roots 3/4" and larger shall be properly root pruned and treated. Minor clearance pruning will be necessary	
908	Interior Live Oak	(<i>Quercus wislizenii</i>)		7	5	F	F	Slightly above average amount of deadwood	Will sustain minor encroachment from construction of the storm drain outfall structure, 5' south of the trunk.	Grading within the pzs should be monitored by the project arborist, any roots 3/4" and larger shall be properly root pruned and treated. Minor clearance pruning will be necessary	

CREEKVIEW SPECIFIC PLAN
BLUE OAKS BL. EXTENSION
NATIVE OAK TREE IMPACT ASSESSMENT, MITIGATION AND PRESERVATION SUMMARY

909	Interior Live Oak	(<i>Quercus wislizeni</i>)	6,10	16	15	P-f	F	Forks 1' above grade, weak attachments, out of balance south	Will sustain minor to moderate encroachment from construction of the storm drain outfall structure, 5' south of the trunk.	Grading within the pzs should be monitored by the project arborist, any roots 3/4" and larger shall be properly root pruned and treated. Minor clearance pruning will be necessary
910	Interior Live Oak	(<i>Quercus wislizeni</i>)	4,6	10	11	P-f	F	Suppressed, out of balance south, above avg. deadwood	Will sustain minor encroachment from construction of the storm drain outfall structure, 5' south of the trunk.	Grading within the pzs should be monitored by the project arborist, any roots 3/4" and larger shall be properly root pruned and treated. Minor clearance pruning will be necessary
911	Interior Live Oak	(<i>Quercus wislizeni</i>)		7	7	F	F		No encroachment depicted	Maintain protective fence around pzs.
913	Valley Oak	(<i>Quercus lobata</i>)		10	12	F	F	Slightly above average amount of deadwood	No encroachment depicted	Maintain protective fence around pzs.
914	Valley Oak	(<i>Quercus lobata</i>)		6	5	P	F	Out of balance west, callousing basal cavity, Above average amount of deadwood,	No encroachment depicted	Maintain protective fence around pzs.
916	Valley Oak	(<i>Quercus lobata</i>)		6	7	P-f	F	Callousing basal trunk wound east side grade to 18" above grade, minor decay	Will sustain minor encroachment from construction of the storm drain outfall structure, traffic within pzs.	Grading within the pzs should be monitored by the project arborist, any roots 3/4" and larger shall be properly root pruned and treated. Protect from soil compaction. Minor clearance pruning will be necessary
1564	Valley Oak	(<i>Quercus lobata</i>)		6	8	F	F		Conditional Tree Removal - If retained, will sustain minor encroachment from construction of the storm drain outfall structure, traffic within pzs.	Satisfy mitigation requirements if removed; If preserved - Protect roots/soil from compaction, 6" to 8" mulch with trench plates for activities within the pzs. Minor clearance pruning will be necessary
1565	Valley Oak	(<i>Quercus lobata</i>)	6,7	13	9	F	F		Conditional Tree Removal - If retained, will sustain minor encroachment from construction of the storm drain outfall structure, traffic within pzs.	Satisfy mitigation requirements if removed; If preserved - Protect roots/soil from compaction, 6" to 8" mulch with trench plates for activities within the pzs. Minor clearance pruning will be necessary
1580	Valley Oak	(<i>Quercus lobata</i>)	5,7	12	8	F	F		Conditional Tree removal - If retained, will sustain moderate encroachment for construction access for Blue Oaks Bl. and the storm drain outfall	Satisfy mitigation requirements if removed; If preserved - Protect roots/soil from compaction, 6" to 8" mulch with trench plates for activities within the pzs; Moderate clearance pruning may be necessary
1581	Valley Oak	(<i>Quercus lobata</i>)		12	15	P-f	F	Old lower trunk wound with decay	Conditional Tree removal - If retained, will sustain moderate encroachment for construction access for Blue Oaks Bl. and the storm drain outfall	Satisfy mitigation requirements if removed; If preserved - Protect roots/soil from compaction, 6" to 8" mulch with trench plates for activities within the pzs; Moderate clearance pruning may be necessary
1589	Valley Oak	(<i>Quercus lobata</i>)	6,7	13	7	F	F	Forks 6" above grade	No encroachment depicted	Maintain protective fence around pzs.
1592	Interior Live Oak	(<i>Quercus wislizeni</i>)		38	31	F	F	Measured 3' above grade	Will sustain minor encroachment from grade cut for Blue Oaks Bl. and bike trail crossing ramp, which falls aproximatly 22' south of the trunk	Grading within the pzs should be monitored by the project arborist, any roots 3/4" and larger shall be properly root pruned and treated. Moderate clearance pruning will be necessary
1594	Blue Oak	(<i>Quercus douglasii</i>)		8	8	F	F		Conditional Tree removal - If retained, will sustain moderate encroachment for construction access at Blue Oaks Bl. bridge.	Satisfy mitigation requirements if removed; If preserved - Grading/ activity within the pzs should be monitored by the project arborist, any roots 3/4" and larger shall be properly root pruned and treated; Protect soil from compaction; Moderate clearance pruning may be necessary
1595	Blue Oak	(<i>Quercus douglasii</i>)		29	17	P	F	Main Stem failed 8' above grade, interior hollowing. 9" lateral remains	Conditional Tree removal - If retained, will sustain moderate encroachment for construction access at Blue Oaks Bl. bridge.	Satisfy mitigation requirements if removed; If preserved - Grading/ activity within the pzs should be monitored by the project arborist, any roots 3/4" and larger shall be properly root pruned and treated; Protect soil from compaction; Moderate clearance pruning may be necessary
13 Trees to sustain encroachment - numbers = 308, 310, 311, 316, 783, 784, 905, 906, 908, 909, 910, 916, 1592										
10 Conditional Tree Removals - numbers = 785, 786, 787, 788, 1564, 1565, 1580, 1581, 1594, 1595										

