

## RESOLUTION NO. 11832

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR OFF-SITE PARKING WITH A PARKING REDUCTION FOR THE SANTA ROSA AC HOTEL BY MARRIOTT - LOCATED AT 210 5<sup>TH</sup> STREET; APN: 010-071-012 AND 201 6<sup>TH</sup> STREET; APN: 010-086-008 AND 010-086-014 - FILE NUMBER CUP17-031

WHEREAS, an application was submitted requesting the approval of a Conditional Use Permit for off-site parking for the proposed AC Hotel, to be located 210 5<sup>th</sup> Street with a valet parking lot at 201 6<sup>th</sup> Street, also identified as Sonoma County Assessor's Parcel Number(s) 010-071-012, 010-086-008 and 010-086-014; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Planning Commission has considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing; and

NOW, THEREFORE, BE IT RESOLVED, that after consideration of the reports, documents, testimony, and other materials presented, and pursuant to City Code Section 20-52.050 (Conditional Use Permit), the Planning Commission of the City of Santa Rosa finds and determines:

- A. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code in that the Zoning Code allows off-site parking facilities in any zoning district provided that a Conditional Use Permit is approved, that the off-site parking is within the vicinity of the parcel being served, and that the parking is guaranteed through recordation of a covenant;
- B. The proposed use is consistent with the General Plan and any applicable specific plan in that the off-site parking program proposed will accommodate development that is consistent with the vision presented in the General Plan and allow design of the development to not be encumbered by the space needed for on-site parking;
- C. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity in that the proposed off-site parking lot is primarily surrounded by regional highway right-of-way to the north, east, and west, and parking facilities to the south and the proposed hotel development being served is specifically identified as a desired use in the Railroad Square plan area;
- D. The site is physically suitable for the type, density, and intensity of use being proposed,

including access, utilities, and the absence of physical constraints;

- E. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located in that the off-site parking lot will include security fencing, lighting, and landscaping and will be subject to Design Review;
- F. The Zoning Code sets a base parking requirement for new development in Railroad Square at 1 parking space per 500 square feet of floor area. The proposed hotel would create 77,000 square feet of floor area and therefore be prescribed to provide 154 off-street parking spaces. Pursuant to Zoning Code Section 20-36.050(C)(2), the review authority may grant a parking reduction as a condition of project approval. As supported by the Focused Evaluation of the AC Hotel Off-site Parking Lot, prepared by W-Trans and dated February 13, 2017, the number of parking spaces approved, a minimum of 124 off-street spaces, will be sufficient for its safe, convenient, and efficient operation of the use and will be compatible with neighboring properties; and
- G. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that the project in its entirety is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15183, in that the project is consistent with existing zoning and the Santa Rosa General Plan 2035, for which an environmental impact report (EIR) was certified and there are no project-specific impacts which are peculiar to the project or its site. The project is also consistent with the Downtown Station Area Specific Plan, for which an EIR was certified. Additionally, the project qualifies for a Class 32 exemption, per Section 15332, as it involves an infill development on a site of less than five acres, within City limits, substantially surrounded by urban uses, with no value as habitat for endangered, rare or threatened species, adequately served by necessary utilities and public services, and the project has no foreseeable significant adverse impacts. This finding is supported for the off-site parking program, in particular, by an arborist report, a biological assessment, a historic resources study, and traffic impact studies prepared for the hotel and the off-site parking facility.

BE IT FURTHER RESOLVED, that this Conditional Use Permit is subject to all applicable provisions of the Zoning Code, including Section 20-54.100 (Permit Revocation or Modification).

BE IT FURTHER RESOLVED that a Conditional Use Permit for off-site parking, is approved subject to each of the following conditions:

## **PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**

### **GENERAL:**

1. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit.
2. Compliance with Design Review Board/Cultural Heritage Board Resolution No. 17-946.
3. All work shall be done according to the final approved plans dated received April 24, 2017, as amended for changes to parking and landscape areas, subject to approval by the Director of Planning and Economic Development.
4. Design Review is required for the off-site parking lot proposed at 201 6<sup>th</sup> Street.

### **EXPIRATION AND EXTENSION:**

5. This Conditional Use Permit shall be valid for a two-year period. If construction has not begun or if an approved use has not commenced within two (2) years from date of approval, this approval shall automatically expire and shall be invalid unless an application for extension is filed prior to expiration.
6. If implemented within the initial approval period in accordance with all conditions of approval, this Conditional Use Permit shall be valid for the duration of use.

