

# A-9: Mitigation Monitoring Program



# The Boulevard Plan Mitigation Monitoring Program

## 1. Biology – Protection of Cripple Creek Aquatic Habitat.

The following measures shall be made conditions of approval for all projects within the Plan Area.

*Mitigation Measure B-1A Protect Cripple Creek's Aquatic Life:* To protect Cripple Creek's terrestrial and aquatic wildlife and special status species, and to avoid encroachments within the creek's floodplain, a Floodplain/Habitat Buffer (Buffer) should be established on both sides of Cripple Creek. Ownership and management of the Buffer should be consistent with implementing plans that fulfill the goals and policies of the City of Citrus Heights General Plan. Development in the vicinity of Cripple Creek shall be consistent with the City's administrative policies and procedures for drainage and development, and objectives of the Arcade Creek Watershed Plan, so that individual property owners are not free to undertake vegetation clearing, bank protection, soil disturbance, or creation of fences or structures within the Buffer. The width of the buffer shall be the 100-year floodplain boundary, as defined by best available data (County hydraulic studies, FIRM and other flood data).

## 2. Biology – Protection of Native Oak Trees and Consistency with Citrus Heights General Plan.

*Mitigation Measure B-2A Minimize Impacts to Oaks:* To ensure consistency with the City of Citrus Heights' Policy 37.1, which requires incorporation of existing trees into development projects, building envelopes for future development projects should be configured to minimize impacts to trees to the extent feasible. The following measures shall be implemented:

1. Building envelopes should be established on plans and specifications for the future development projects to designate the area needed for construction of roads, driveways, and building pads.
2. These building envelopes should be large enough to include not only the proposed improvements, but also work areas for heavy equipment, staging areas, and equipment and material lay down areas.
3. To protect trees elsewhere on construction sites, no construction activities or use of heavy equipment should occur outside of the building envelopes.
4. Oaks that fall within the building envelope but which are not slated for removal should be protected by the following measures, which should be implemented during all construction phases of the project:
  - a) Plans and specifications should clearly state protection procedures for oaks to be preserved on the project site. The specifications should also require contractors to stay within designated work areas and should include a provision for penalties if oak trees are damaged;
  - b) No vehicles, construction equipment, mobile offices, or materials should be parked or located within the driplines of oaks and other trees that are to be preserved;

- c) Soil surface removal should not occur within the driplines of oaks to be preserved. No cuts or trenching should occur within the dripline. If this area cannot be avoided, then the tree should be added to the list of oaks to be replaced through an on-site planting;
- d) Earthen fill should not be placed within the driplines of oak trees to be retained, and no fill should be placed within five feet of their trunks, except for those trees marked for mitigation;
- e) Paving should not be placed within the dripline of oaks to be retained;
- f) Underground utility line trenching should not occur within the driplines of oaks to be retained. If it is absolutely necessary to install underground utilities within the driplines of oak trees, the trench should either be bored or drilled but not within five feet of the trunk and a certified arborist should be retained to monitor this construction and repair or wrap any damaged roots.
- g) Living Among the Oaks: A Management Guide for Landowners (UC Cooperative Extension, Berkeley) should be used by the City as a guide in reviewing landscape plans. The information should be distributed to landowners and developers to provide information and guidelines for preparing landscape plans and for protecting oaks after construction is complete.

*Mitigation Measure B-2B Prepare and Implement Oak Replacement and Management Plan (Oak Woodland Replacement):* In order to compensate for impacts due to removal of native oak trees found within oak woodland and/or riparian habitats (as opposed to isolated landscape or street trees), the following measures shall be implemented:

1. Oak trees shall be planted on project sites or off-site in numbers and species composition similar to those impacted.
2. Prior to approval of development or redevelopment projects, a qualified biologist or arborist should make an accurate count of the number, diameter, and species of trees that would be removed within each building envelope or area subject to disturbance. Based on the estimate, an Oak Replacement and Management Plan (Oak Plan) should be prepared in accordance with the City of Citrus Heights Tree Ordinance, and consistent with the City of Citrus Heights General Plan biological resource goals and policies.
  - a. The goals of the Oak Plan should be to replace trees lost by the project to create healthy, self-sustaining habitats that are not dependent on maintenance or irrigation following the minimum maintenance period. The functions and values of the created habitat should approximate those of the affected habitats, i.e., the functions and values of oak woodland rather than an ornamental landscape planting.
  - b. At a minimum, the Oak Plan should include clear success criteria, monitoring and reporting requirements, and a contingency plan should the responsible parties fail to meet the success criteria that ensure that mitigation goals and ratios are met. The Oak Plan should also include details for the species, size of plants and quantities, planting techniques, techniques for protecting the trees from herbivory, and

irrigation, weed control and maintenance plan, and monitoring requirements.

*Mitigation Measure B-2C Prepare and Implement Oak Replacement and Maintenance Plan (Landscape Tree Replacement):* In order to compensate for impacts due to removal of native oak trees found within landscape settings (i.e. isolated landscape or street trees), the following measures shall be implemented:

1. Oaks trees shall be planted on project sites or off-site in numbers and species composition similar to those impacted; or fees may be payed in lieu into the City's oak tree preservation fund. Payment in lieu of replacement should only be accepted if it is infeasible to replace trees.
2. Prior to approval of development or redevelopment projects, a qualified biologist or arborist should make an accurate count of the number, diameter, and species of trees that would be removed within each building envelope or area subject to disturbance. Based on the estimate, an Oak Replacement and Maintenance Plan (Oak Plan) should be prepared in accordance with the City of Citrus Heights Tree Ordinance, and consistent with the City of Citrus Heights General Plan biological resource goals and policies.
  - a. The goals of the Oak Plan, at a minimum, should be to replace trees lost by the project in an appropriate landscape setting that will allow trees to thrive and be self-sustaining and not dependent on maintenance or irrigation following the minimum maintenance period. Replacement within the specific plan area's planned landscape areas as street trees, trees for public space landscape or roadway medians, should be emphasized when identifying replanting sites.
  - b. Replacement in a natural habitat setting as described in Measure B-2B would also accomplish these oak tree replacement goals.

### **3. Hydrology and Water Quality**

The following measures should be included in development standards.

*Mitigation Measure H-1: Incorporate Development Standards for Improving Water Quality:* The City shall incorporate water quality protection measures into The Boulevard Plan Development Standards: The standards may include but are not limited to the following:

1. Install and maintain landscaping that requires minimal application of chemical fertilizers, pesticides and herbicides;
2. Emphasize xeriscape landscaping that reduces the need for irrigation by minimizing the use of turf in decorative landscaping, using plant materials adapted to local conditions and efficient irrigation;
3. Minimize irrigation overspray - do not permit use of sprinkler and spray irrigation in areas less than 8 feet wide;
4. Use of drip irrigation systems where feasible;
5. Incorporate features such as filtration strips or bioswales in site design to prevent urban pollutants from entering into Cripple Creek via storm drains from parking lots and paved surfaces.

#### **4. Noise**

This measure should be implemented during site plan review.

*Mitigation Measure N-2 On-site Noise Control:* To ensure mitigation of noise due to project-related systems, loading docks and on-site traffic, development proposals shall be reviewed to identify potential noise conflicts with existing or proposed noise sensitive uses. Implementation of the noise standards contained in the Noise Element of the Citrus Heights General Plan will mitigate project-related noise to an insignificant level. For developments requiring installation of large, ground-mounted HVAC systems, development review shall include an assessment of noise impacts on nearby residential areas.