

SIERRA ● CURTIS
Neighborhood Association

January 15, 2016

Gregory J. Smith P.E.
Senior Engineer
Maintenance Services Division
918 Del Paso Road
Sacramento, CA

Dear Mr. Smith:

The Sierra Curtis Neighborhood Association appreciates the opportunity to review and comment on the recently proposed revised tree ordinance. Overall, SCNA believes there is too much latitude with a bias toward tree removal in the proposed ordinance. I have attached a copy of the ordinance with our suggested strikeouts and changes highlighted in yellow. For convenience, here are some key highlights that SCNA believes the City should include in the revised tree ordinance:

- All public trees, not just city street trees, should be addressed in the ordinance.
- The tree removal notification process lacks transparency. The 30-day notice period should be re-instated, tree removals should be listed on the Urban Forestry website, and notices should be sent to requesting parties.
- The criteria to issue tree removal permits for City street trees and private protected trees are leave too much room for interpretation. The criteria must be clear, verifiable and concise.
- The existing Dutch elm disease section of the ordinance should not be eliminated, although it currently isn't effective and requires revision.
- Tree Appeals should continue to be heard by the Parks and Recreation Commission.

In addition, SCNA supports the attached *Community Letter on Revising Sacramento's Tree Ordinances* that was sent to the Chair and Members of the Law & Legislation Committee. SCNA wasn't a signatory on this letter because it was sent before being reviewed at our monthly SCNA Board Meeting.

Curtis Park residents in general, and the SCNA board in particular, believe trees are a crucial component of our and every neighborhood in Sacramento. In 1995, SCNA hired a private consulting arborist to inventory and provide an assessment on the health of the trees in William Curtis Park. Residents were instrumental in the passage of a Landscape & Lighting Assessment for tree care that was put on the ballot in the mid 1990's.

Most importantly, we spend thousands of dollars of association dues per year to treat Dutch Elm disease in Curtis Park. Currently, the Urban Forestry section is funded almost exclusively by Law and Legislation, with no augmentation from the City's general fund. When Dutch elm disease was diagnosed in William Curtis Park English elms, SCNA took

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action to prevent the spread of this disease by treating the elms with a preventative fungicide at a cost of approximately \$9,000 per treatment cycle. This action not only preserved trees and prevented the disease from spreading but saved Urban Forestry thousands of dollars in removal costs.

We believe trees are a big reason why Sacramento is such a fantastic city, and we strongly urge the City to incorporate the attached comments into the revised tree ordinance.

Very truly yours,

**SIERRA CURTIS
NEIGHBORHOOD ASSOCIATION**

By: 

Eric A. Johnson, President



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ORDINANCE NO.

Adopted by the Sacramento City Council

Date Adopted

AN ORDINANCE AMENDING SECTIONS 2.62.030 AND 8.04.100, REPEALING AND ADDING CHAPTER 12.56, AND REPEALING CHAPTERS 12.60 AND 12.64 OF THE SACRAMENTO CITY CODE, RELATING TO TREES

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

Section 2.62.030 of the Sacramento City Code is amended to read as follows:

2.62.030 Powers and duties of commission.

The powers and duties of the commission are:

- A. To provide recommendations and advice to the city council and the department of parks and recreation on policies, projects, and other matters pertaining to parks, recreation, trees, and human services affecting the City of Sacramento referred to the commission by the city council, the director of parks and recreation, the community, or members of the commission.
- B. To review and provide recommendations on the development and implementation of the parks and recreation master plan as an element of the city's general plan.
- C. To conduct public hearings and review complaints and other matters pertaining to parks and recreation issues, as requested by the director of parks and recreation or the city council.
- D. To conduct an annual workshop to review the department's annual operating budget and capital improvement plan.
- E. To meet with neighborhood associations and park user groups to discuss parks and recreation issues and needs.
- F. To encourage individuals, business, and citizens groups to contribute funds, property, and volunteer services for the development and operation of parks and recreation facilities.
- G. To hear appeals from decisions of the director of Public Works relating to tree maintenance and removal pursuant to Sections 12.56.060 of this code

SECTION 2.

