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Section 17.24.010 Declaration of legislative intent and purpose.

The City Council finds and declares that trees contribute greatly to the health, safety and general welfare of all of the City's citizens and that the preservation and proper maintenance of trees is a matter of citywide concern. The City Council further finds and determines that it is necessary to enact regulations prohibiting unnecessary damage, removal, or destruction of trees.

The City Council recognizes and finds that trees provide great aesthetic benefits, offer windbreaks, provide summer shade, noise abatement, and privacy screening, erosion control, act as filters against airborne pollutants, release oxygen, are wildlife habitats, and prevent landslides through their root systems. All trees perform these functions for the property on which they are growing. Trees of significant size and maturity perform these functions for all persons living in their vicinity. Trees are key elements in a living system the boundaries of which do not conform to the arbitrary property lines of individual lots and parcels and upon which the continued health and welfare of this community depends. In addition, trees in the community and in a neighborhood provide a sense of identity and tradition and enhance property values.

The City Council further finds and declares that careless treatment and arbitrary removal of trees detracts from scenic beauty, causes erosion, increases risks of landslides, reduces property values, increases construction costs and drainage costs, and thereby further reduces the attractiveness of an area.

A purpose of the City Council in enacting the following regulations is to protect certain trees that are an essential part of the City's natural heritage, referred to in this chapter as heritage trees, wherever they may be growing in the City, while, at the same time, recognizing an individual property owner's right to utilize his or her land in a way that is otherwise allowed by law. (Ord. 2858 § 1 (part), 1990)

Section 17.24.019A Article II. Definitions

Section 17.24.020 Definitions.

For the purposes of this chapter, the following words and phrases shall have the meanings set forth in this section.

(A) "Accepted arboricultural standards" means those pruning standards approved in the publication "Pruning Standards" published by the International Society of Arboriculture, as the same now exists and may be revised from time to time.

(B) "Accepted arboricultural practices" means practices set forth as acceptable or better in current generally accepted textbooks on arboriculture and tree care and in current professional journals on arboriculture or university level publications on tree care.

(C) "Alter" means to take an action that could foreseeably diminish the health or vigor of a tree. "Alter" includes, but is not limited to, excessive or improper pruning of a tree, grade changes around or near a tree, excessive irrigation of a tree, and trenching in the root zone of a tree. "Alter" does not include: periodic trimming, shaping, thinning or pruning of a tree to preserve or protect its health, growth or appearance, in accordance with accepted arboricultural standards and practices; provided, however, that any, including root pruning of a heritage tree shall be done only by a certified tree worker, certified arborist, or with a certified arborist in attendance and supervising the entire process.

(D) "Certified arborist" means a person who has been tested by and is currently certified as an "arborist" by the International Society of Arboriculture or a person who, as determined by the director, is equally qualified in the field of arboriculture.

(E) "Certified tree worker" means a person who has been tested by and is currently certified as "tree worker" by the International Society of Arboriculture or a person who, as determined by the Director, is equally qualified in the field of arboriculture.

(F) "Circumference" means the circumference of a tree measured around the tree's outside bark four and one-half feet above the average natural ground level immediately surrounding the trunk of the tree.

(G) "Developed property in a R-1, R-1-6, R-1-7.5, R-1-9, PRD, or a R-1-PD zoning district" means a lot within one of these zones which is improved with a single-family dwelling and the lot, due to its size, is incapable of being further subdivided under the zoning regulations which are applicable to it. "Developed property in a R-1, R-1-6, R-1-7.5, R-1-9, PRD, or a R-1-PD zoning district" also means a lot within one of these zones which is improved with a single-family dwelling and which, due to its size, is technically capable of being further subdivided under the zoning regulations applicable to it, but which, due to the location of the dwelling on the lot, the size and condition of the dwelling, and the comparable size of the other developed lots within the neighborhood or other circumstances, such as the topography or shape of the lot, is unlikely, as determined by the director in writing, to be approved for further subdivision.

(H) “Director” means the director of the City’s Department of Community Development or a person or persons within that Department designated by the Director to perform any of the discretionary duties or responsibilities of the Director and are set forth in this chapter.

(I) “Director of Recreation and Parks” means the Director of the Recreation and Parks Department of the City or a person or persons within that department designated by the department’s director to perform any of the discretionary duties or responsibilities of the Director which are set forth in this chapter.

