

ITEM 6.2: Major Grading Plan and Tree Permit – 116 Lost Oak Ct. – SRSP PCL 33 – Lost Oak Grading and Tree Permit – PL24-0799

REQUEST

The applicant requests a Major Grading Plan and Tree Permit for contour grading of the residential lot (985 cubic yards net) and removal of six (6) protected oak trees to allow the construction of a single-family residence.

Applicant – Andrey Ginzburg, Premier Design

Owner – Mila Muraff

SUMMARY RECOMMENDATION

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

1. Adopt the three (3) findings of fact and approve the Major Grading Plan subject to twenty-six (26) conditions of approval; and
2. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

The applicant has reviewed and is in agreement with the recommended conditions of approval. One letter was received from concerned neighbors and is included as Attachment 1. The Public Outreach section at the end of this report describes the nature of the public outreach for the project.

BACKGROUND

The project site is located at 116 Lost Oak Ct. (Lot 23 within Parcel 33 of the Stoneridge Specific Plan [SRSP] in the Whispering Canyon subdivision). The subdivision was approved by the Planning Commission in January 2000, to create 99 residential lots (SUBD 98-20). In May 2003, the Planning Commission approved a “Master” Tree Permit for the Whispering Canyon subdivision (TP 03-06). The Master Tree Permit conditionally authorized tree removals within defined building envelopes for 52 of the lots within the 99-lot subdivision.

In addition to the Master Tree Permit, the Planning Commission also approved a Master Grading Plan (File #GP 03-03). The Master Grading Plan allowed grading within the subdivision, though some lots adjacent to the False Ravine open space or containing native oak trees were designated as “No Grade” or “Partial-Grade” lots. It was intended that future homebuilders would approach the City at a later date to accommodate specific home designs. The Planning Department developed a “No Grade” policy for review of single family lots with this designation.

The subject lot, Lot 23, was not included within the Master Tree Permit or Grading Plan; therefore, development of the lot is subject to approval of an individual Tree Permit and Grading Plan specific to Lot 23. The current request is for a Major Grading Plan and Tree Permit to allow construction of a 4,273 sf split-level home with a 828 sf garage on the site.

Figure 1. Project Site



EVALUATION – MAJOR GRADING PLAN

Grading Ordinance Section 16.20.080 stipulates that three findings must be made in order to approve a Major Grading Plan. The required findings are listed below in ***bold italics*** and are followed by an evaluation.

- 1. The grading plan conforms to the requirements of the city's improvement standards and the provisions of Chapter 16.20 of the Roseville Municipal Code.***

The proposed grading plan was reviewed by the City's Development Services Engineering Division for conformance with the City's Improvement Standards. If the Grading Plan were to be approved by the Planning Commission, Condition #5 requires the applicant to obtain a Grading Permit before beginning work at the site. This permit will further ensure the project will conform to the City's Improvement Standards.

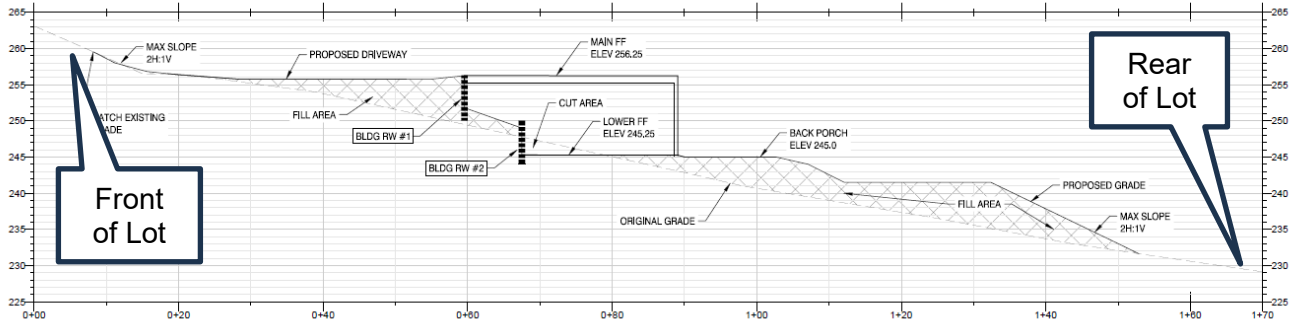
The City's Grading Ordinance also lists conditions which may be applied to the project to protect the public interest including the following:

- Completion of work within a specified period of time;
- Hours and days of operation;
- Compliance with tree ordinance;
- Compliance with city improvement standards; and
- Approval of appropriate permitting requirements of other agencies

Staff reviewed the Grading Plan for conformance with these measures and included them as conditions of approval for this project.