Section 8.04.100 of the Sacramento City Code is amended to read as follows:

8.04.100 Generally.

It is unlawful and a misdemeanor and a public nuisance for any person owning, leasing, occupying, or having charge or possession of any premises in this city to maintain the premises in a manner that any one or more of the conditions or activities described in the following subsections are found to exist and allowed to continue:

A. The keeping, storage, depositing, or accumulation on the premises of any personal property within the view of persons on adjacent or nearby real property or the public right-of-way when the personal property constitutes visual blight, reduces the aesthetic appearance of the neighborhood, is offensive to the senses, or is detrimental to nearby property or property values. Personal property includes, but is not limited to, junk as defined in section 8.04.090, abandoned, wrecked, or dismantled automobiles, unseaworthy boats or vessels, automotive parts and equipment, appliances, furniture, containers, packing materials, scrap metal, wood, building materials, rubbish, and debris;

Wood and building materials being used, or to be used, for a project of repair or renovation and for which an active building permit is in existence may be stored for as long as is necessary to complete the project expeditiously. Upon expiration or cancellation of the permit, wood and building materials for the project must be immediately removed;

B. The keeping, storage, depositing, or accumulation of dirt, sand, gravel, concrete, or other similar materials that constitute visual blight, reduces the aesthetic appearance of the neighborhood, is offensive to the senses, or is detrimental to nearby property or property values;

C. The operation of a junk yard or automobile dismantling yard, except in an industrial zone pursuant to a conditional use permit;

D. Any abandoned drive-in enterprise;

E. Any dangerous, unsightly, or blighted condition that is detrimental to the health, safety, or welfare of the public;

F. Any condition in violation of the Sacramento City Building Code, set forth in title 15;

G. Any condition in violation of chapter 9.44 (animal care services law);

H. Any condition in violation of the Planning and Development Code set forth in title 17;

I. Any condition in violation of the fire prevention code, set forth in title 15;

Any condition in violation of chapter 5.152 (regulation of unattended donation boxes);

J. Any condition recognized in law or in equity as constituting a public nuisance;

K. The maintenance of the exterior of any vacant or unoccupied building or the interior of any such building that is readily visible from any public street or adjacent parcel of property in a state of unsightliness so as to constitute a blighted condition detrimental to the property values in the neighborhood or otherwise detrimental to the public welfare. Once proceedings have been commenced pursuant to this title to declare a building or property to be a public nuisance under this subsection, no such building or property shall be deemed to be in compliance with this title solely because the building or property thereafter becomes occupied;

L. Any unimproved real property that has become a dumping ground for litter, garbage, junk, debris, discarded vehicles, vehicle parts or vehicle hulks, and which real property has been subject to abatement action on one or more occasion by the city;

M. Any illegal activity occurring on the property that is detrimental to the life, health, safety, or welfare of the residents, neighbors, or public. For purposes of this chapter, illegal activity is defined as any violation of state or federal law, rules or regulations, or local ordinance;

N. Any condition in violation of chapter 8.132 (cultivation of medical marijuana); and

O. Any condition of trees on private property that constitutes a threat to the health, safety, or welfare of the residents, neighbors, or public.

SECTION 3.

Chapter 12.56 of the Sacramento City Code is repealed.

SECTION 4.

Chapter 12.56 is added to the Sacramento City Code to read as follows:

Chapter 12.56 TREE PLANTING, MAINTENANCE, AND CONSERVATION

12.56.010 Findings and purpose.

The city council finds that trees are a signature of the city and are an important element in promoting the well-being of the citizens of Sacramento. The city council finds that, when proper arboricultural practices are applied, trees enhance the natural scenic beauty of the city; increase oxygen levels; promote ecological balance; provide natural ventilation and air filtration; provide temperature and erosion controls; increase property values; and improve the quality of life. The city council also finds

and determines that it is in the public interest to protect and manage tree resources within the city in order to preserve and maintain the benefits that they provide to the community. The purpose of this chapter is to provide for the conservation of existing tree resources and to optimize tree canopy coverage throughout the city. ~~while recognizing individual rights to develop and make reasonable use of private property consistent with the general plan.~~ All city street trees and public trees are protected.

