

Sec 107-376 – Development application requirements

- (a) An application for a building permit must:
- (1) Include a tree survey and protection plan of all existing trees on the property and 10 ft beyond the property line that are at least 12 inches in DBH. The plan must also identify the type, diameter, and species of each tree, indicate whether the tree is designated as a heritage tree, and show the full CRZ, 1/2 CRZ and 1/4 CRZ for each tree.
 - (2) Include a grading and tree protection plan for protecting all protected trees that are not approved for removal. The protection plan submitted for these trees must include actions necessary for the best chance of survival of these protected trees, including adequate watering before, during and after construction until a certificate of occupancy is granted.

Include on the tree survey /protection plan the following plan notes.

Before Construction Notes:

1. All trees shown on plan to be preserved shall be protected per Ord 101-256.
2. Tree protection shall be installed prior to start of any site work, including demolition or site preparation. Refer to Ord 101-256. Failure to provide tree protection before site work may result in a \$2,000 per day fine. A pre-construction meeting before site work to verify that tree protection complies with drawings and ordinances is recommended.
3. Fencing for tree protection shall be chain-link mesh with minimum height of 5 feet and shall be installed around or beyond the Critical Root Zone except as allowed by Ord. 101-256
4. Unfenced sections of the Critical Root Zone shall be covered with mulch at a minimum depth of 8 inches and a maximum depth of 12 inches per Ord. 101-256.
5. Where fencing is located 5 feet or less from trunk of a preserved tree, trunk wrapping shall be installed per Ord. 101-256.
6. Erosion and sedimentation controls shall be installed and maintained so as not to cause silt discharge off property per Ord. 101-250.

During Construction Notes:

1. Trees approved for removal shall be removed in a manner that maintains preservation criteria for trees that remain. Refer to Ord. 101-37.
2. Fencing may not be temporarily moved or removed during development without prior authorization. The fenced 1/2 Criteria Root Zone shall not be used for temporary fill including tool or material storage of any kind and shall be kept free of litter. Refer to Ord. 101-256.

3. Pruning shall be in compliance with current ANSI A300 standard for tree care per Ord. 101-256.
4. If the building official or the police department determines that there is a violation of this section, such building official or police officer may issue a ticket, citation or stop work. Additionally, the building official in collaboration with city arborist consultant shall determine the proper tree remedial action.
5. A violation of this section shall constitute a class C misdemeanor that, upon conviction, may result in a fine not exceeding \$2,000.00 per violation. Each day that such violation continues shall constitute a separate offense. Failure to install tree protection fencing before site work commences shall be a \$2,000 fine.

After construction Notes:

1. Tree protection shall be removed at the end of the project after all construction and final grading is complete, but before final inspection. Refer to Ord. 101-256.
 2. Landscape installation within the 1/4 CRZ of preserved trees, including irrigation, soil and plantings, shall comply with Ord. 101-256.
-
- (3) Demonstrate that the design will preserve the existing natural character of the landscape as to any protected tree not approved to be removed, and
 - (4) Include a tree removal permit application with required fees for review of each proposed removal of a protected tree.
-
- (b) The building official may not release or renew a building permit until a tree removal permit for each protected tree proposed to be removed has been submitted. While the tree removal permit and the building permit may be processed concurrently, the tree removal permit shall not be approved prior to approval of the building permit.