The project involves grading portions of the property and bringing in 985 cubic yards of fill on the site. The fill will be used to create usable pads of land for the site while working with the overall grade, which drops approximately 38 feet from the front to back of the lot. A section view of the lot showing the natural grade and fill areas is provided in Figure 2.

Figure 2. Section North-South Through Site



With the recommended conditions of approval the project will meet the requirements of the City's Improvement Standards and Grading Ordinance.

- 2. The grading has been designed to accommodate, and/or mitigation conditions have been imposed to compensate for any potential impacts to any of the natural features of the property or to adjacent properties, and the grading will not result in any increase in water surface elevation in any stream channel located on the property and associated with the grading as approved.***

The City's Grading Ordinance and General Plan require City Staff to evaluate the impacts to wetlands and other natural resource areas and recommend changes to a project if there are opportunities to preserve these areas. Long term preservation of natural resources is best achieved through placement in Open Space areas. The project site is adjacent to the False Ravine open space area but the site itself has a Low-Density Residential (LDR-2.5) land use designation and Single-Family Residential (R1) zoning designations and was intended for development with a single-family home. The lot is out of the floodplain and does not contain any wetland features on-site and will not result in any increase in water surface elevation. The natural features present on-site are the 15 protected native oak trees. The impacts to native oak trees are discussed in more detail in the Tree Permit evaluation section of this report.

Another natural feature of the site is the natural grade, which slopes from the street down toward the open space to the north. The City's No Grade lot policy requires that cut and fill areas outside the building footprint be limited; retaining walls be limited to 5 feet of exposed area; and that home construction use stem wall or other similar construction methods. The policy also states that any proposed grading beyond the footprint of the house is subject to the City's Grading Ordinance. While the majority of grading is within 5 feet of the footprint of the house, garage, and patio, there is also an area in the rear yard proposed to be graded for a future yard and potentially a pool. This area is limited and the grading plan retains a natural grade on either side of this yard area as well as leaves the rear twenty feet of the lot as natural grade leading to the open space and bike trail to the north. The proposal has been reviewed by the Engineering Division and is consistent with the City's Grading Ordinance.

- 3. The proposed grading is necessary to allow development of the property consistent with the general plan land use allocation for the property.***

The General Plan and Zoning designations on the site are Low-Density Residential (LDR-2.5) and Single-Family Residential (R1), respectively. The General Plan and Stoneridge Specific Plan assumed development of Parcel 33, which contains the Whispering Canyon subdivision and the project site, with a

use and intensity that would be compatible with single-family residential development. Furthermore, the lots on either side of the project site are already developed with single-family homes of similar size and scale as the proposed. The proposed plan is necessary to allow development of the property with a single-family home consistent with the General Plan designation.

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 applicant requests approval to remove three protected oak trees. The findings for a Tree Permit are as follows:

- 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 (tree inventory) has been prepared for Lot 23 that identifies tree species, size, health, and current condition of all trees. The arborist report is provided as Exhibit B.

Tree Removals

The plot plan for Lot 23 showing the location of the proposed residence and existing oak trees is included as Exhibit A. Twelve (12) protected trees are located on the lot and three (3) more are located on an adjacent lot with encroachment into the project site. All fifteen (15) trees are native Blue Oaks. Overall, six (6) trees are proposed for removal by the applicant (Trees 33, 34, 35, 40, 42, and 43) to accommodate construction of the proposed home. Two of these trees, #33 and #35 have structural issues. The other four trees to be removed are in fair health with only minor problems but must be removed due to location.