12.56.020 Definitions.

As used in this chapter, the following definitions shall apply:

“ANSI A300 standards” means the most current version of the American National Standard for Tree Care Operations-Tree, Shrub and Other Woody Plant Maintenance-Standard Practices.

“Arborist report” means a report prepared by a qualified arborist that may include, as determined by the director, information concerning the location of, condition of, and potential impacts of proposed development on one or more city street trees or private protected trees.

“City street tree” means any tree the trunk of which, when measured 4.5 feet above ground, is partially or completely located within a public right-of-way, including any street, road, sidewalk, park strip, mow strip, or alley.

“Director” means the director of the department of public works or the director’s designee.

“Minor pruning” means the removal of dead branches; or cutting of roots or branches less than two inches in diameter, measured at the location of the cut, from a city street tree or private protected tree in a cumulative amount of no more than 10 percent of a combination of the root system and tree crown within a twelve month period.

“Person” means and includes any individual, partnership, corporation or other private or public entity, except the city of Sacramento.

“Private protected tree” means:

1. A tree that is designated by city council resolution to have special historical value, special environmental value, or significant community benefit, and is located on private property;
2. Any native *Quercus lobata*, *Quercus douglasii*, *Quercus wislizenii*, *Quercus agrifolia*, *Aesculus californica*, or *Platanus racemosa*, that has a trunk diameter of 12 inches or more when measured 4.5 feet above ground, and is located on private property;

3. A tree that has a trunk diameter of 24 inches or more, when measured 4.5 feet above ground, located on private property that:

a. is an undeveloped lot; or

b. does not include any single unit or duplex dwellings; or

4. A tree that has a trunk diameter of 32 inches or more, when measured 4.5 feet above ground, located on private property that includes any single unit or duplex dwellings.

5. Any tree that has a trunk diameter of 12 inches or more measured 4.5 feet above ground in a riparian zone. The riparian zone is measured from the center line of the water course to thirty (30) feet beyond the high water line.

6. Criteria for Private Protected Trees

a. at least 60% of the canopy is live.

b. no more than 40% of the limbs are infested with mistletoe.

c. is free of structural root/root collar defects that would jeopardize the stability of the tree.

d. has structural defects that cannot be addressed by ANSI A300 standards for tree support systems.

e. whose root structure has physically been determined by a licensed structural engineer not to be causing damage to any main structure.

“Property owner” means the person listed as the owner of the property on the last equalized assessment roll provided that if the director has actual knowledge of a grant deed or other reliable evidence showing that a different person owns legal title to the property, “owner” also may include the different person.

“Public project” means the same as defined in section 3.60.010.

“Public tree” means and includes any tree on public property, excepting trees growing on a public street right-of-way.

“Public utility” means every pipeline corporation, gas corporation, electrical corporation, telephone corporation, telegraph corporation, water corporation, sewer system, and heat corporation, where the service is performed for or the commodity delivered to the public or any portion thereof.

“Qualified arborist” means a person who is certified as an arborist by the International Society of Arboriculture (ISA) with an active ISA certification number, a person who is a registered consulting arborist with the American Society of Consulting Arborists, or a person who has five or more years of demonstrable professional experience as an arborist and who agrees in writing to perform all work in compliance with ANSI A300 standard.

“Regulated work” means planting a city street tree, or any act that could adversely impact the health of a city street tree or private protected tree such as:

1. Removing a city street tree or private protected tree;
2. Pruning the branches or roots from a city street tree or private protected tree;
3. Affixing any signs, lights, or hardware to a city street tree;
4. Grading, clearing, excavating, adding fill soil, trenching, boring, compacting, or paving within the tree protection zone of a city street tree or private protected tree;
5. Placing or storing construction equipment or construction material within the tree protection zone of a city street tree or private protected tree;
6. Application of any harmful substance within the tree protection zone of a city street tree or private protected tree; or
7. Topping.