(J) “Diameter.” In each instance where the diameter of a tree is listed in this chapter, the listed diameter is a tree’s diameter measured four and one-half feet above the average natural ground level immediately surrounding the trunk of the tree and has been determined by dividing the tree’s listed circumference, as “circumference” is defined in this chapter, by the number 3.14. In any instance where the diameter of a tree is needed to interpret or implement any provision of this chapter, it shall be determined by dividing the tree’s actual “circumference,” as defined in this chapter, by the number 3.14.

(K) “Drip line” means an area of the ground delineated by the vertical projection of the outside periphery of the crown area of a tree down to the ground surface.

(L) “Heritage tree” means any of the following:

(1) A tree or grove of trees so designated by a resolution of the Planning Commission, upon nomination by the Director of Community Development or the Planning Commission and after the holding of a noticed public hearing, having a specific historical or cultural association or value due to its age, species, character, location, height and/or the circumstances of its planting or origin.

(2) Any of the following trees, native to the County, whether located on private or public property, which has a diameter or a circumference equal to or greater than that listed below:

Species/Common Name	Diameter	Circumference
I. Oak Family		
(a) Quercus lobata— valley oak	6"	19"
(b) Q. agrifolia—live oak	18	57
(c) Q. kelloggii—black oak	18	57
(d) Q. garryana—Oregon or white oak	18	57
(e) Q. chrysolepis—canyon oak	18	57
(f) Q. douglasii—blue oak	6	19
(g) Q. wislizenii—interior live oak	18	57
2. Sequoia sempervirens—redwood	24	75
3. Umbellularia californica—bay	24	75
4. Arbutus menziesii—madrone	12	38
5. Aesculus californica—buckeye	6	19
6. Pseudotsugas menziesii—douglas fir	24	75
7. Alnus oregona—red alder	18	57
8. Alnus rhombifolia—white alder	18	57
9. Acer macrophyllum—big leaf maple	24	75

(M) “Protected tree” means any tree, including a heritage tree, designated to be preserved on an approved development plan or as a condition of approval of a tentative map, a tentative parcel map, or other development approval issued by the City.

(1) When property is situated within the R-1, R-1-6, R-1-7.5, R-1-9, PRD, or R-1-PD zoning districts, a tree designated as a “protected tree” in connection with the approval of the property’s development shall lose that designation when the property has been improved or developed as described in subsection G of Section 17-24.020 and the dwelling on the property has been occupied as a residence.

(2) For all other properties, any tree situated thereon which has been designated as a “protected tree” shall retain that designation until the tree reaches a stage of growth to come within the definition of tree as set forth in subsection P of Section 17-24.020.

(N) "Root zone" means the area of ground around the trunk of a tree which includes the drip line and an additional 10 foot wide circular strip of ground around the outside of the drip line.

(O) "Street tree" means any tree having a single trunk circumference greater than six and one-quarter inches or a diameter greater than two inches, a height of more than six feet, and one half or more of its trunk is within a public right of way or within five feet of the paved portion of a City street or a public sidewalk.

(P) "Tree" means any woody plant having a single trunk circumference of twelve and one-half inches or more, or a diameter of four inches or more or a combination of multiple trunks having a total circumference of 25 1/4 inches or more, or a total diameter of eight inches or more.

(Q) "Person" means any individual, or group of individuals, any partnership or corporation, or any unincorporated association. "Person" includes the City.

(R) "Remove" means the cutting down of a tree or the relocation of a tree in a manner not in accordance with accepted arboricultural practices.

(S) "Relocate" means to relocate a tree from the place where it is growing and replanting it in another location in accordance with accepted arboricultural practices and with the intent and a reasonable expectation that it will survive and grow in the new location. (Ord. 2858 § 1 (part), 1990)

Section 17.24.029A Article III. Prohibitions

Section 17.24.030 Tree alteration, removal, relocation—Permit required.

No person shall alter, remove or relocate, or permit or cause the alteration, removal or relocation, of any tree, including any heritage, protected, or street tree, situated in the City, without a permit as provided in this chapter.

(A) The provisions of this section shall not apply to the following:

(1) The alteration, removal or relocation of a tree, except a protected or heritage tree, situated on "developed property in a R-1, R-1-6, R-1-7.5, R-1-9, PRD, and R-1-PD zoning district," unless the adopted policy statement for a particular PRD or R-1-PD zoning district states that a permit is required.

