






**MCPB**  
**ITEM #**  
**April 3, 2008**

**MEMORANDUM**

**TO:** Montgomery County Planning Board

**VIA:** Gwen Wright, Chief   
Countywide Planning Division

Stephen Federline, Supervisor   
Environmental Planning, Countywide Planning Division

**FROM:** Amy Lindsey, Senior Planner   
Environmental Planning, Countywide Planning Division

**DATE:** March 20, 2008

**REVIEW TYPE:** Preliminary Forest Conservation Plan No. 07504-MCPS-1  
Cashell Elementary School Mandatory Referral

**LOCATION:** 17101 Cashell Road, Rockville

**APPLICANT:** Montgomery County Public Schools  
**APPLICANT'S ENGINEER:** KCI Technologies

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Staff recommends approval of the preliminary forest conservation plan subject to the following conditions:

- 1) Required site inspections by M-NCPPC monitoring staff (as specified in "Trees Technical Manual")
- 2) Approval of the following items by M-NCPPC staff prior to DPS issuance of the sediment and erosion control permit:
  - a. Approval of Final Forest Conservation Plan consistent with the approved Preliminary Forest Conservation Plan prior to any clearing, grading or demolition on the site.
  - b. The Final Forest Conservation Plan must be prepared, signed and stamped by an ISA certified arborist and include complete details on the proposed tree protection measures.
  - c. Final sediment control plan must be consistent with final limit of disturbance as approved by MNCPPC staff.

- 3) Submittal of electronic version of signed Final Forest Conservation Plan to be submitted to Environmental Planning prior to clearing or grading. Electronic files must have Environmental Planning approval signature, be in PDF format, and be in only one file.

## **DISCUSSION**

Cashell Elementary School is a 10.42-acre existing school located in the Olney planning area at the intersection of Cherry Valley Drive and Cashell Road. There is no forest onsite and numerous large and specimen trees. While there are no streams, wetlands or floodplains on the subject property, an area of environmental buffer does extend onto the site from an intermittent stream on adjacent home owner association property. The property is within the Upper Rock Creek watershed outside of the Special Protection Area (SPA). The proposed plan is to replace the existing school with a new school.

The Board's action on the Preliminary Forest Conservation Plan is regulatory and binding. The Planning Board must act on the Forest Conservation Plan before it finalizes its recommendations on the mandatory referral.

### **Environmental Guidelines**

The applicant submitted and received approval of a Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) number 420071990 on October 11, 2007. The site does not include any streams, wetlands, or floodplains but there are 0.12-acres of environmental buffer on the property, due to an off-site stream. There is no forest on the subject site. The site is not within a Special Protection Area or Primary Management Area.

### **Forest Conservation**

This property is subject to the Chapter 22A Montgomery County Forest Conservation Law and a Forest Conservation Plan has been submitted for approval. The site has a 1.56-acre planting requirement. Since there are no opportunities onsite for creating or connecting to contiguous forest, the planting requirement will be met on-site with tree cover. Staff supports the use of tree cover on this property because of the land use and the site is not large enough nor shaped in a way to lend itself better to forest planting. However, there is environmental buffer on-site that is a priority planting area. This area would ordinarily be the focus of the tree cover planting except it is relatively small and has steep slopes, which makes planting difficult. There is also a stormwater management outfall in the area which contributes to the complexity of the area. In order to meet forest conservation goals, a mix of native canopy trees has been concentrated in the vicinity of the environmental buffer and along the north and east property lines. The tree cover along the property lines serves as a screen to the adjacent single-family residences.

### **Tree Save**

Seven large or specimen trees will be removed as part of the demolition and construction of the new school. One of these trees, a 33" sawtooth oak, is a significant specimen tree for that species. While it is not covered by the footprint of the new school, it is in an area

that requires several feet of fill and is on the site of a planned addition to the new school. Adequate tree protection measures would be difficult to achieve and only temporary, given the future expansion plans. As mitigation for the removal of this tree, the applicant will plant up to 15 larger caliper (6" DBH) specimen trees adjacent to the school and entrances, instead of the more standard 2 ½ - 3" DBH landscape tree.

The Preliminary Forest Conservation Plan contains tree protection measures for both on-site and off-site trees. Detailed and specific measures will be required on the Final Forest Conservation Plan.

### **RECOMMENDATION**

Environmental Planning recommends approval of the Preliminary Forest Conservation Plan with the conditions above.