### **BUILDING DIVISION:**

7. Obtain a City demolition permit for the structures to be removed.
8. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
9. Obtain a building permit for the proposed project.

### **ENGINEERING DIVISION:**

10. Designer's engineer shall obtain the current City Design and Construction Standards and the Community Development Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements as related to this application unless specifically waived or altered by written variance by the City Engineer.

11. An Encroachment Permit must be obtained from Engineering Development Services of the Planning and Economic Development Department prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements.
12. Public Right of Way shall be dedicated to the City at the intersection of Davis Street and 6th Street to provide a 4-foot diagonal setback to the property corner. A 7.5-foot Public Utility Easement is required along the 6th Street and Davis Street frontages and shall be dedicated to the City prior to issuance of an Encroachment Permit. Legal description accompanied with plate shall be submitted with City Dedication Form for review and approval by the City Engineer with the Encroachment permit application.
13. The existing street light pole to be removed is to be relocated easterly of the new driveway location to provide a minimum 5-foot setback to the driveway apron.
14. The Developer's Engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Mitigation Plan Guidelines. Building Permit Application and Site Improvement Plans shall incorporate all SUSMP Best Management Practices (BMP's) and shall be accompanied by a Final Storm Water Mitigation Plan. The Final Storm Water Mitigation Plan shall address the storm water quality and quantity along with a maintenance agreement or comparable document to assure continuous maintenance of the SUSMP BMP's with maintenance schedule. All BMP details and improvements shall be privately owned and maintained by property owners.
15. Drainage flows and routes from offsite properties shall not be blocked by site improvements at the project boundary. Any off-site storm water drainage onto project shall be conveyed across the site in a separate bypass storm drain system, or shall be fully treated. Collection points along the boundary of the project shall convey storm water to the bypass system to separate treated and untreated storm water.
16. Private Storm drain system is to be connected to the public inlet from a private field inlet behind the sidewalk through a private storm drain pipe. Private storm drains through public right of way shall be minimum 15-inch diameter pipe.
17. The existing driveway curb cut shall be removed and replaced with new City Standard curb gutter and contiguous sidewalk conforming to existing line and grade. New parking lot access to 6<sup>th</sup> Street shall be through a City Standard 250A Commercial Curb Cut, 26 feet wide conforming to line and grade of existing improvements.
18. Driveway Security gate on 6<sup>th</sup> Street shall be provided with an electronic opener. Fence and Gates on 6<sup>th</sup> Street shall be located outside of the Public Utility Easement.

19. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on October 27, 2015. Plans shall be submitted with the Building Permit application. Submit the following with the above-mentioned plans: Maximum Applied Water Allowance form and Hydrozone Table form.
20. Any existing water or sewer services that will not be used must be abandoned at the main per City Standards under an encroachment permit. The existing meter must be collected by the City Meter Shop. Contractor is to coordinate through the City's Encroachment Officer for water meter removal and pick up by the City.

**PLANNING DIVISION:**

21. This approval includes a parking reduction for the Santa Rosa AC Hotel by Marriott proposed at 210 5<sup>th</sup> Street, APN 010-071-012. The hotel project in its entirety must provide a minimum of 124 off-street parking spaces.
22. This approval is contingent upon a recorded covenant, running with the land, guaranteeing that the 102 parking spaces will be maintained at the proposed parking lot at 201 6<sup>th</sup> Street exclusively for the use or activity of the proposed hotel development at 210 5<sup>th</sup> Street for the duration of the hotel development use.
23. The building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be the same as that approved by the Planning Commission. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.
24. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080),

25. **PROJECT DETAILS:**

- A. All project details shall be in accordance with the restrictions and limitations of the City Zoning and California Building Codes, as well as the City's Design Review Guidelines.
- B. All outdoor storage of materials or refuse bins/cans shall be maintained within a completely screened structure or area. The design of the screened structure or area shall be approved by the Planning Division prior to issuance of a building permit.

26. **TREE PRESERVATION:**

- A. Comply with all procedures and requirements of the City of Santa Rosa Tree Preservation Ordinance as codified through Chapter 17-24 of the City Code.