(2) The trimming or clearing of any tree's branches or roots from interfering (a) with the lines of any public utility, City water, sewer and storm drain lines and open storm drain channels and City streets, sidewalks, curbs and gutters when necessary for the proper maintenance of such facilities, or (b) with the maintenance of adequate lines of sight along City streets and entrances to such streets, including lines of sight to traffic control signs and signals, provided that accepted arboricultural practices are utilized in each instance.

(3) A removal or alteration of any tree necessitated by a hazardous or dangerous condition of, or caused by the tree, or a portion thereof, which requires immediate action to protect life or property. Such a tree, including a street, protected, or heritage tree, may be altered or removed by City personnel without a permit, or by the property owner with the prior written permission given by the head of any one of the following City departments: the Police Department, Fire Department, Public Works Department, Utilities Department, Recreation and Parks, Community Development, or City Manager. Decision making authority in such situations may be delegated to field personnel by the head of each such Department or by the City Manager.

(4) Trees, other than heritage trees, situated within City owned parks and other City owned or controlled places when altered, removed, or relocated by City employees or by contractors retained by the City.

(5) Exempt Trees. The following species of tree and any additional species, as determined by resolution of the City Council from time to time, are exempt from the provisions of this chapter (except for those that may exist as street trees) and a permit is not required for their alteration, removal or relocation: acacia, silver maple, poplar, ailanthus, hawthorn, fruitless mulberry, ligustrum, pyracantha, Monterey pine, Monterey cypress, and fruit and nut trees, except walnut trees which are not exempt. (Ord. 2858 § 1 (part), 1990)

Section 17.24.039A Article IV. Permits

Section 17.24.040 Permit category I—Tree alteration or removal or relocation permits—Application for property where no additional development is proposed.

(A) Any person desiring to alter, remove, or relocate any tree or a heritage tree which is situated on developed land for which a permit is required under the provisions of this chapter shall apply in writing to the director to do so. The application shall state the number and identify the location of each tree and heritage tree sought to be altered, removed, or relocated, shall contain a statement of the reason(s) the permit is requested, and shall contain such other pertinent information as the Director may require. The application may also include documentation of any type, including written recommendations from a certified arborist concerning the health, quality and desirability of alterna-

tives to the tree or trees in question. The necessity for the alteration, removal or relocation of each tree and heritage tree shall be demonstrated to the Director by the applicant.

(B) Upon receipt of an application, the Director shall make a determination as to the acceptability of the requested tree alteration, removal, or relocation based on the following considerations:

(1) The overall condition of the tree, including any diseases and pests that may be attacking it, the tree's age with respect to its projected lifespan, the area the tree would hit if it, or any substantial part of it, were to fall, its symmetry and aesthetics, its proximity to existing structures, and any interference it has caused with underground or overhead utility lines.

(2) The topography of land and the effect the tree alteration, removal, or relocation may have on possible erosion or soil retention problems or on increasing the flow or the diversion of surface waters.

(3) The number, species, size, and location of other existing trees in the area and the effect the requested action will have on shade areas, air pollution, historic values, scenic beauty, and the general welfare of the City.

(4) Whether the request is supported by good urban forestry practices and standards such as, but not limited to, the number of healthy trees that a given parcel of land will support.

(C) Prior to making a determination on the application, the director shall inspect the tree(s) sought to be altered, removed or relocated. The Director may also refer the application to another Department, Board, Commission or Committee of the City, as he deems appropriate, and may cause such additional investigation to be made which he deems necessary in order to make an informed decision on the application.

(D) If the Director approves an application to alter, remove, or relocate a tree, he shall issue a permit, subject to such conditions as he deems appropriate, which may include the planting of replacement trees, or moving the tree to a more suitable location on the site if such is economically feasible.

(E) A permit granted under the provisions of this section shall be valid for a period of 60 days from the date of issuance unless a longer period is stated in the permit. If the work authorized by the permit is not commenced prior to the expiration date, the permit shall become null and void. Once the work authorized by a permit is commenced, it shall be expeditiously pursued to completion. (Ord. 2858 § 1 (part), 1990)

Section 17.24.050 Permit category II—Tree alteration, removal or relocation on property proposed for development—Requirements.