Tree Removal Summary

312	Valley Oak	(<i>Quercus lobata</i>)	9, 9	18	24	F	F	Slightly above average amount of deadwood	Removal for storm drain outfall structure construction	Satisfy Mitigation/replacement requirement
313	Valley Oak	(<i>Quercus lobata</i>)		11	20	F	F	Slightly above average amount of deadwood	Removal for storm drain outfall structure construction	Satisfy Mitigation/replacement requirement
781	Interior Live Oak	(<i>Quercus wislizeni</i>)	3,3,4,4,5	19	5	F	F	Slightly above avg. deadwood	Removal for Harris driveway construction	Satisfy Mitigation/replacement requirement
782	Valley Oak	(<i>Quercus lobata</i>)		10	8	F	F	Dormant, Slightly above avg. deadwood	Removal for Harris driveway construction	Satisfy Mitigation/replacement requirement
904	Blue Oak	(<i>Quercus douglasii</i>)		12	11	F	F	Above average amount of deadwood	Removal for storm drain outfall structure construction	Satisfy Mitigation/replacement requirement
907	Interior Live Oak	(<i>Quercus wislizeni</i>)	7,8	15	11	P-f	F	Out of balance southwest, above average amount of deadwood	Removal for storm drain outfall structure construction	Satisfy Mitigation/replacement requirement
912	Blue Oak	(<i>Quercus douglasii</i>)		7	6	F	F		Removal for storm drain outfall structure construction	Satisfy Mitigation/replacement requirement
915	Interior Live Oak	(<i>Quercus wislizeni</i>)	4,6,6	16	11	P-f	F	Weak attachments, above average amount of deadwood	Removal for storm drain outfall structure construction	Satisfy Mitigation/replacement requirement
1563	Interior Live Oak	(<i>Quercus wislizeni</i>)		10	8	F	F	Measured .5' above grade	Removal for Blue Oaks Bl construction	Satisfy Mitigation/replacement requirement
1566	Blue Oak	(<i>Quercus douglasii</i>)		6	5	F	F		Removal for Blue Oaks Bl construction	Satisfy Mitigation/replacement requirement
1567	Valley Oak	(<i>Quercus lobata</i>)		9	8	F	F		Removal for Blue Oaks Bl construction	Satisfy Mitigation/replacement requirement
1568	Blue Oak	(<i>Quercus douglasii</i>)		7	8	F	F		Removal for Blue Oaks Bl construction	Satisfy Mitigation/replacement requirement