Regulated work does not include routine maintenance.

“Routine maintenance” means minor pruning; irrigation; mulch application, mowing or trimming grass or other ground cover close to a tree; application of fertilizer, insecticides, or herbicides in accordance with their label; or any other similar acts that promote the life, growth, or health of trees. Any procedure, technique, or practice that is expressly prohibited under the current ANSI A300 standards, including topping, is not routine maintenance.

“Topping” means a type of pruning that is not routine maintenance and involves the removal of tops of trees, or large branches or trunks from tops of trees, leaving large stubs or lateral branches that are too small to assume the role of a terminal leader.

“Tree permit” means a permit to conduct regulated work on or around a private protected tree or city street tree.

“Tree protection plan” means the plan submitted by the applicant and approved by the city to list the site conditions and treatments to guard city street trees and private protected trees during the construction and landscaping processes.

“Tree protection zone” means the area around a tree within the outermost circumference of the canopy or as set forth in a tree protection plan.

12.56.030 Inspection, maintenance, and removal by city.

A. The director may plant, inspect, perform regulated work on, or perform routine maintenance on city street trees.

B. No person shall interfere or cause any other person to interfere with any tree related work performed pursuant to this code by any city employee or any city contractor.

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C. Removal of city street trees and public trees.

Removal of city street trees. **and public trees**

1. If the director intends to remove a city street tree **or public tree**, the director shall post notice of the intent to remove the city street tree for ~~40~~ **30** days in a conspicuous place on or in proximity to the tree. **Tree removal is posted on urban forestry's website, and the local neighborhood association where the tree is located is notified.**
2. Within the ~~40~~ **30** day notice period, any person may file a written objection with the director requesting a meeting with the director with the meeting to occur within 30 days after filing the written objection.
3. The director shall provide a written decision on the objection within 10 days after the meeting. The director's decision ~~shall be final.~~ **may be appealed to the parks and recreation commission.**
4. This section does not apply:
 - a. if the director intends to remove a city street tree **or public tree** and the condition of the tree constitutes an imminently dangerous condition to the public health, safety or welfare as determined by the director in the director's sole discretion;
 - b. if the director intends to remove a city street tree **or public tree** and the tree is a threat to the health of other trees because of pests or disease as determined by the director in the director's sole discretion; or
 - c. if the removal of the city street tree or **public tree** is subject to the requirements of section 12.56.040.

12.56.040 Removal of city street trees/**public trees** - Public projects.

A. If the city proposes to remove city street trees or **public trees** that have a trunk diameter of four inches or more measured 4.5 feet above ground as part of a public project, the city project manager shall provide written justification to the director of the need to remove city street trees for the public project. The director shall review the written justification and if the director agrees with the written justification the director shall make a recommendation to ~~city council~~ **parks and recreation commission** to approve the request to remove the city street trees. The request for approval from ~~city council~~ **parks and recreation commission** may take place at any stage of the public project but the city shall obtain ~~council commission~~ approval prior to removing the city street trees. City street trees **or public trees** proposed to be removed as part of a public project with a diameter of less than four inches measured 4.5 feet above ground shall be removed as provided in section 12.56.030.C.

B. The director shall provide written notice of the proposal to remove city street trees **or public trees** as part of a public project by posting a notice of the time, date, and location of the ~~city council~~ **parks and recreation commission** meeting during which the ~~city council~~ parks and recreation commission is to decide whether or not to remove city street trees in a conspicuous place on or in proximity to the trees at least ~~10~~ **30** days prior to the city council meeting. **Tree removal is posted on urban forestry's website and local neighborhood association where tree is located is notified**

12.56.050 Tree Permits.

A. Applications.

1. Except as provided in sections 12.32.020 and 12.56.070.E, no person shall perform regulated work without a tree permit. Applications for a tree permit shall be in writing and shall be filed with the director upon forms provided by the city. The application shall include a statement detailing the nature and necessity for the proposed regulated work, the location of the proposed work, and signature of the applicant. The application shall be accompanied by an application fee in an amount established by resolution of the city council.