(A) All development proposals and subdivision applications shall clearly designate all trees and heritage trees on the property by trunk location and an accurate outline of each tree's drip line and shall indicate those trees which are proposed to be altered, removed, or relocated and those trees proposed to be designated protected trees. The reasons for the proposed removal of any tree shall be stated in writing. The development plan or tentative subdivision map shall indicate the genus and species, the shape, the drip line and the trunk circumference of each tree and heritage tree. These tree delineations must also be shown on every page of the development and improvement plans where any work is proposed within the root zone of any tree. The owner of the property and the person in control of the proposed development shall protect and preserve each tree and heritage tree situated within the site of the proposed development during the period the application(s) for the proposed development is being considered by the City. The proposed development shall be designed so that:

(1) The proposed lots and/or improvements preserve and protect any heritage trees to the greatest extent possible.

(2) The road and lot grades protect heritage trees to the greatest extent possible and the existing grade shall be maintained within each such tree's root zone.

(B) If the proposed project is approved, the recordation of the final map or issuance of a grading permit or building permit for the project shall constitute a permit to alter, remove, or relocate any trees designated for alteration, removal, or relocation upon the project's approved plans. Any change in the trees to be altered, removed, or relocated as designated on the approved development plan or tentative map shall only be permitted upon the written approval of the Director or, when the Director determines that the proposed change may be substantial, by the Planning Commission.

(C) Tree Replacement Program. A person owning or controlling a development project shall be required to replace trees and heritage trees approved for removal as part of the approval of the project in accordance with subdivision 1; each protected tree removed or damaged shall be replaced in accordance with subdivision 2.

(1) For each six inches or fraction thereof of the diameter of a tree which was approved for removal, two trees of the same genus and species as the removed tree (or another species, if approved by the Director), each of a minimum 15-gallon container size, shall be planted on the project site, provided however, that an increased number of smaller size trees of the same genus and species may be planted if approved by the Director, or a fewer number of such trees of a larger size if approved by the Director.

(2) For each six inches or fraction thereof of the diameter of a tree which was not approved for removal, four trees of the same genus and species as the removed tree (or another species, if approved by the Director), each of a minimum 15-gallon container size, shall be planted on the project site, provided however, that an increased number of smaller size trees of the same genus and species may be planted if approved by the Director, or a fewer number of such trees of a larger size if approved by the Director.

(3) If the development site is inadequate in size to accommodate the replacement trees, the trees shall be planted on public property with the approval of the Director of the City's Recreation and Parks Department. Upon the request of the developer and the approval of the Director, the City may accept an in-lieu payment of \$100.00 per 15-gallon replacement tree on condition that all such payments shall be used for tree-related educational projects and/or planting programs of the City.

(D) Protected Trees. The following requirements shall apply to every person who develops any property upon which a protected tree is located:

(1) Before the start of any clearing, excavation, construction or other work on the site, every protected tree shall be securely fenced off at the "protected perimeter," which shall be either the root zone or other limit as may be established by the City. Such fences shall remain continuously in place for the duration of all work undertaken in connection with the development. The area so fenced off shall not be used as a storage area or altered or disturbed except as may be permitted under this subsection.

(2) If the proposed development, including any site work for the development, will encroach upon the protected perimeter of a protected tree, special measures shall be utilized, as approved by the Director or the Planning Commission, to allow the roots to obtain oxygen, water, and nutrients as needed. Any excavation, cutting, filling, or compaction of the existing ground surface within the protected perimeter, if authorized at all by the Director, shall be minimized and subject to such conditions as may be imposed by the Director. No significant change in existing ground level shall be made within the drip line of a protected tree. No burning or use of equipment with an open flame shall occur near or within the protected perimeter.

All brush, earth and other debris shall be removed in a manner which prevents injury to the protected tree.

(3) No oil, gas, chemicals or other substances that may be harmful to trees shall be stored or dumped within the protected perimeter of any protected tree, or at any other location on the site from which such substances might enter the perimeter of a protected tree. No construction materials shall be stored within the protected perimeter of a protected tree.

(4) Underground trenching for utilities shall avoid major support and absorbing tree roots of protected trees. If avoidance is impractical, tunnels shall be made below the roots. Trenches shall be consolidated to service as many units as possible. Trenching within the drip line of protected trees shall be avoided to the greatest extent possible and shall only be done under the at-site directions of a certified arborist.

(5) No concrete or asphalt paving shall be placed over the root zones of protected trees. No artificial irrigation shall occur within the root zone of oaks.

(6) No compaction of the soil within the root zone of protected trees shall occur.

(7) If the trees proposed to be removed can be economically relocated, the developer shall move the trees to a suitable location on the site shown on the approved plans. (Ord. 2858 § 1 (part), 1990)

Section 17.24.069A Article V. Street Trees

Section 17.24.070 Street trees and plantings on and adjacent to public streets and sidewalks.