- B. Comply with the recommendations provided in the Arborist Report prepared by Horticultural Associates and dated April 16, 2017, attached hereto and incorporated here as Exhibit A.
- C. Tree Preservation notes and protection during construction notes shall be shown on the improvement plans and building plans. The tree driplines shall also be shown on each drawing with the attendant protection instructions.
- D. Prior to issuance of a grading or building permit for any clearing, excavation, construction, or other work on the site, a protection zone shall be established to protect natural vegetation and trees from construction activities. The following conditions and restrictions shall apply:
  - i. The zone shall encompass the "protected perimeter" which shall be either the root zone or other limit as established in this approval.
  - ii. The zone shall be delineated with a brightly colored construction fence. Such fences shall remain continuously in place for the duration of all work undertaken on the site.
  - iii. No storage or construction activities (including trenching, grading or filling) shall be permitted within the protected zone.
  - iv. No burning or use of equipment with an open flame shall occur near or within the protected perimeter.
  - v. All brush, earth, and other debris shall be removed in a manner which prevents injury to the protected trees and/or shrubs.
  - vi. No oil, gas, chemicals, or other substances that may be harmful to trees shall be stored or dumped within the protected perimeter or any other location from which substances might enter the perimeter of a protected tree.
- E. The contractor(s) shall be notified in writing by the developer of the "Protection Zone." Copies of the letter shall be provided to the Planning and Building Divisions prior to issuance of a building or grading permit for any site work.
- F. The protection zone delineated with the brightly colored construction fence shall be posted with signs which state "Tree/Vegetation Protection Zone -- No Construction or Storage Permitted."
- G. Irrigation systems and plant varieties which require regular watering shall not be permitted within the dripline of an Oak tree which is to be preserved.

- H. No concrete or asphalt paving or compaction of soil shall be permitted within the root zones of protected trees.
- I. Any special work, including mitigation, within the "Protection Zone" must be done under the supervision of a City approved certified arborist.

27. LANDSCAPING:

- A. All required landscaping and irrigation must be installed prior to occupancy per the approved final plans.
- B. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans, except where not required.
- C. All landscaping must be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials shall be replaced with healthy specimens as necessary.

28. SIGNING:

- A. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.
- B. Sign permit approval shall be obtained prior to application for a building permit.

29. NATURAL RESOURCES:

- A. Advisement. The applicant, its successors, heirs, assigns or transferees are advised in writing that this approval or permit prior to the start of any construction may be subject to certain other clearances, approvals, permits, or authorizations by state and/or federal agencies. The applicant shall acknowledge in writing receipt of the above advisement.
- B. Mitigation requirement. The City's approval or permit is valid only if the applicant, its successors, heirs, assigns or transferees, comply with the terms, conditions and mitigations set forth in any clearance, permit or approval except that any permit condition or mitigation that requires project redesign shall trigger a review by the City of Santa Rosa Director of Planning and Economic Development to determine if the project as redesigned is consistent with the original approval. A project that the City determines is not consistent with the City approval shall not be granted subsequent entitlements, such as approval of improvement plans and final maps, but excluding grading or building permits of any type. Such a project would have to be resubmitted to the City and reviewed by the City as a new project, including the submittal of a new application and fees.

- C. Power to stop work if violation occurs. Nothing in this approval shall prevent the City of Santa Rosa from exercising its power to stop work in instances where a violation of state or federal law is brought to the City's attention.
- D. No building or grading permit of any type shall be issued by the City until a required federal or state, as applicable, clearance or authorization, with or without conditions, has been filed with the City.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines this entitlement to use would not be granted but for the applicability and validity of each and every one of the above conditions and that if any one or more of the above said conditions are invalid, this entitlement to use would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 22nd day of June, 2017, by the following vote:

AYES: (5) Chair Cisco, Board Member Duggan, Board Member Groninga, Board Member Rumble and Board Member Weeks.

NOES: (1) Vice Chair Edmondson

ABSTAIN: (0)

ABSENT: (0)

APPROVED: \_\_\_\_\_  
Chair

ATTEST: \_\_\_\_\_  
Executive Secretary

Attachment:  
Exhibit A – Tree Preservation and Mitigation Report, prepared by Horticultural Associates and dated April 16, 2017



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# HORTICULTURAL

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## *Associates*

*Consultants in Horticulture and Arboriculture*

### TREE PRESERVATION AND MITIGATION REPORT (UPDATED)

SIXTH AND DAVIS STREET PARKING  
Santa Rosa, CA

**Prepared for:**

Mr. Jeff Blackman  
Fourth and Davis LLC  
5646 Milton Street, Suite 890  
Dallas, Texas 75206

