



Steering Committee Meeting

April 30, 2018

Review of Draft Protected Tree Ordinance

Prepared by:

Joe LaClair, Mike Schaller & Dan Krug

San Mateo County Planning and Building Department



Project Goal

Amend the County's significant and heritage tree removal ordinances, ~~and the Resource Management and Planned Agricultural District zoning ordinances~~ to improve management of individual trees and the tree canopy in the County, and to improve tree removal and trimming permit process, consistent with the County's General Plan.



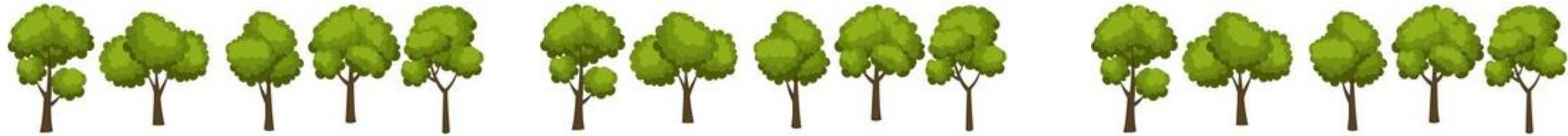
Steering Committee Goal

Collaborate with County staff by providing input and guidance that helps shape amendments to the County's ordinances governing tree protection and removal in urbanized areas, in a manner consistent with the County's General Plan.



Summary of Meetings

- September 29, 2016 - Project Scope
- November 17, 2016 – Geographic Policies, Trees and Development, Indigenous Tree Protection, Pruning
- January 26, 2017 - Exotic Trees, Rural Lands
- March 23, 2017 – Defensible Space, Arborist Reports
- May 25, 2017 – Replacement Planting, Off-site Replacement and In Lieu Fees
- July 28, 2017 - Summary of Findings Sent to Steering Committee
- April 30, 2018, Review and Comments on Draft Ordinance
- September 26, 2018, Review of Working Draft; Final Steering Committee Meeting