2. The director may require that the application be accompanied by:

- a. An arborist report;
- b. A site map indicating existing and proposed elevations, property lines, streets, easements, driveways, buildings and structures, building and structure setbacks, parking areas, existing and proposed land uses, and locations of all trees with identification numbers;
- c. A landscape or tree planting plan;
- d. A tree protection plan;
- e. Proof of compliance with any applicable California State License Board licensing requirements;
- f. Authorization of the property owner; and

g. Any other information the director determines to be necessary.

B. Issuance for private protected trees.

1. The director ~~shall~~ **may** issue tree permits for removal of private protected trees if the director finds:

- a. ~~That the tree must be removed to use the property for any use permitted as of right or by discretionary permit under the Planning and Development Code for the zoning district in which the property is located, and the use could not be made of the property unless the tree is removed;~~ **in the case of destruction or relocation, 1) that the private protected tree must be destroyed or relocated to use the property for any proposed use permitted as of right and that the use could not be made of the property unless the private protected tree is destroyed or relocated taking into account any modifications or revisions to the proposed use that would effectuate its basic project objectives and also preserve the protected tree;**

- b. That the condition of the tree with respect to disease, danger of falling, or interference with utility services, is such that the public health, safety, or welfare requires its destruction; or
- c. That **a licensed structural engineer provides physical evidence** the tree or its roots are causing, ~~or threatening to cause,~~ damage to any main structure on the property and there are no reasonable alternative means to mitigate the damage or threatened damage while minimizing the impact on the tree. Reasonable alternative means of mitigation include, but are not limited to, cutting tree roots, trimming the tree canopy, or installing a root barrier. Removing, relocating, or in any way altering any main structure on the property shall not be considered a reasonable alternative means of mitigation.

2. For all regulated work other than tree removal, the director shall issue tree permits if the director finds the regulated work is necessary:

- a. to preserve the private protected tree;
- b. to engage in construction activity on the property; or
- c. to eliminate a condition of a private protected tree that constitutes a threat to the health, safety, or welfare of the residents, neighbors, or public.

C. Issuance for city street trees.

1. The director ~~shall~~ **may** issue tree permits for regulated work on city street trees **or public trees** if the applicant establishes, to the director's satisfaction, that there is a need for the proposed work and any detriment to the city street tree population entailed by the proposed work is justified in the individual case. In making these determinations, the director shall consider any relevant factors, including, but not limited to:

- a. The health and structural condition of the tree;
- b. Whether the proposed regulated work conforms to current best management practices for the tree care industry;
- ~~c. The above and below ground space available for root and crown growth;~~
- d. The desirability of the species;
- e. Whether the proposed work would improve growing conditions of neighboring trees;
- f. The approximate age of the tree compared with the average life span for the species;
- g. Whether or not the tree is acting as a host for an organism that is ~~pathogenic~~ **fatal** to other trees;
- h. The need for the proposed work in order to develop property; and
- i. Whether there are reasonable means of accomplishing the applicant's goal with less impact to the tree.

2. The director may condition any permit issued for regulated work on a city street tree as the director determines to be necessary.

3. The director may **shall** require tree replacement, a fee in lieu thereof, or both, and **appraised value of the tree** as a condition of issuance of a permit to remove a city street tree. The tree replacement requirement and in lieu fee shall be established by resolution of the city council.

D. If the director denies the permit application, the director shall notify the applicant in writing. The applicant may appeal the director's decision to deny the permit application in accordance with the provisions of section 12.56.060. The director shall provide notice of appeal by the applicant by posting a notice in a conspicuous place on or in proximity to the tree, providing the time, date, and location of the appeal at least 10 days prior to any hearing on the appeal.