**Prepared by:**

John C. Meserve  
Consulting Arborist and Horticulturist  
American Society of Consulting Arborists  
ISA Certified Arborist, WE #0478A  
ISA Tree Risk Assessment Qualified

APRIL 16, 2017

April 16, 2017

Mr. Jeff Blackman  
Fourth and Davis LLC  
5646 Milton Street, Suite 890  
Dallas, Texas 75206

Re: Updated *Tree Preservation and Mitigation Report*, Sixth and Davis Street Parking in Santa Rosa, California

Jeff,

Attached you will find our updated *Tree Preservation and Mitigation Report* for the above noted project site. We are updating the report based on design revisions that have been incorporated to preserve a greater number of trees. A total of 20 trees were evaluated for this report and this includes all trees greater than 4 inches in trunk diameter. Several trees were found growing off-site, but overhanging project property, and these were included in our study per the Santa Rosa Tree Ordinance.

Each tree in this report was documented and evaluated for species, trunk diameter, health, and structural condition. We have provided our evaluation of the impact expected from the development activities illustrated on the plans reviewed, and a recommendation is provided to preserve or remove each tree.

The *Tree Location Plan* shows the location and numbering sequence of all evaluated trees. Also included are *Tree Preservation Guidelines* as a general reference to working around trees.

This report is intended to be a basic inventory of trees present at this site, which includes a general review of tree health and structural condition. No in-depth evaluation has occurred, and assessment has included only external visual examination without probing, drilling, coring, root collar examination, root excavation, or dissecting any tree part. Failures, deficiencies, and problems may occur in these trees in the future, and this inventory in no way guarantees or provides a warranty for their condition.

#### EXISTING SITE CONDITION SUMMARY

The project site is currently empty except for a single structure that fronts onto Davis Street. The site is bordered by Davis Street, Sixth Street, and the adjacent CalTrans right-of-way.

#### EXISTING TREE SUMMARY

Native California species present are Coast Live Oak (*Quercus agrifolia*) and Box Elder (*Acer negundo*).

Native California species that are not endemic to the site include Coast Redwood (*Sequoia sempervirens*)

Non-native species include Wild Plum, Maple, Black Walnut, Glossy Privet, and Prickly Pear Cactus.

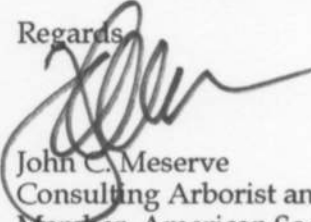
#### CONSTRUCTION IMPACT SUMMARY

Based on our review of the revised plans the following summary of impacts to trees is provided:

- (3) Removal is required based on the development plan.
- (3) Remove exempt species.
- (14) Preservation is possible.

Please feel free to contact me if you have questions regarding this report, or if further discussion about any tree issue is required.

Regards,

  
John C. Meserve  
Consulting Arborist and Horticulturist  
Member, American Society of Consulting Arborists  
ISA Certified Arborist, WE #0478A; Tree Risk Assessment Qualified