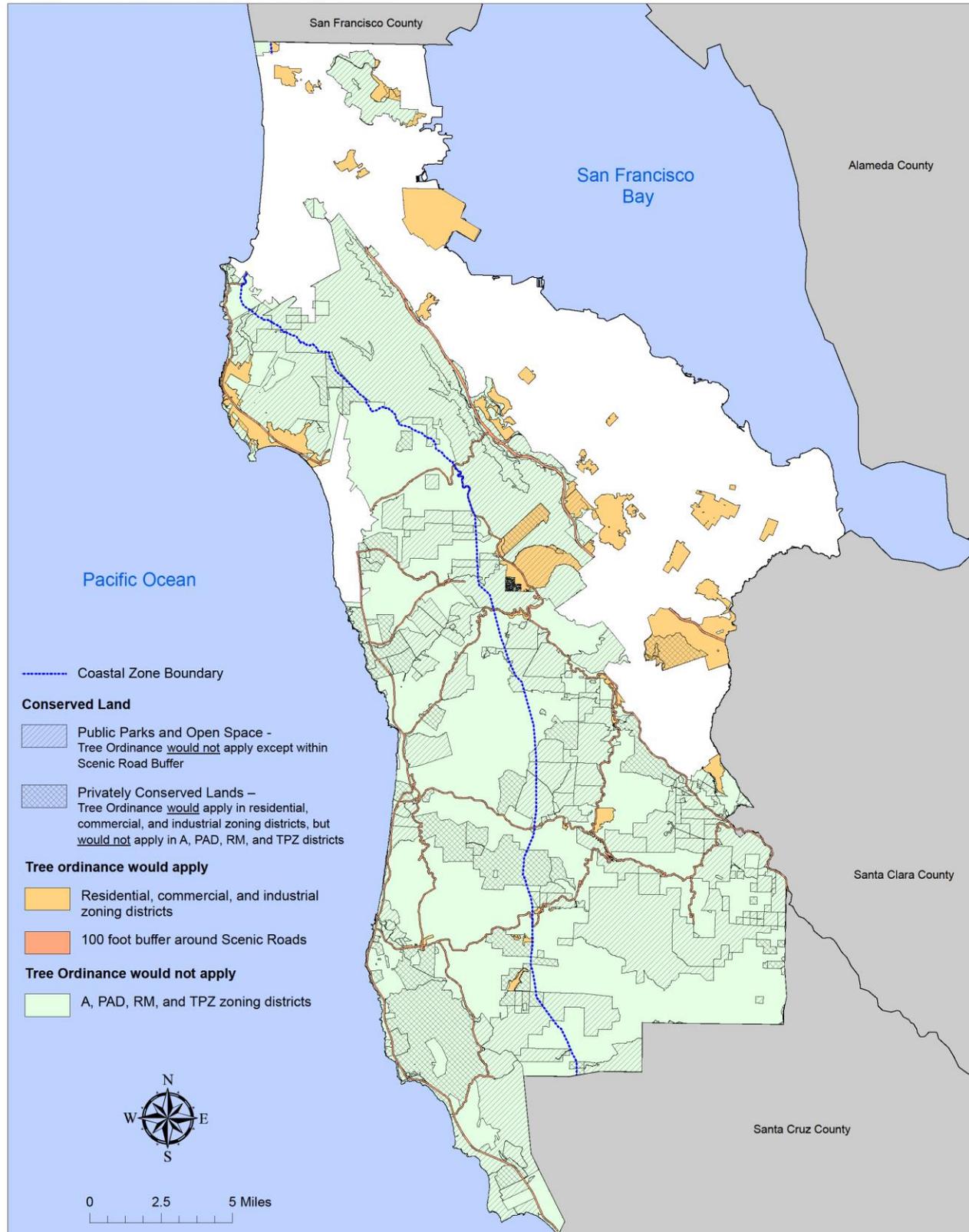


Meeting Purpose

Provide Reactions to Draft San Mateo County Protected Tree Ordinance for Urbanized Areas

Thank You!





- Urbanized Areas
- Scenic Corridors
- Urban Coastal RM/PAD lands
- Within 100 feet of Authorized Structures (RM/PAD/TPZ)



Highlights of Committee Feedback Incorporated in Draft Ordinance

Chapter 1 Findings, Purpose and Intent and

- Refinements, Clarifications to Findings, Purpose and Intent

Chapter 2 Definitions:

- Added, Deleted and Clarified Definitions: (crown reduction, ~~dying tree~~, emergency, hazard tree, root protection zone, target, tree protection zone, and urbanized area).
- Large Indigenous Tree Definition Added





Highlights of Committee Feedback Incorporated in Draft Ordinance



Chapter 3 Application and Permit Requirements:

- Clarified Exemptions for County Departments, PG&E, and Restoration Projects
- Increased Application Requirements for Construction and Grading
- Added Noticing Requirements (100 feet)



Highlights of Committee Feedback Incorporated in Draft Ordinance

Chapter 3 Application and Permit Requirements:

- Root-pruning standards and application requirements for Development, Grading
- Flexibility for replanting when Phytophthora is present
- Proposed In lieu fees





Highlights of Committee Feedback Incorporated in Draft Ordinance

Chapter 3 Findings, Purpose and Intent:

- Inspection Requirement 5 years Post Construction; Replacement or Remedial Measures if Needed
- Strengthened and Clarified Emergency Tree Removal Allowances/Requirements

Chapter 4 Inspections and Violations:

- Clarified Fines-Consistent with Prior Regulations



Image from: davesgarden.com



Highlights: Proposed Protected Tree Ordinance

Chapter 2 Definitions:

- Deleted Definitions: Basal Area, Large Indigenous Tree, Root Protection Zone and Significant Impact on a Property from Tree
- Added Scenic Corridor Definition
- Minor Modifications to Diameter for Multi-trunk Trees