The structure's placement on the lot was planned to minimize the impact to protected trees. However, due to the large number of trees and location of the trees toward the front and middle of the lot, tree removals are unavoidable if development is to occur. By placing the house in the proposed location the applicant is able to preserve small clusters of trees in the front and side yard areas, and the large tree (#41) at the rear of the property. The applicant modified their original proposal, which included removal of trees 38 and 39 by proposing to use a keystone retaining wall for the driveway. Due to the small size of the wall, keystone construction is possible which will limit the footings and reduce impacts to adjacent tree roots. Tree 37 will also be retained with this proposal but is less than 6 inches in diameter and therefore not protected. The arborist report, Exhibit B, was completed with review of the original proposal and includes removal of trees 37, 38, and 39. The arborist report was not updated to reflect retaining these trees. However, the grading plans, Exhibit A, were updated to show retention of trees 37, 38, and 39.

Encroachments

Construction of the home will result in encroachment into the Protected Zone Radius (PZR) of nine (9) trees (Trees 36, 38, 39, 41, 100, 101, 102, 103, 104). The applicant provided Exhibit C showing the encroachment of construction on each tree being retained as well as the encroachment percentage. Trees 101, 102, and 103 are located on the neighboring property to the east and will receive encroachment resulting in minor root damage due to trenching for the home's foundation and stem wall as well as fill. The encroachment for these trees will range from 17% to 32%. Tree 104 is also located off-site on the neighboring property to the west and will receive encroachment of 28% with construction of the garage. Trees 38 and 39 are located near the front of the property adjacent to the proposed driveway. The retaining wall needed for the driveway will use keystone construction to minimize root impact but will result in an encroachment of 55% and 43% into the

PZR of trees 38 and 39 respectively. Trees 36, 41, and 100 are located at the rear of the property and will receive encroachments of 12%, 12.5% and 3% respectively from contour grading at the rear of the property. The arborist report includes specific recommendations such as fencing locations, access path location, and how to remove tree #42 without damaging trees to be retained. The report also includes general recommendations concerning construction methods and how to address any exposed roots that are to be adhered to for all trees that may be impacted by construction at the site. Measures such as fertilization, pruning and when to use hand excavation of footings within the PZR of all impacted trees are recommended in the arborist report. These measures ensure the long-term health of trees during construction. Trees #41, for example, would have minor encroachment from grading work, but it currently has a 2 out of 5 health rating due to structural issues. Pruning, deadwooding, and monitoring this tree will help to retain the tree during construction as well as improve health long-term. **Condition 1** of the tree permit requires the recommendations of the arborist report be followed including that the be present on-site at least monthly during construction.

Tree Mitigation

The mitigation requirement for the removal of Trees 33, 34, 35, 40, 42, and 43 is 117 inches. The applicant is proposing to mitigate for the removals through a combination of payment of in-lieu fees and credit for on-site plantings. **Condition 3** of the Tree Permit addresses the mitigation requirement.