# TREE INVENTORY CHART

**TREE INVENTORY (UPDATED)**  
**Sixth and Davis Street Parking**  
**Santa Rosa, CA**

April 16, 2017

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Expected Impact	Recommendations
1	<i>Quercus agrifolia</i>	Coast Live Oak	15+18	40	25	4	3	2	1, 7, 8, 9, 12
2	<i>Quercus agrifolia</i>	Coast Live Oak	18+18	40	25	4	3	2	1, 7, 8, 9, 12
3	<i>Sequoia sempervirens</i>	Coast Redwood	13	50	12	4	3	1	1, 8, 12
4	<i>Sequoia sempervirens</i>	Coast Redwood	50	70	15	4	3	1	1, 7, 8, 9, 12
5	<i>Quercus agrifolia</i>	Coast Live Oak	12+14+14	40	20	4	3	3	1, 7, 8, 9, 12
6	<i>Quercus agrifolia</i>	Coast Live Oak	13	35	20	4	3	2-3	1, 7, 8, 9, 12
7	<i>Quercus agrifolia</i>	Coast Live Oak	12	30	20	4	3	2	1, 7, 8, 9, 11, 12
8	<i>Quercus agrifolia</i>	Coast Live Oak	36	45	35	4	3	1-2	1, 7, 8, 9, 12
9	<i>Quercus agrifolia</i>	Coast Live Oak	12	35	14	4	3	2	1, 7, 8, 9, 12
10	<i>Quercus agrifolia</i>	Coast Live Oak	6+8	20	12	4	3	2	1, 7, 8, 9, 12
11	<i>Quercus agrifolia</i>	Coast Live Oak	5+5+4	20	12	4	3	1-2	1, 7, 8, 9, 12
12	<i>Acer negundo</i>	Box Elder	6+5	18	10	4	3	1	1, 7, 8, 9, 12
13	<i>Quercus agrifolia</i>	Coast Live Oak	36	45	30	4	3	1-2	1, 7, 8, 9, 11, 12
14	<i>Quercus agrifolia</i>	Coast Live Oak	28	45	28	4	3	1-2	1, 7, 8, 9, 11
15	<i>Ligustrum lucidum</i>	Glossy Privet	6+5+4	18	12	4	3	1	6
16	<i>Juglans nigra</i>	Black Walnut	18+24	50	30	4	3	3	2

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P.O. Box 1261, Glen Ellen, CA 95442  
707.935.3911

TREE INVENTORY (UPDATED)  
Sixth and Davis Street Parking  
Santa Rosa, CA

April 16, 2017

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Expected Impact	Recommendations
17	<i>Prunus domestica</i>	Wild Plum	10+6+6+6	16	10	4	3	1	6
18	<i>Acer species</i>	Maple	20+16	40	21	4	3	3	2
19	<i>Sequoia sempervirens</i>	Coast Redwood	12	15	10	4	3	3	2
20	<i>Opuntia species</i>	Prickly Pear Cactus	14	14	8	4	3	3	6

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KEY TO TREE  
INVENTORY CHART

## KEY TO TREE INVENTORY CHART

### Tree Number

Each tree has been identified in the field with an aluminum tag and reference number. Tags are attached to the trunk at approximately eye level. The *Tree Location Plan* illustrates the location of each numbered tree.

### Species

Each tree has been identified by genus, species and common name. Many species have more than one common name.

### Trunk

Each trunk has been measured or estimated, in inches, to document its diameter, at 4.5 feet above adjacent grade. Trunk diameter is a good indicator of age, and is commonly used to determine mitigation replacement requirements.

### Height

Height is estimated in feet, using visual assessment.

### Radius

Radius is estimated in feet, using visual assessment. Since many canopies are asymmetrical, it is not uncommon for a radius estimate to be an average of the canopy size.

### Health

The following descriptions are used to rate the health of a tree. Trees with a rating of 4 or 5 are very good candidates for preservation and will tolerate more construction impacts than trees in poorer condition. Trees with a rating of 3 may or may not be good candidates for preservation, depending on the species and expected construction impacts. Trees with a rating of 1 or 2 are generally poor candidates for preservation.

- (5) Excellent - health and vigor are exceptional, no pest, disease, or distress symptoms.
- (4) Good - health and vigor are average, no significant or specific distress symptoms, no significant pest or disease.
- (3) Fair - health and vigor are somewhat compromised, distress is visible, pest or disease may be present and affecting health, problems are generally correctable.
- (2) Marginal - health and vigor are significantly compromised, distress is highly visible and present to the degree that survivability is in question.
- (1) Poor - decline has progressed beyond the point of being able to return to a healthy condition again. Long-term survival is not expected. This designation includes dead trees.



## **Structure**

The following descriptions are used to rate the structural integrity of a tree. Trees with a rating of 3 or 4 are generally stable, sound trees which do not require significant pruning, although cleaning, thinning, or raising the canopy might be desirable. Trees with a rating of 2 are generally poor candidates for preservation unless they are preserved well away from improvements or active use areas. Significant time and effort would be required to reconstruct the canopy and improve structural integrity. Trees with a rating of 1 are hazardous and should be removed.

- (4) Good structure - minor structural problems may be present which do not require corrective action.
- (3) Moderate structure - normal, typical structural issues which can be corrected with pruning.
- (2) Marginal structure - serious structural problems are present which may or may not be correctable with pruning, cabling, bracing, etc.
- (1) Poor structure - hazardous structural condition which cannot be effectively corrected with pruning or other measures, may require removal depending on location and the presence of targets.