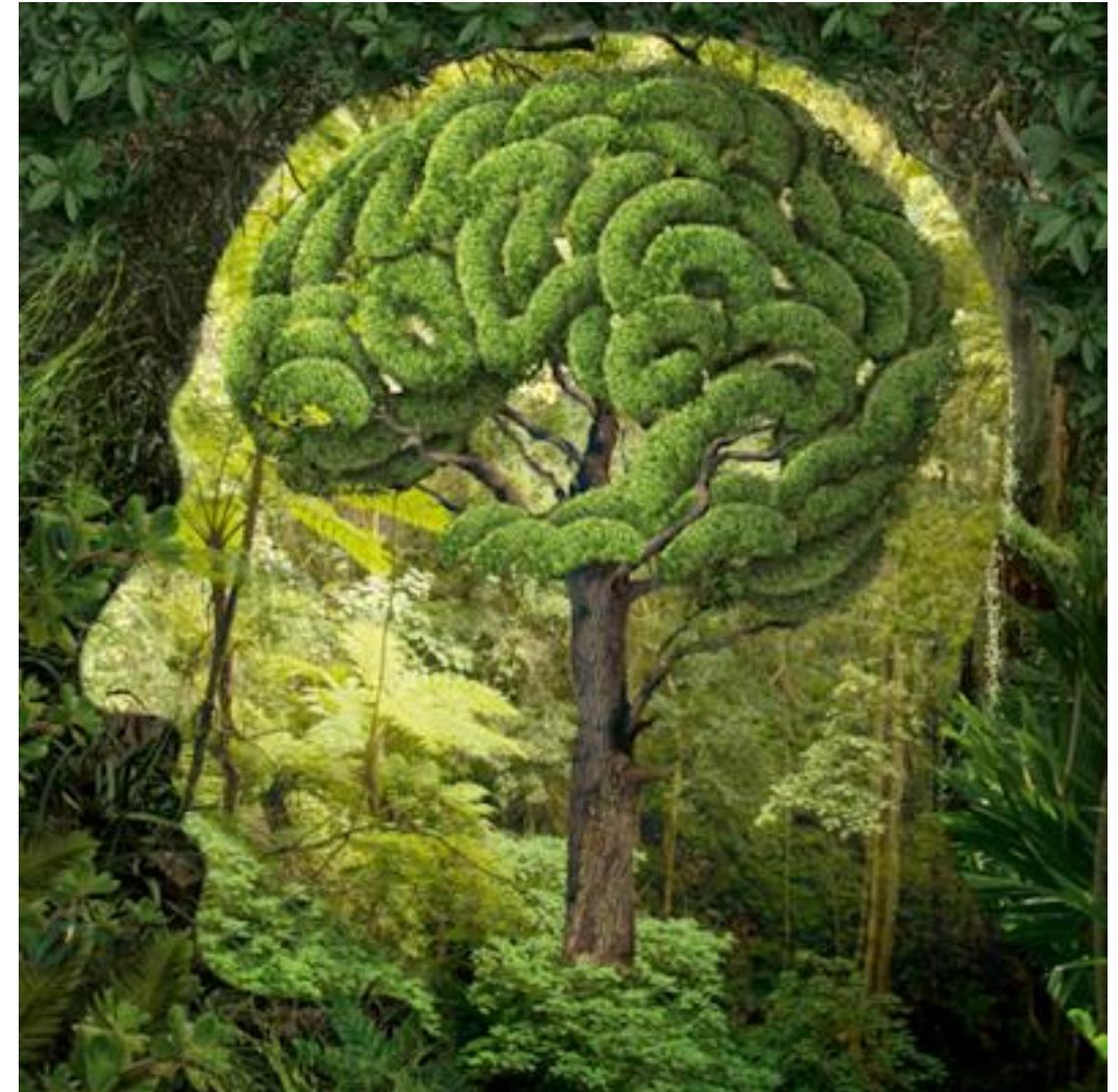
Highlights: Proposed Protected Tree Ordinance