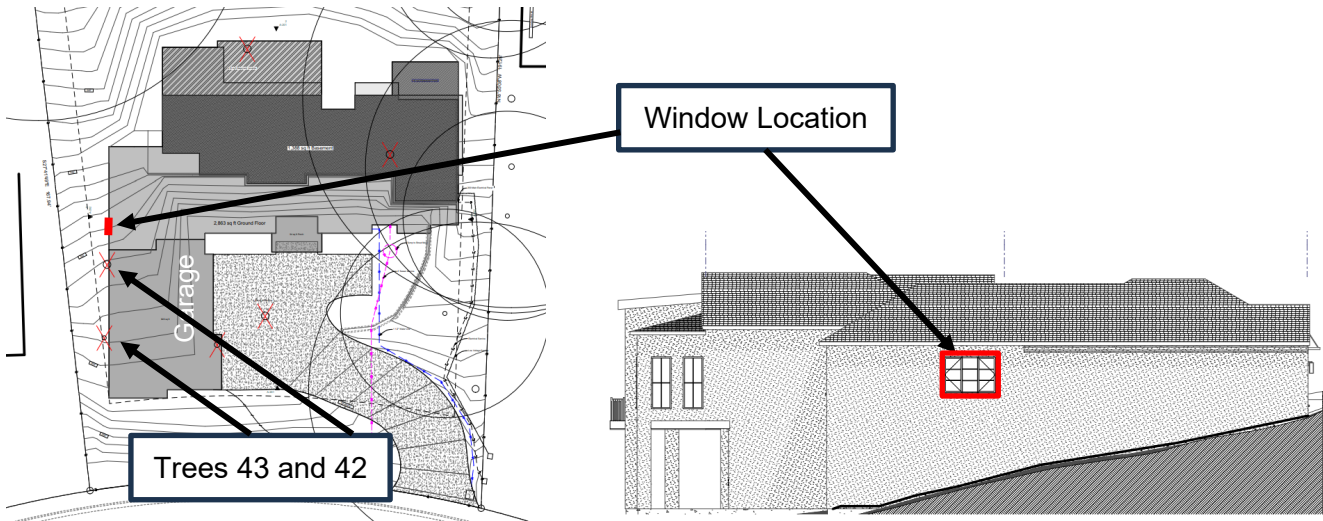
PUBLIC OUTREACH

The proposed project plans were distributed for review 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 distributed to the Roseville Coalition of Neighborhood Associations. No comments were received. A public notice of the Planning Commission hearing was published on July 26, 2024 in the Press Tribune and on the RCONA website, and was distributed to all property owners within 300 feet of the project site. On July 23, staff received questions from one resident in response to the notice. After sharing the plans and answering questions on the project the neighbor had no further comments.

On July 29, staff received a letter in response to the hearing notice signed by four neighbors adjacent to the project (Attachment 1). The letter states the value of native oak trees including ecological, social, and cultural significance. The letter then urges the commission to limit tree removal on-site to the “four trees in the middle”. This modification would include retaining trees #42 and #43. The letter also cites other nearby homes with trees retained close to buildings.

Staff Response: The two trees in question are not able to be retained for this project due to the location of the garage. In discussing the option of retaining these trees, the applicant explained the garage is proposed in this location due to the steep topography of the lot requiring a long driveway with side-entry garage. Furthermore, according to the applicant, the Homeowners Association for the Whispering Canyon subdivision requires a minimum of a three-car garage, which increases the required footprint for the garage. Placing the garage on the opposite side of the property would create a similar issue for trees #38 and #39, which the applicant proposes to retain. Tree #104, which is located off-site near the property line will be retained adjacent to the home in this area. Furthermore, the portion of the proposed home adjacent to trees #42 and #43 contains a garage, laundry room, and kitchen pantry. There is one window in this area, which is from the laundry room, which limits any privacy benefits from the trees (Figure 3).

Figure 3. Proposed Home Site Plan and Left Elevation



CONCLUSION

The proposed project is consistent with the City of Roseville General Plan, SRSP, Zoning Ordinance, and previous approvals within the Whispering Canyon subdivision. Therefore, staff recommends that the Planning Commission approve the requested entitlements.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15182(e) pertaining to residential projects consistent with an adopted specific plan for which an EIR was certified. The EIR for the Stoneridge Specific Plan (SCH # 97032058) was certified by the City Council on March 18, 1998.

RECOMMENDATION

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

1. Adopt the findings of fact as stated in the staff report and approve the **Major Grading Plan – 116 Lost Oak Ct. – SRSP PCL 33 – Lost Oak Grading and Tree Permit – PL24-0799** subject to twenty-six (26) conditions of approval.
2. Adopt the findings of fact as stated in the staff report and approve the **Tree Permit – 116 Lost Oak Ct. – SRSP PCL 33 – Lost Oak Grading and Tree Permit – PL24-0799** subject to twenty (20) conditions of approval.