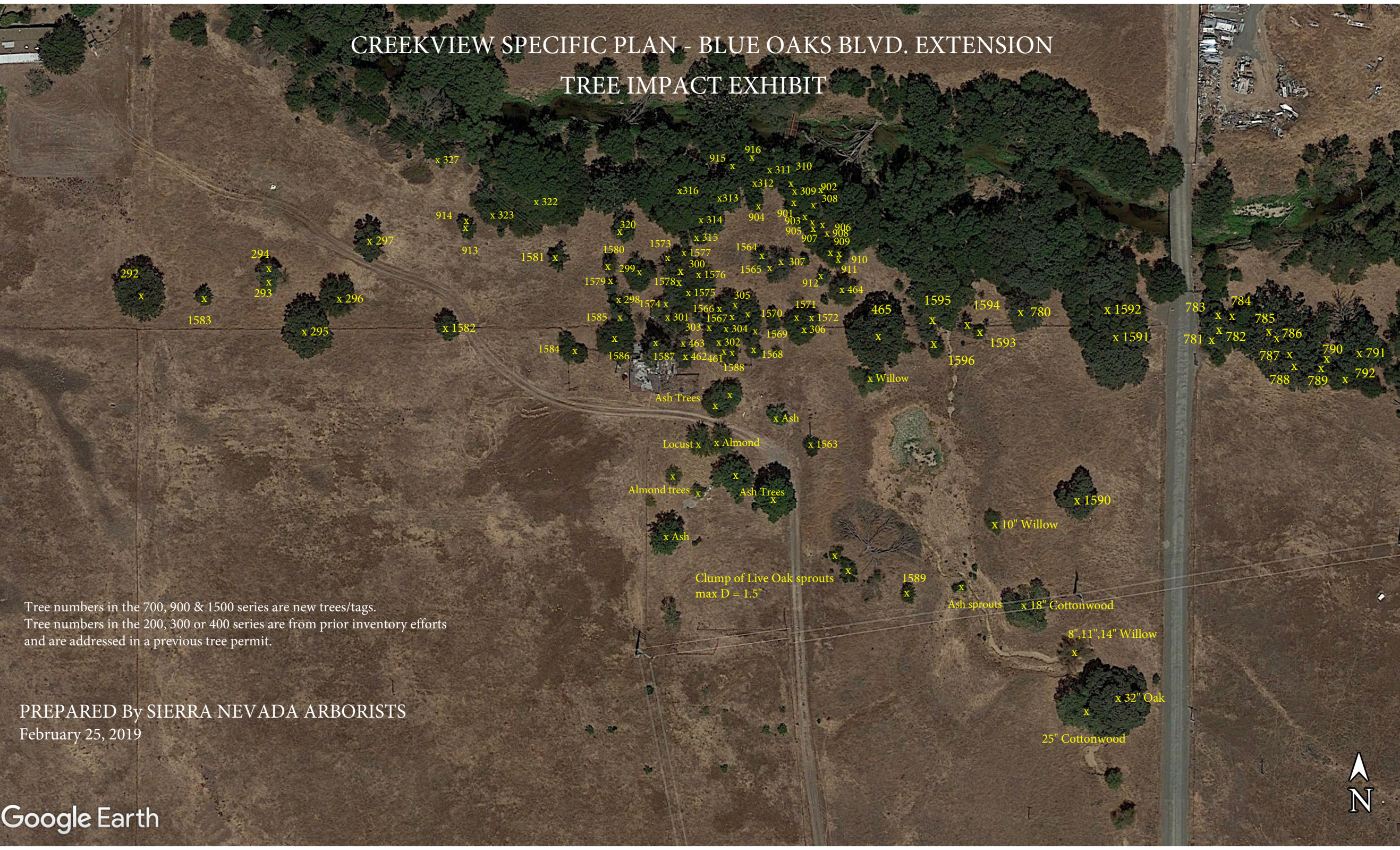
CREEKVIEW SPECIFIC PLAN
BLUE OAKS BL. EXTENSION
NATIVE OAK TREE IMPACT ASSESSMENT, MITIGATION AND PRESERVATION SUMMARY