Chapter 2 Protected Trees:

- Re-ordered types; Added Large Indigenous Tree Definition

Chapter 3 Permits, Exemptions, Applications

- Re-ordered RM/PAD/TPZ exemptions and Permit Requirements for Clarity





Highlights: Proposed Protected Tree Ordinance

Chapter 3 Permits, Exemptions, Applications Conditions of Approval, Posting, Emergencies and Appeals:

- Added Washingtonia and other Palms to Over-the-Counter Permit
- Re-ordered, Relocated and Edited Permit Application Requirements to Eliminate Redundancy
- Added After-the-Fact Application Policy





Highlights: Proposed Protected Tree Ordinance

Chapter 3 Permits, Exemptions, Applications Conditions of Approval, Posting, Emergencies and Appeals:

- Pruning Permits: Nest Assessment
- Strengthened Risk Assessment Requirements
- Prohibit Consulting Arborist from Removing Tree
- Removed some Policy Detail - Handouts





Highlights: Proposed Protected Tree Ordinance

Chapter 3 Permits, Exemptions, Applications Conditions of Approval, Posting, Emergencies and Appeals:

- Relocated, Clarified Level 3 Report Requirements
- Added ANSI 300 Planting Standard for Replacements
- Deleted Policy Allowing Front and Rear Yard Encroachments





Highlights: Proposed Protected Tree Ordinance

Chapter 3 Permits, Exemptions, Applications Conditions of Approval, Posting, Emergencies and Appeals:

- Re-ordered, Relocated Standards of Review Findings, Action on Permit, Conditions of Approval, MBTA, Pest Control and Landscaping Policies
- Clearer Standards of Review and Findings
- Refined Scenic Corridor Policy





Highlights: Proposed Protected Tree Ordinance

Chapter 3 Permits, Exemptions, Applications Conditions of Approval, Posting, Emergencies and Appeals:

- Added Policy Requiring Sections, Elevations, Equipment Details
- Migratory Bird Treaty Act compliance and Pest/Disease BMPs Refinements
- Tree Removal Best Practices





Highlights: Proposed Protected Tree Ordinance

Chapter 4: Inspections Violations:

- Double Fines for Unauthorized Large Indigenous Tree Removal, Consistent with Current Heritage Tree Policies

Chapter 5: Emergencies:

- Created Emergencies Chapter from relocated policies





??Clarifying Questions??





10 Minute Break



Tree Replacement





Tree Replacement Regulation

Current

12,023 (a) (12) [removed trees] will be replaced by plantings approved by the Community Development Director(CDD) or Design Review Administrator, unless specified conditions indicate otherwise.

- Outside RH/DR: replacement acceptable by CDD
- RH/DR: replace indigenous with 3 or more trees of same species
- RH/DR: replace exotic with 3 or more trees as determined by CDD

Proposed

One or more replacement trees designated by CDD using Tree canopy replacement standard.

- Indigenous trees replaced with same species unless site carrying capacity or presence of disease (Ex. SOD) restricts planting success.
- In Lieu fees will be charged if trees cannot be successfully installed onsite.



Tree Replacement Regulation

- Smaller caliper-size replacement trees with larger container/root volume recover faster.
 - Minimizes root recovery time after planting.
 - Box trees may be considered a better option for replacement depending on required tree caliper size.



Influencing Planting Success

Use a multi-stage replacement criteria.

- The ANSI Z160.1-2014 American Standard for Nursery Stock: Acceptable variation on tree size class per container volume.
- Require replacement to specify both replacement tree diameter and container size.
- Ex. 1 ¼” coast live oak may be installed using a 15 gallon container.
- Installation of larger caliper trees will require utilizing size appropriate container stock.
- Ex. Require installation of 1 ¾” valley oak using 36” box versus a 15 gallon container.

