

**ITEM 5.2:**      **TREE PERMIT – 114 ROSEVILLE STREET – INFILL PCL 10 - ROSEVILLE ST. TRIPLEX  
TREE PERMIT — FILE # PL19-0351**

**REQUEST**

The project includes a Tree Permit to remove one (1) Valley oak (*Quercus lobata*) tree, with a total aggregate diameter of 20.5 inches. The tree is proposed to be removed in order to make additions to two units on a three-unit property.

Applicant/Property Owner – Wes Cambron, Allstate Renovations, Inc.

**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 Tree Permit subject to eight (8) conditions of approval.

**SUMMARY OF OUTSTANDING ISSUES**

There are no outstanding issues on this item. The applicant is in agreement with the findings and conditions of approval.

**BACKGROUND**

The project site is located at 114 and 114A Roseville Street, at the southwestern corner of Roseville St. and Coronado Av. (Figure 1). The subject property is .25 acres and is located on Parcel 10 of the City's Infill Planning Area. The parcel has a zoning designation of Attached Housing (R3) and a land use designation of Low-Density Residential at 5 units/acre (LDR-5).

The subject property is currently developed with three detached dwelling units. There is one 1005 sf unit at the front of the property near Coronado Ave. and two 517 sf units at the rear of the property that front onto an alley. The property is part of the Sierra Vista Park subdivision, which was created in September, 1906. All lots in the subdivision are developed.

The applicant is currently requesting a Tree Permit in order to remove one native oak tree on the site to allow construction of additions to each of the two smaller dwelling units.

**Figure 1: Project Location**



## **SITE INFORMATION**

**Topography and Setting:** The project site is a flat lot in the Infill area of the City. The site is developed with three detached dwelling units. Placer County property records date the larger structure at 100 Coronado Av. to 1918. Historic aerials show the two smaller units date to at least the 1950s. No building permits exist for any of the three structures. Surrounding land uses include Union Pacific Railroad right of way to the west and a mix of single-family homes and small duplex and triplex properties on the remaining three sides.

## **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 20% encroachment into the dripline of a native oak tree. 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 was prepared for the site by Joshua Richardson (Exhibit A), which identified one (1) protected native oak tree (Figure 2, Table 1) that would be impacted by the project. The report states that the tree is in good condition. Removal of the tree will not be detrimental to the public health, safety, or welfare because it will improve the property by creating usable dwelling units for families. The current dwelling units are aging and in need of repair. The property will retain usable open space on the lot for the benefit of the residents.

**Table 1: Tree Summary**

Tree Number	Common Name	Health	Total DBH (inches)	Removal
1	Valley Oak	Good	20.5	Yes
<b>Total Mitigation Inches</b>			<b>20.5</b>	



**Figure 2: Subject Tree**

Chapter 19.66 of the municipal code contains the City’s Tree Preservation standards. Section 19.66.040.C contains application evaluation criteria that must be used to support the above listed findings to allow removal of native oak trees. Removal of tree 1 is consistent with the criteria based on the placement of the tree on the lot and that there is no viable alternative to removal. Table 2 shows the constraints of development on the property. The units do not meet current rear setback standards and are located just at the current side setback standards. Therefore, the only direction to expand the units is toward the north in the center of the lot where the tree is located.

The applicant has proposed to comply with the compensation requirements of the City’s Tree Preservation Ordinance. Mitigation will be completed with a combination of on-site planting and payment into the City’s in-lieu fee program. The exact number of trees to be planted are not known at this time. Twenty and a half inches will be mitigated through on-site planting and payment of in-lieu fees. In-lieu fee funds are used for the replanting and preservation of trees throughout the City. Mitigation fees are calculated at \$118 per inch of tree removed when measured at the tree’s diameter at breast height (DBH). The tree mitigation fees for the project equate to \$2,419 and are required to be paid prior to the issuance of any permits or construction on-site. This fee will be reduced pending the number of replacement trees to be planted on site.

**Table 2: Applicable R3 Development Standards**

Criteria	R3 Zoning District Standard	Existing Development	Proposed Project
Front Yard Setback	20’ minimum on all street frontages	±20’	±20’
West Side Setback	20’ minimum on all street frontages	±5’	20’
East Side Setback	5’	±4’	5’
Rear Setback	20’	±9’	±9’
Lot Coverage	50%	20%	34%

The Tree Permit contains conditions of approval that include the required mitigation fees to be paid and procedures. Any deviation from the approved permit would require a Tree Permit Modification, which would require approval by the City.

### **PUBLIC OUTREACH**

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. A notice of the public hearing was published on January 30, 2020 and a notice of hearing was also distributed to all property owners within 300 feet of the site, and to all interested persons who had requested such notices. The notice was also distributed to the Roseville Coalition of Neighborhood Associations. To date, no comments have been received.

### **ENVIRONMENTAL DETERMINATION**

Environmental Determination: This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301(e), "Existing Facilities". The project involves additions totaling less than 10,000 square feet to existing dwelling units in an area where all public services and facilities are available.

### **RECOMMENDATION**

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

- A. Adopt the two (2) findings of fact as stated in the staff report and approve the **TREE PERMIT – 114 ROSEVILLE STREET – INFILL PCL 10 – ROSEVILLE ST. TRIPLEX TREE PERMIT – PL19-0351** subject to eight (8) conditions of approval.

### **CONDITIONS OF APPROVAL FOR THE TREE PERMIT (FILE #PL19-0351)**

#### **PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE:**

1. All recommendations contained in the Arborist Report(s) (**Exhibit A**) are incorporated by reference into these conditions, except as modified herein. (Planning)
2. **Tree #1** (or as listed in **Exhibit A**) is approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)
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 this project is **20.5**. Mitigation must be provided prior to tree removal unless otherwise approved in the tree replacement plan or in these conditions. Mitigation may be provided with a combination of on-site planting and in-lieu fees to be approved by Planning. (Planning)
4. 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)
5. 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)

6. 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)
7. 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)

**PRIOR TO ISSUANCE OF FINAL**

8. The approval of this Tree Permit shall expire on **August 13, 2020**. (Planning)

**EXHIBITS**

- A. Arborist Report
- B. Plans

**Note to Applicant and/or Developer:** Please contact 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.