CONDITIONS OF APPROVAL FOR MAJOR GRADING PLAN FILE # PL24-0799

1. This Grading Plan approval shall be effectuated within a period of one (1) year from **August 8, 2024** and if not effectuated shall expire on **August 8, 2026**. (Planning)
2. The project is approved as shown in **Exhibits A and B** and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the **Stoneridge Specific Plan** and shall include all applicable mitigation measures as notes on the grading plans. (Planning)

4. 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)
5. The applicant shall not commence with any on-site improvements until such time as grading plans are approved and grading and/or encroachment permits are issued by the Development Services-Engineering. (Engineering)

PRIOR TO ISSUANCE OF GRADING PERMIT:

6. 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)
7. The grading plans shall be designed in accordance with the City's Improvement Standards and Construction Standards, and shall reflect the following:
 - a) Grading shall comply with the City grading ordinance. There shall be no cut and/or fill slopes steeper than a 4:1 ratio. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans and 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 the applicant's responsibility to ensure that necessary measures are taken to minimize silt discharge from the site. Modification of the erosion control plan may be warranted during wet weather conditions.
8. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to the commencement of on-site work that will require material to be trucked to or from the site within City right-of-ways. (Engineering)
9. For native oak trees in the project area, there shall be no grading or alteration of the drainage patterns within 1.5 times the radius of the protected zone, as defined by the Tree Preservation Ordinance.
10. Grading plans shall include a fencing plan for the installation of temporary construction fencing to protect oak trees or wetland areas. The fencing plan is subject to the review and approval of the Planning Division. Prior to any onsite work, the applicant shall contact the Planning Division to inspect installed fencing and verify compliance with the fencing plan. (Planning)
11. Grading plans shall show the Preserve boundary and label it as a protected area. The Pre-Construction meeting shall address the presence of the Preserve, the sensitive habitats present and minimization of disturbance to the Preserve. The following shall apply:
 - a) Prior to grading or other site work, high-visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. Fencing shall be maintained daily until grading or other construction activities are complete, at which time fencing and all temporary erosion control measures shall be removed.
 - b) During grading and construction the preserve 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.
 - c) Slopes between the project site and Preserve shall be 3:1 or less. (Parks, Recreation, and Libraries)
12. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO NOTICE OF COMPLETION:

13. 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. (Engineering, Environmental Utilities, Electric)
14. The following note shall be added to the grading 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 throughout the day, to minimize dust.
 - b) Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
 - c) Sweep the adjacent street frontages of Lost Oak Court 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 or excessive wind conditions contribute to fugitive dust emissions. (Engineering)
15. 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)
16. All improvements being constructed in accordance with the approved grading plans shall be accepted as complete by the City. (Engineering)
17. Prior to grading, the site shall be scarified and all deleterious vegetation shall be removed. (Engineering)
18. All fill shall be placed in standard lifts, and shall be compacted to a minimum of 90% relative compaction. Prior to the approval and acceptance of the grading operation as complete, the applicant shall provide a soils report generated from a registered geotechnical engineer certifying that the fill has been properly constructed. (Engineering)
19. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, provided all construction equipment is fitted with factory installed muffling devices and is maintained in good working order, project construction noise 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. (Engineering)
20. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
21. 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, retaining walls, and structures of any type. (Electric)
22. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

23. The applicant shall pay City's actual cost for providing plan check, installation, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities)
24. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained. (Electric, Engineering, Environmental Utilities)
25. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
26. 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 or person responsible for the building permit must 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. (Fire)

CONDITIONS OF APPROVAL FOR TREE PERMIT FILE # PL24-0799

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

1. All recommendations contained in the Arborist Report (**Exhibit B**) are incorporated by reference into these conditions, except as modified herein. All seven guidelines in the "Recommendations" section of the report must be followed. (Planning)
2. Trees #33, 34, 35, 40, 42, and 43 are 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 117. 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 #36, 38, 39, 41, 100, 101, 102, 103, and 104 as described in the staff report and **Exhibit C** 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 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 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)
13. The following information must be located on-site during construction activities: Arborist Report, approved site plan/improvement plans including fencing plan, and conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)
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, 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)
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 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

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 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)
20. The approval of this Tree Permit shall expire on **August 8, 2026**. (Planning)

Attachments

1. Neighbor Letter

Exhibits

- A. Grading Plan
- B. Arborist Report
- C. Encroachment Exhibit

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.