

**TREE CODE STANDARDS 11.50: Sites in IH, IG1, EX, CX, CS or CM zones are exempt**

Permit #: 18-177009/41 Site Area 4237/4244 <sup>#</sup> Zone R7g, h Permit Value: \_\_\_\_\_

**PRESERVATION STANDARDS 11.50.040:** Sites smaller than 5,000 square feet or with building coverage over 85% are exempt.

Are there Heritage Trees on the site? Y N  
 Heritage Trees are required to be preserved and no work can occur around them without a separate UF permit and on-site consultation with the tree inspectors.

Are any trees required to be preserved through a land use review condition of approval? Y N  
 Verified location of sewer/water lines outside RPZ Y N/A  
 Arborist report submitted? (if yes, see reverse) Y N

N/A

<b>Number of trees 12 inches or larger</b>	
<b>Trees excluded</b> <i>Dead, dying, diseased, and nuisance species per arborist report.</i>	
<b>Total number of trees required to be preserved</b> <i>Equal to number of trees 12 inches or larger subtracting trees excluded and dividing by three. All fractions rounded up. All trees 36 inches or greater must be preserved unless exempted by arborist.</i>	
<b>Trees compensated with payment in lieu of preservation</b> <i>In cases where more than one tree is proposed for removal in excess of that allowed by 11.50.040.C.1.a(1), the mitigation payment required to meet the 1/3 retention standard is based on the largest tree or trees proposed for removal.</i>	

Trees 12 inches or larger or special species* to be preserved			Preservation requirement		
Species	Diameter	RPZ Radius	T11	LU	Other

Number of root protection signs required? \_\_\_\_\_ (one sign for each individual root protection area)

**DENSITY STANDARDS 11.50.050:**

**Exemptions:** Project valuation less than NCU value, Demolition, SD and ZP permits, specified Plan Districts. Preserved trees and trees planted to meet Zoning Code or stormwater management requirements count toward tree density requirements if minimum planting areas are met.

(For Each)

	# of trees	Tree Density Achieved	Minimum Planting Area
Special species* trees preserved (< 6")	x 300 square feet		
Preserved trees 6" increment (diameter/6 per tree, round down)	x 500 square feet		
Small trees planted <span style="float: right;">2</span>	x 300 square feet	600	50 square feet 3 feet x 3 feet
Medium trees planted <span style="float: right;">4</span>	x 500 square feet	2000	75 square feet 5 feet x 5 feet
Large trees planted	x 1000 square feet		150 square feet 10 feet x 10 feet
\$450 Payment to Tree Fund	x 500 square feet		
<b>Total Required Tree Density (see Table 50-1, on reverse)</b>	<b>Required</b> 1696	<b>Proposed</b> 2,600	

\* Gary Oak (Quercus garryana), Pacific Madrone (Arbutus menziesii), Pacific Yew (Taxus brevifolia), Ponderosa Pine (Pinus ponderosa), Western Flowering Dogwood (Cornus nuttallii).

## REQUIRED MITIGATION PAYMENT

Size of Tree Removed (inches in diameter)	Required Mitigation
At least 12 and less than 20	\$1300
At least 20 and less than 36	\$2600
At least 36 or more	\$325/inch of trees removed

## TREE PLANTING REQUIREMENTS

Table 50-1 Determining Required Tree Area		
Development Type	Option A	Option B
One and Two Family Residential	40 percent of site or development impact area	Site area minus building coverage of existing and proposed development
Multi Dwelling Residential	20 percent of site or development impact area	
Commercial/Office/Retail/Mixed Use	15 percent of site or development impact area	
Industrial	10 percent of site or development impact area	
Institutional	25 percent of site or development impact area	
Other	25 percent of site or development impact area	

## GUIDELINES FOR ARBORIST REPORTS

An arborist report may be required of applicants for projects where the prescriptive tree protection method is not practicable or when changes to tree protection are proposed after development activity has occurred, as per 11.60.030. Reports must be submitted by an arborist, as defined in chapter 11.80.020.B.3: "a professional listed as a certified arborist by the International Society of Arboriculture [ISA] or a consulting arborist registered with the American Society of Consulting Arborists [ASCA]." You can find a certified arborist on the ISA and ASCA websites.

### ARBORIST REPORTS MUST INCLUDE:

1. Address or tax account number.
2. Arborist information
  - ISA or ASCA number
  - Contact information
  - Name and signature
3. Date and time of most recent assessment
4. Tree information
  - Specify the tree's species (taxonomic ID), size (DBH), condition, location, and extent of root cover
  - Describe the tree's tolerance to construction impact based on its species and health
  - Identify any prior impacts that have occurred within the root zone
5. IF DEVELOPMENT ONSITE HAS NOT YET BEGUN (see Performance Path Tree Protection Plans 11.60.030.C.2):
  - Explanation of why the prescriptive path (11.60.030.C.1) is not practicable
  - Detailed description of alternate tree protection measures, including remedial actions taken to mitigate negative impacts on the tree, if necessary
  - Description of alternate construction techniques and materials, if applicable
  - If tree protection measures require an arborist to be onsite:
    - Provide stages of construction arborist is to be onsite
    - Copy of the contract for onsite inspections and final report
    - Final arborist report verifying the viability of tree(s) provided prior to final inspection
6. IF DEVELOPMENT ACTIVITIES ONSITE HAVE ALREADY OCCURRED, AND CORRECTIONS ARE REQUIRED:
  - Description of how the tree has been impacted by the onsite development activity
  - Explanation of techniques and materials used to ensure continued viability of tree to be preserved
  - Description of the proposed tree protection measures to be implemented
7. ALL REPORTS must provide explanation of how/why proposed protection measures will allow for continued tree preservation, and be submitted with a site plan that follows requirements as per 11.50.070. Supporting documents, including photographs, are encouraged to be submitted with your report.