1569	Valley Oak	(<i>Quercus lobata</i>)	4,6	10	9	F	F		Removal for Blue Oaks BI construction	Satisfy Mitigation/replacement requirement
1570	Interior Live Oak	(<i>Quercus wislizeni</i>)		7	12	F	F		Removal for Blue Oaks BI construction	Satisfy Mitigation/replacement requirement
1571	Blue Oak	(<i>Quercus douglasii</i>)		7	8	F	F		Removal for Blue Oaks BI construction	Satisfy Mitigation/replacement requirement
1572	Interior Live Oak	(<i>Quercus wislizeni</i>)		6	5	F	F		Removal for Blue Oaks BI construction	Satisfy Mitigation/replacement requirement
1573	Interior Live Oak	(<i>Quercus wislizeni</i>)	5,6,7	18	14	F	F		Removal for Blue Oaks BI construction	Satisfy Mitigation/replacement requirement
1574	Interior Live Oak	(<i>Quercus wislizeni</i>)	3,3,7,8	21	15	F	F		Removal for Blue Oaks BI construction	Satisfy Mitigation/replacement requirement
1575	Blue Oak	(<i>Quercus douglasii</i>)		10	9	F	F		Removal for Blue Oaks BI construction	Satisfy Mitigation/replacement requirement
1576	Blue Oak	(<i>Quercus douglasii</i>)	6,7	13	20	F	F		Removal for Blue Oaks BI construction	Satisfy Mitigation/replacement requirement
1577	Interior Live Oak	(<i>Quercus wislizeni</i>)	5,6	11	11	F	F		Removal for Blue Oaks BI construction	Satisfy Mitigation/replacement requirement
1578	Valley Oak	(<i>Quercus lobata</i>)		6	4	F	F		Removal for Blue Oaks BI construction	Satisfy Mitigation/replacement requirement
1579	Blue Oak	(<i>Quercus douglasii</i>)		8	8	F	F		Removal for Blue Oaks BI construction	Satisfy Mitigation/replacement requirement
1582	Valley Oak	(<i>Quercus lobata</i>)	11,14	25	17	F	F		Removal for Blue Oaks BI construction	Satisfy Mitigation/replacement requirement
1583	Valley Oak	(<i>Quercus lobata</i>)		10	9	P-f	F	Old callousing lower trunk wound with minor decay	Removal for Blue Oaks BI construction	Satisfy Mitigation/replacement requirement
1584	Interior Live Oak	(<i>Quercus wislizeni</i>)		9	8	F	F	Measured 1' above grade	Removal for Blue Oaks BI construction	Satisfy Mitigation/replacement requirement
1585	Interior Live Oak	(<i>Quercus wislizeni</i>)		11	15	F	F		Removal for Blue Oaks BI construction	Satisfy Mitigation/replacement requirement
1586	Interior Live Oak	(<i>Quercus wislizeni</i>)		14	16	F	F	Measured 3' above grade	Removal for Blue Oaks BI construction	Satisfy Mitigation/replacement requirement
1587	Valley Oak	(<i>Quercus lobata</i>)		7	8	F	F		Removal for Blue Oaks BI construction	Satisfy Mitigation/replacement requirement
1588	Interior Live Oak	(<i>Quercus wislizeni</i>)	3,3,4,5,6	21	13	F	F	Forks at grade, out of balance south	Removal for Blue Oaks BI construction	Satisfy Mitigation/replacement requirement
1590	Blue Oak	(<i>Quercus douglasii</i>)		45	29	P	F	Significant decay/hollowing lower trunk and Scaffolds	Removal for Blue Oaks BI construction	Satisfy Mitigation/replacement requirement
1591	Blue Oak	(<i>Quercus douglasii</i>)		39	29	F	F	Measured 3' above grade	Removal for Blue Oaks BI construction	Satisfy Mitigation/replacement requirement
1593	Interior Live Oak	(<i>Quercus wislizeni</i>)	5,5	10	6	F	F		Removal for Blue Oaks BI construction	Satisfy Mitigation/replacement requirement
1596	Interior Live Oak	(<i>Quercus wislizeni</i>)	5,5,5	15	9	F	F		Removal for Blue Oaks BI construction	Satisfy Mitigation/replacement requirement

13 Trees to sustain encroachment
10 total Conditional tree removals and 215 aggregate diameter inches
34 total tree removals and 463 aggregate diameter inches
10 Blue Oak & 154"; 9 Valley Oak & 106"; 15 Interior Live Oak & 203"

Trees with a Green X on the Tree Permit Exhibit previously approved for removal (TP PL14-0522) including #'s - 292,293, 295-307, 309, 461 - 465

CREEKVIEW SPECIFIC PLAN - BLUE OAKS BLVD. EXTENSION
TREE IMPACT EXHIBIT



Tree numbers in the 700, 900 & 1500 series are new trees/tags.
Tree numbers in the 200, 300 or 400 series are from prior inventory efforts
and are addressed in a previous tree permit.

PREPARED By SIERRA NEVADA ARBORISTS
February 25, 2019