Table 1 – Container Class Volume Ranges			
Container Class	Container volume ranges		Box size equivalent
	Cubic inches min - max	Cubic Centimeters min - max	
#15	2768 – 3696	45376 - 60589	
#20	4520 - 5152	74096 - 84457	20 – inch box
#25	5775 – 6861	94669 - 112472	24 – inch box
#45	9356 - 11434	153317 - 187377	36 – inch box
#65	13514 - 16517	221456 - 246051	42 – inch box
#95/100	20790 - 25410	340686 - 416394	48 – inch box

Table 2 – Specifications for Type 1 shade trees						
[This portion of Table 3 ANSI Z60.1-2014 Nursery Standard tree container sizing for shade trees.]						
Specifications for field grown Type 1 shade trees shall include plant size, by caliper. Specifications for container grown Type 1 shade trees shall include plant size, by height, through 7-8’ size designation, and container class or box size equivalent. Thereafter, plant size specification shall be by caliper.						
Caliper/height specification	Average height range	Typical maximum height	Minimum root ball diameter	Minimum root ball depth	Acceptable container classes	Minimum acceptable in-ground fabric bag size (diameter)
1 in. / 7ft.	8 to 10 ft.	11 ft.	16 in.	10 3/8 in.	#7, #10, #15	10 in.
1 ¼ in.	8 to 10 ft.	12 ft.	18 in.	11 ¾ in.	#10, #15, #20	10 in.
1 ½ in.	10 to 12 ft.	14 ft.	20 in.	12 in.	#15, #20, #25	12 in.
1 ¾ in.	10 to 14 ft.	14 ft.	22 in.	13 1/8 in.	#15, #20, #25, #45	14 in.
2 in.	12 to 14 ft.	16 ft.	24 in.	14 3/8 in.	#20, #25, #45	16 in.
2 ½ in.	12 to 14 ft.	16 ft.	28 in.	17 in.	#25, #45, #65	18 in.



Influencing Planting Success cont.

- Tree replacements should only occur during the optimum timeframe for planting.
 - October-March.
- Tree replacements shall follow current landscape industry planting standards and include mulching and an appropriate irrigation schedule.
- All replacement trees are protected according to the proposed ordinance at the time of installation.
 - If a tree dies, it is subject to replacement at the owners expense.





Proposed Replacement Criteria

Replacement Requirements

In Lieu Fee Schedule

Table 3.1 - Tree Replacement Standard		
Canopy Size of Removed Tree ¹	Replacement Requirement ³	Single Family Residential Replacement Option ^{2,3}
10 feet to 25 feet	One 24-inch box trees	One 15 gallon trees
More than 25 feet to 40 feet	Two 24-inch box trees	Two 15 gallon trees
More than 40 feet and larger	three 24-inch box trees; or Two 36 inch box trees	Not Available

Table 3.2 - Tree Replacement In Lieu Fees		
Canopy Size of Removed Tree	In Lieu Fee Without Development	In Lieu Fee With Development
10 feet to 25 feet	\$900	\$1,500
More than 25 feet to 40 feet	\$1,500	\$2,000
More than 40 feet and larger	Appraised Value ¹	Appraised Value ¹



Siting Replacement Trees

- While most properties in the County will have adequate room for replacement tree planting some properties will have site conditions which preclude viable 1:1 replacement.
 - Aerial space for canopy growth
 - Existing or neighboring trees, solar access requirements,
 - Soil space for root growth.
 - Soil Constraints: development, geology.



Summary

- As with trees, each property within the County is unique and no two situations will be the same from location to location.
- Having robust tree protection standards will improve pre- and post-development requirements for tree protection and preservation.



Committee Comments and Questions



Next Steps

October:	Review with Staff and County Counsel
November	Prepare Negative Declaration
December	Planning Commission Workshop
January	Board of Supervisors First Reading
February	Board of Supervisors Second Reading
March	Submit to Coastal Commission



Thank you.

For more information about this project, please contact:

Joe LaClair 650-363-1865 jlaclair@smcgov.org

Mike Schaller 650-363-1849 mschaller@smcgov.org

Dan Krug 650 559-1371 dkrug@smcgov.org