## **Construction Impacts**

Considering the proximity of construction activities, type of activities, tree species, and tree condition - the following ratings are used to estimate the amount of impact on tree health and stability. Most trees will tolerate a (1) rating, many trees could tolerate a (2) rating with careful consideration and mitigation, but trees with a (3) rating are poor candidates for preservation.

- (3) A significant impact on long term tree integrity can be expected as a result of proposed development.
- (2) A moderate impact on long term tree integrity can be expected as a result of proposed development.
- (1) A minor impact on long term tree integrity can be expected as a result of proposed development.

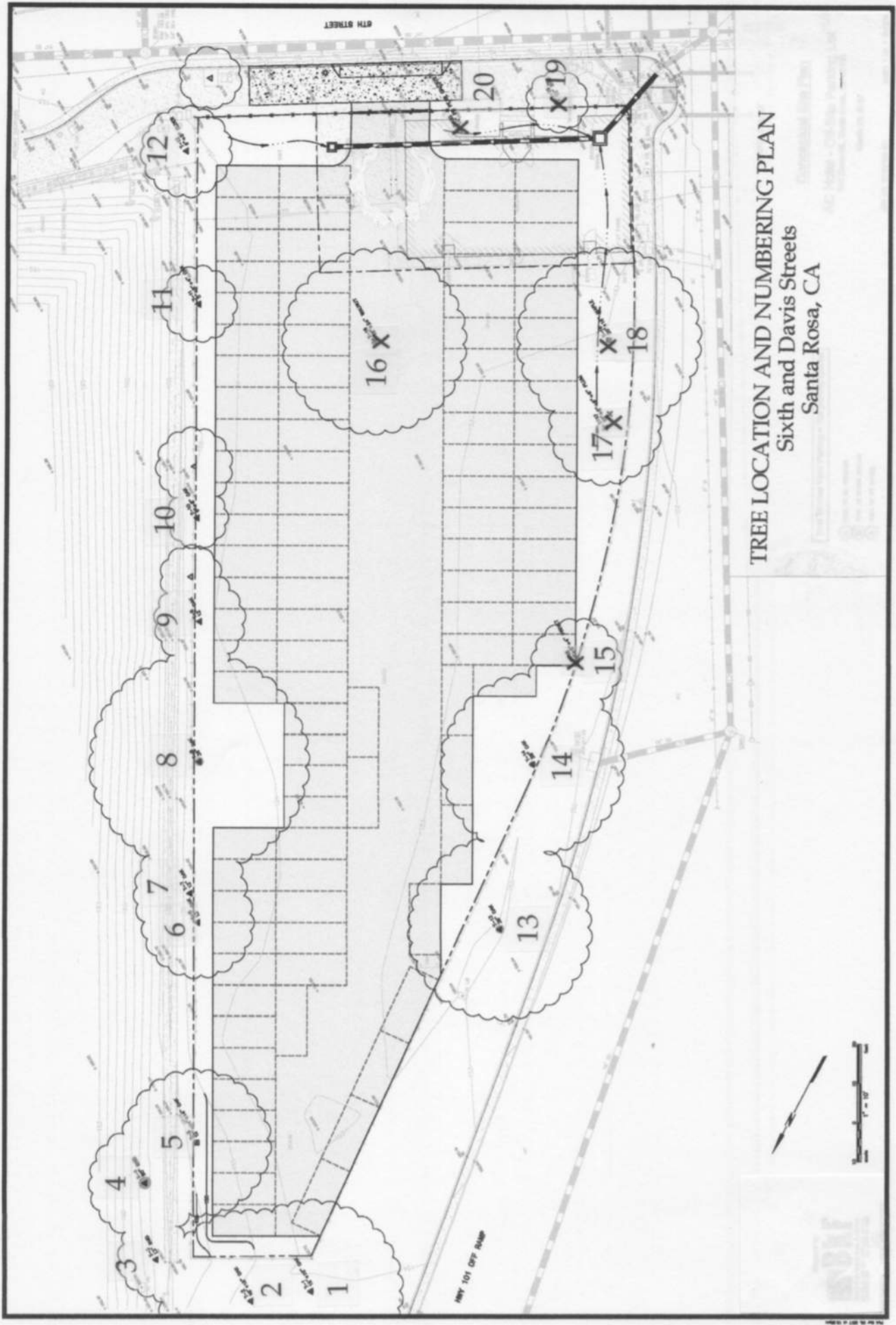
## **Recommendations**

Recommendations are provided for removal or preservation. For those being preserved, protection measures and mitigation procedures to offset impacts and improve tree health are provided.