E. If the director issues a permit to remove a city street tree, **public tree**, or private protected tree, the director shall post notice of the permit issuance for ~~10~~ **30** days in a conspicuous place on or in proximity to the tree. **Tree removal is posted on urban forestry's website, and the local neighborhood association where the tree is located is notified.** Any person may appeal the decision to issue the permit in accordance with the provisions of section 12.56.060. A permit shall not be effective until expiration of the ~~10~~ **30** day notice period or final resolution of all appeals, whichever is later.

F. If the director issues a permit to remove a city street tree or **public tree which meets the health/structure criteria for a private protected tree the city shall be reimbursed for the appraised value of the tree [\$325. per trunk inch measured at 4.5 ft. above grade].** The removal work shall include removal of the tree stump and nearby roots to a depth of 18 inches, and filling of the hole with clean topsoil, unless waived by the director. If no replacement tree is required by the director, the permittee shall install lawn, groundcover, or paving to match the adjacent area. The permittee also shall repair any damage to the street, curb, or sidewalk caused by the tree's removal.

G. If the application for a tree permit is included with an application for a discretionary permit under Title 17, the tree permit shall be processed under the same notice, hearing, and appeal provisions applicable to the Title 17 discretionary permit.

H. If an application for a tree permit is denied, no tree permit application for the same regulated work shall be filed within one year after the date of final denial by the authority having final jurisdiction in the matter.

12.56.060 Appeals.

Any person aggrieved by the decision of the director under section 12.56.050 may appeal the decision to the ~~city council~~ parks and recreation commission in accordance with chapter 1.24 or appeal the

decision in accordance with section 12.56.050.G. For an appeal in accordance with chapter 1.24, the appellant must file a written notice of appeal with the city clerk within 10 days of the director's decision. ~~Any appeal shall be accompanied by an appeal fee in an amount established by resolution of the city council.~~

12.56.070 Maintenance responsibility and liability of property owner and public utilities.

A. A property owner shall be responsible for maintaining all private protected trees on the property owner's property.

B. The owner of any lot adjacent to a street or alley, at their own expense, shall keep private protected trees and any other private trees located on that lot trimmed, so that:

1. The tree provides a clearance of at least 14 feet above any street or alley;
2. The tree provides a clearance of at least eight feet above any sidewalk; and
3. The tree does not obstruct the view of any traffic sign or device for vehicle traffic in the direction controlled by that traffic sign or device.

C. The owner of any lot adjacent to a street shall maintain any unpaved portion of the adjacent public right of way. Maintenance includes irrigation of city street trees or other plantings, subject to federal, state and local government restrictions on water use, and keeping the unpaved areas free from weeds or any obstructions contrary to public safety.

D. The owner of any lot adjacent to a street, at their own expense, is responsible for removal of fallen leaves and other debris from city street trees.

E. Before any public utility installs or performs maintenance on any overhead wires or underground pipes or conduits that may cause injury to a city street tree or private protected tree, the utility shall obtain permission from the director. Public utilities shall not injure, cut, deface, prune, or scar any city street tree or private protected tree, including its roots, until its plans and procedures are approved by the director.

12.56.080 Violations.

A. In addition to any other remedy allowed by law, any person who violates any provision of this chapter is subject to criminal sanctions, civil actions, and administrative penalties under chapter 1.28.

B. Violations of this chapter are a public nuisance.

C. Any person who violates any provision of this chapter is liable for civil penalties of not less than \$250 or more than \$25,000 for each day the violation continues.

D. All remedies prescribed under this chapter are cumulative, and the election of one or more remedies does not bar the city from the pursuit of any other remedy for the purpose of enforcing this chapter.

12.56.090 Solar Shade Control Act.

The city is exempt from the provisions of the Solar Shade Control Act, chapter 12 (commencing with section 25980) of division 15 of the California Public Resources Code.

12.56.100 Liability.

Nothing in this chapter imposes any liability upon the city, or any of its officers, agents, or employees; nor relieves the owner or occupant of any private property from the duty to keep their private property, sidewalks, and adjacent public street right-of-way planting area in a safe, nonhazardous condition.