(A) Resolution of Approved List of Street Trees. The City Council shall adopt by resolution a list of trees which may be planted within the planting strip adjacent to City streets or within five feet of the paved portion of a City street or a public sidewalk. A planting strip, as used in this section, is the open soil area that may exist between the curb and a sidewalk. The Council's list of permitted street trees may be amended from time to time by resolution and may also specify minimum distances that shall be maintained between the various kinds of trees listed.

(B) Prohibition on the Planting of Unapproved Trees and Certain Plants. Except as provided in Section 17-24.070(A), no trees shall be planted in a planting strip or within five feet of the paved portion of a City street or a public sidewalk. No other landscaping planted within a planting strip or within five feet of the paved portion of a City street, may exceed 24 inches in height, measured from the paved street grade. (Ord. 2858 § 1 (part), 1990)

Section 17.24.075 Street tree removal—Permit required—Conditions.

No tree growing within a planting strip or within any public right-of-way shall be removed or altered by or at

the instigation of the abutting property owner or anyone other than a duly authorized officer, agent or employee of the City, except upon issuance of a permit therefor by the Director of Recreation and Parks who may require, as a condition of permitting the removal or alteration of a tree, the posting of security for such work and the planting, at the expense of the permittee, of a tree to replace the one removed, which tree shall be selected from the list approved under Section 17-24.070(A), and planted with the spacing and in the manner approved in accordance with Section 17-24.070(A). The Director of the Recreation and Parks Department shall establish in writing a policy thereon and the Director of Recreation and Parks in issuing and denying permits and fixing conditions thereof under this chapter shall follow insofar as possible the written policy.

Section 17.24.080 Tree removal—Permit—Term.

A permit approved by the Director of Recreation and Parks under the provisions of this article shall be valid for a period of 60 days from its issuance unless a longer term is set forth in the permit. If the work to be done under the terms of the permit is not commenced prior to its expiration and thereafter expeditiously pursued, the permit shall become null and void.

Section 17.24.082 Appeals.

Any decision made by the Director of Recreation and Parks under this article may be appealed to the Planning Commission by an interested person within the time and in the manner set forth in Section 17-24.090.

Section 17.24.085 Trimming trees and hedges abutting side walks.

An owner or occupant of a lot shall keep all trees and hedges situated on the lot which abut upon or overhang a public sidewalk properly trimmed so that the same shall not interfere with the free use of the sidewalk. Such trimming shall not require a permit. (Ord. 2858 § I (part), 1990)

Section 17.24.089A Article VI. Appeals

Section 17.24.090 Appeals.

Any decision made by the Director under the provisions of this chapter may be appealed to the Planning Commission by any interested person. The appeal must be filed in writing with the secretary of the Planning Commission within 10 days of the decision. The written appeal shall state all facts and each ground upon which the appeal is based and shall be signed by the applicant. The Planning Commission shall hold a noticed public hearing before making a decision on the appeal. An appeal of the Planning Commission decision may be made to the City Council by any interested person by filing the appeal in writing with the City Clerk within 10 days of the Planning Commission's decision. (Ord. 2858 § I (part), 1990)

Section 17.24.099A Article VII. Enforcement

Section 17.24.100 Violation.

Every person who violates any provision of this chapter is guilty of a misdemeanor. (Ord. 3238 § 28 (d), 1996; Ord. 2858 § I (part), 1990)

Section 17.24.110 Criminal penalty for violation.

A violation of any provision of this chapter is an infraction punishable by (1) a fine not exceeding \$100.00 for the first violation; (2) a fine not exceeding \$200.00 for a second violation within one year; (3) a fine not exceeding \$500.00 for each additional violation occurring within one year. (Ord. 2858 § I (part), 1990)

Section 17.24.120 Injunctions.

In addition to all other actions and remedies, civil or penal, authorized by law, the City Attorney is authorized to file an action in court seeking injunctive relief to enjoin a violation of any provision of this chapter or to prevent a threatened violation of any provision of this chapter. The injunctive relief sought in any such action may be prohibitory, mandatory, or both. (Ord. 2858 § I (part), 1990)

Section 17.24.130 Replacement trees.