- (1) Preservation appears to be possible.
- (2) Removal is required due to significant development impacts.
- (3) Removal is required due to poor health or hazardous structure.
- (4) Removal is required due to significant development impacts and poor existing condition.
- (5) Removal is recommended due to poor species characteristics.

- (6) Removal can occur because this is an exempt species.
- (7) In order for this tree to be preservable an aerated and non-compacted paving section must be used beneath the dripline, or, no paving must be used beneath the dripline. If either of these cannot be incorporated the tree is not expected to survive and should be removed. Provide detail for further review.
- (8) Install temporary protective fencing at the edge of the dripline, or edge of approved construction, prior to beginning grading or construction. Maintain fencing in place for duration of all construction activity in the area.
- (9) Maintain existing grade within the fenced portion of the dripline. Route drainage swales and all underground work outside the dripline.
- (10) Place a 4" layer of chipped bark mulch over the soil surface within the fenced dripline prior to installing temporary fencing. Maintain this layer of mulch throughout construction.
- (11) Prune to clean and raise the canopy for clearance, per International Society of Arboriculture pruning standards.
- (12) This appears to be an off-site tree, but it overhangs the project property and will impacted by project activities.

TREE LOCATION PLAN



TREE LOCATION AND NUMBERING PLAN  
 Sixth and Davis Streets  
 Santa Rosa, CA

DATE: 11/15/11  
 DRAWN BY: [illegible]  
 CHECKED BY: [illegible]

# TREE PRESERVATION GUIDELINES

## TREE PROTECTION GUIDELINES

FOR CONSTRUCTION AROUND PRESERVED TREES  
Sixth and Davis Street Parking  
Santa Rosa, CA

### TREE PROTECTION ZONE

The Tree Protection Zone is illustrated on the Improvement Plans and represents the area around each tree, or group of trees, which must be protected at all times with tree protection fencing. No encroachment into the Tree Protection Zone is allowed at any time without approval from the project arborist, and unauthorized entry may be subject to civil action and penalties.

The protected area beneath the canopy of each tree will be designated by the project arborist as the Tree Protection Zone at a location determined to be adequate to ensure long term tree viability and health. The Tree Protection Zone may not be consistent with the canopy dripline in many locations.

### TREE PROTECTION FENCING

Prior to initiating any construction activity on a construction project, including demolition, vegetation or approved tree removal, grubbing, or grading, temporary protective fencing shall be installed at each site tree or group of trees. Fencing shall be located at the edge of the Tree Protection Zone as specifically designated by the project arborist.

Fencing shall be minimum 4' height at all locations, and shall form a continuous barrier without entry points around all individual trees, or groups of trees. Barrier type fencing such as *Tensar* plastic fencing is recommended, but any fencing system that adequately prevents entry will be considered for approval by the project arborist. The use of post and cable fencing is not acceptable.

Fencing shall be installed in a professional manner using standard quality farm 'T' posts that are placed no more than 8 feet on center. Fencing shall be attached to each post at 5 locations with plastic electrical ties. Fencing shall be stretched tightly between posts in all locations. See fencing detail.

Fencing shall serve as a barrier to prevent encroachment of any type by construction activities including equipment, building materials, storage, outhouses, or personnel.

All encroachment into the fenced Tree Protection Zone must be approved in writing and supervised by the project arborist. Fencing relocation from original

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placement must also be approved in writing and be approved by the project arborist. Approved Tree Protection Zone encroachment may require additional mitigation or protection measures that will be determined by the project arborist at the time of the request.

Contractors and subcontractors shall direct all equipment and personnel to remain outside the fenced area at all times until project is complete, and shall instruct personnel and sub-contractors as to the purpose and importance of fencing and preservation. All contractors and subcontractors are notified by this specification that there will be no exceptions without prior written approval.

Fencing shall be upright and functional at all times prior to demolition and grading and through completion of construction in the specific area of protected trees. If the project is to occur in phases fencing may be removed as each phase is completed.

#### GRADING AND TRENCHING

Any construction activity that necessitates soil excavation in the vicinity of preserved trees shall be avoided where possible, or be appropriately mitigated under the guidance of the project arborist. All contractors must be aware at all times that specific protection measures are defined, and non-conformance may generate stop-work orders.