SECTION 5. Chapter 12.60 of the Sacramento City Code is ~~repealed~~ **amended**.

SECTION 6. Chapter 12.64 of the Sacramento City Code is repealed.

Add

12.56.110 Protection of trees.

A. No person shall remove, trim, prune, cut or otherwise perform any maintenance on any city street tree without first obtaining a permit from the director pursuant to Section 12.56.050 of this chapter.

B. No person shall interfere or cause any person to interfere with any tree related work being done pursuant to this chapter by any employee of the city or any person or firm doing work for the city.

C. No person shall injure or destroy any city street tree by any means, including, but not limited to, the following:

1. Constructing a concrete, asphalt, brick or gravel sidewalk, or otherwise filling up the ground area around any tree so as to shut off air, light or water from its roots, unless ordered or authorized to do so by the city.

2. Piling building material, equipment or other substance around any tree so as to injure the tree.

3. Pouring any deleterious matter on or around any tree or on the surrounding ground, lawn or sidewalk.

4. Posting any sign, poster, notice, or similar device on any tree, tree stake or guard, or by fastening any guy wire, cable, rope, nails, screws, or other device to any tree, tree stake or guard for any purpose other than supporting the tree.

5. Causing any fire or burning near or around any tree.

6. Cutting roots with a diameter of two inches or greater for sidewalk repair or any other purpose; provided, however, that roots with a diameter of two inches or greater may be cut if authorized in advance by the director.

7. No removal of limbs greater than 4-inches in diameter for temporary equipment clearance.

8. During new building or renovation construction City street trees shall be protected by the installation of 6 foot tall chain link fencing whose dimension shall be determined by the City Arborist and fence poles shall be set into the ground.

9 No trenching or grade changes within the dripline of the tree unless approved by City Arborist.

10. On native oaks on undeveloped sites no change in grade, by more than two feet grade elevations within 30 feet of the dripline area of a native oak.

D. The director of public works and the planning director shall notify the director of any applications for new subdivisions, curb, gutter, sidewalk, street light or driveway installations, or other proposed improvements which might require the removal of or cause injury to, any city street tree, or interfere with the fulfillment of the maintenance easement private street tree plantings.

Add 12.56.120 Parking Lot Shade Trees.

Per Title 17 Chapter 17.612.040 Tree shading requirements for parking lots.

Pruning/removal permits shall be required for all parking lot shade trees required under this section. Any required trees or other plantings that die or are improperly maintained shall be replaced with health specimens of similar species and size, provided that the replacement trees shall not be required to exceed 48 inch box size. Removal of trees that have caused damage to sidewalks or other infrastructure must be approved by the director and provided there are no alternative means to mitigate the damage or threatened damage while minimizing the impact on the tree. Alternative means of mitigation include root pruning, installing a root barrier, pruning the tree canopy, or altering the planter to accommodate the tree/roots.

Add 12.56.130 Trees on Commercial Properties.

All trees on commercial sites that were a condition of approval under Title 17 are protected trees and shall require permits for pruning and removal.

Add 12.56.140 Tree Planting

1. Develop a realistic, workable tree planting plan designed to establish and maintain an appropriate tree canopy based on standards recommended by American Forests: 15 % for commercial areas, 25% for urban residential, 60% for suburban, with a goal of 40% on average. 2. Prohibit the planting or cultivation of the following trees a) any cotton bearing cottonwood tree (Genus populous) except in riparian areas b) any boxelder tree (Acer negundo) 3 Native, drought tolerant tree species shall constitute 10% of street /public trees when planting new trees or replacing trees that have been removed.

4. A fee of \$300. shall be collected for every new subdivision lot and the City shall provide for the planting of trees within the park strip and those lots without park strips in the utility easement of any new

Add 12.56.150 Amendments/Changes to Chapter 12.56

Adding and/ or repealing any sections or Chapters of this code requires a 30 day notification process (posted on Urban Forestry website and notification to neighborhood associations)