The designated Tree Protection Zone is defined around all site trees to be preserved. Fences protect the designated areas. No grading or trenching is to occur within this defined area unless so designated by the Improvement Plan, and where designated shall occur under the direct supervision of the project arborist.

Trenching should be routed around the Tree Protection Zone whenever possible. Where trenching has been designated within the Tree protection Zone, utilization of underground technology to bore, tunnel or excavate with high-pressure air or water will be specified. Hand digging will be generally discouraged unless site conditions restrict the use of alternate technology.

All roots greater than one inch in diameter shall be cleanly hand-cut as they are encountered in any trench or in any grading activity. The tearing of roots by equipment of any type shall not be allowed. Mitigation treatment of pruned roots shall be specified by the project arborist as determined by the degree of root pruning, location of root pruning, and potential exposure to desiccation. No pruning paints or sealants shall be used on cut roots.

Where significant roots are encountered mitigation measures such as supplemental irrigation and/or organic mulches may be specified by the project arborist to offset the reduction of root system capacity.

Retaining walls are effective at holding grade changes outside the area of the Tree Protection Zone and are recommended where necessary. Retaining walls shall be constructed in post and beam or drilled pier construction styles where they are necessary near or within the Tree Protection Zone.

Placement of fill soils is generally discouraged within the Tree Protection Zone, but in some approved locations may be approved to cover up to 30% of this area. The species and condition of the tree shall be considered, as well as site and soil conditions, and depth of fill. Retaining walls should be utilized to minimize the area of fill within the Tree Protection Zone. Type of fill soil and placement methods shall be specified by the project arborist.

Grade changes near or within the Tree Protection Zone shall be designed so that surface drainage will not be diverted toward or around the root crown in any manner. Grade shall drain away from root crown at a minimum of 2%. If grading toward the root collar is unavoidable, appropriate surface and/or subsurface drain facilities shall be installed so that water is effectively diverted away from root collar area.

Approved fill soils within the Tree Protection Zone may also be mitigated using aerated gravel layers as specified by the project arborist.

Tree roots will be expected to grow into areas of soil fill, and quality of imported soil shall be considered. Fill soil shall be site topsoil that closely matches that present within the root zone area. When import soil is utilized it must be the same or slightly coarser texture than existing site soil, should have a pH range comparable to site soils, and generally should have acceptable chemical properties for appropriate plant growth. A soil analysis is required prior to soil importation to evaluate import soil for these criteria.

Grade reduction within the designated Tree Protection Zones shall be generally discouraged, and where approved, shall be conducted only after careful consideration and coordination with the project arborist.

Foundations or footings of any type within the Tree Protection Zone shall be constructed using design techniques that eliminate the need for trenching into natural grade. These techniques might include drilled piers, grade beams, bridges, or cantilevered structures.



## TREE DAMAGE

Any form of tree damage which occurs during the demolition, grading, or construction process shall be evaluated by the project arborist. Specific mitigation measures will be developed to compensate for or correct the damage. Fines and penalties may also be levied.

Measures may include, but are not limited to, the following:

- pruning to remove damaged limbs or wood
- bark scoring to remove damaged bark and promote callous formation
- alleviation of compaction by lightly scarifying the soil surface
- installation of a specific mulching material
- supplemental irrigation during the growing season for up to 5 years
- treatment with specific amendments intended to promote health, vigor, or root growth
- vertical mulching or soil fracturing to promote root growth
- periodic post-construction monitoring at the developer's expense
- tree replacement, or payment of the established appraised value, if the damage is so severe that long term survival is not expected

## MULCHING

Trees will generally benefit from the application of a 4 inch layer of chipped bark mulch over the soil surface within the greater root zone area. Ideal mulch material is a chipped bark containing a wide range of particle sizes. Bark mulches composed of shredded redwood, bark screened for uniformity of size, or chipped lumber are not acceptable.

Chipped bark mulch may not originate from any tree infected with, or exhibiting symptoms of, Sudden Oak Death (SOD) due to the potential of infecting existing site trees.

## TREE PRUNING AND TREATMENTS

All recommendations for pruning or other treatments must be completed prior to acceptance of the project. It is strongly recommended that pruning be completed prior to the start of grading to facilitate optimum logistics and access.

All pruning shall be conducted in conformance with International Society of Arboriculture pruning standards, and all pruning must occur under the direct supervision of, an arborist certified by the International Society of Arboriculture.