In lieu of prosecution under Section 17-24.110, any person who alters, removes, or relocates a tree, or who permits or causes to be altered, removed, or relocated any tree in violation of any provision of this chapter, may petition the Director for permission to replace each tree so altered, removed, or relocated, with four replacement trees of the same genus and species, each of a minimum 15-gallon container size, to be planted on the property on which the violation was committed. If approved by the City Attorney, the Director may grant the petition, with or without conditions, if he finds that the proposed replacement trees will substantially restore the property environmentally to a condition equal to its condition prior to the violation. Each such replacement tree shall be deemed and considered a “protected tree” under the provisions of this chapter. The conditions imposed by the Director may include requirements for security to insure the tree’s successful establishment and proper care for a stated period of time. The Director may also authorize the planting of a lesser number of larger trees or a larger number of small trees than specified in this section if he finds that either adjustment will be more beneficial to the permanency of all trees on the property. (Ord. 2858 § 1 (part), 1990)

Section 17.24.140 Violation—City approvals.

The owner or occupant of any property on which a violation of the provisions of this chapter was committed, if such violation was committed by the owner or a lawful occupant thereof, or committed with the permission or consent of either such person, shall be denied, for a period of two years from the date of the City’s discovery of such violation, any approval or permit which otherwise might have been issued by the City for the development or further improvement of such property. Prohibited approvals or permits shall include, but not be limited to, conditional use permits, variances, and building or demolition permits. The provisions of this section shall not apply to any approval or permit which is needed or required to maintain the health or safety of those occupying existing improvements on the property. If the violation has been established by the final judgment of a court, the Director shall, by appropriate notice to the owner of the property and the pertinent City departments and agencies, implement the provisions of this section. If an alleged violation of this chapter has not been the subject of a court proceeding, the Director, in his discretion, may hold a hearing on the alleged violation, giving the property owner reasonable advanced notice thereof and a summary of the facts which indicate a violation has occurred, which notice and summary shall meet any procedural due process requirements that are determined to be applicable. Following the hearing at which the owner shall be allowed to present testimony, argument and evidence and to refute the evidence presented by the City, the Director, based on the evidence presented at the hearing, shall determine in writing whether a violation of this chapter occurred on the property involved, and if so, whether it was committed by the property owner or a lawful occupant of the property, or with the permission or consent of either such person. A copy of the Director’s determination shall be immediately mailed or delivered to the property owner. If the Director determines such a violation was committed by the owner or such occupant or with the permission or consent of either, he shall implement the provisions of this section by notice as set forth above. Notice of a violation of a provision of this chapter may be recorded in the office of the County Recorder to implement the provisions of this section. (Ord. 2858 § 1 (part), 1990)

SANTA ROSA'S WATER EFFICIENT LANDSCAPE POLICY

Introduction: The Water Efficient Landscape Policy was adopted by Santa Rosa's City Council on December 22, 1993 in response to California's Government Code Section 65590 which requires local agencies to adopt water efficient landscape regulations. The Policy as adopted is shown below.

The Policy:

CITY OF SANTA ROSA
WATER EFFICIENT LANDSCAPE POLICY

Section I. Purpose

The purpose of this policy is to ensure efficient water use by establishing standards for landscape design appropriate to Santa Rosa's climate, soils, water resources, land use and resource planning.

Section II. Applicability

1. This policy applies to all new projects, public and private, with landscaping that require conditional use permit or design review by the City on or after July 1, 1993, and in the following categories: office, commercial, industrial and institutional landscaping; park and greenbelt landscaping; developer-installed landscaping in multiple-family residential and in common areas of single-family residential.
2. This policy does not apply to landscaping in private areas of single-family and multiple-family residential projects. However, residential projects are encouraged to use this policy as guidelines.
3. This policy does not apply to any landscape which is irrigated by reclaimed water.
4. This policy does not apply to any landscapes irrigated by private well water. However, these projects are encouraged to use this policy as guidelines.
5. This policy does not apply to registered historical sites.
6. This policy does not apply to ecological restoration projects that do not require permanent irrigation systems.
7. Parks, playgrounds, sports fields, golf courses, schools and cemeteries are exempt from the turf area limit of this policy. In these projects, turf will be allowed in all areas where functional need for turf is demonstrated. Every other requirement of this policy is applicable.

Section III. Definitions

For purposes of this Policy, the following definitions apply:

Drought resistant cool-season grass - Cool season grasses which can tolerate drought stress. These grasses usually require high-water-use irrigation scheduling to stay green and vital, but will survive under limited water. Examples: turf-type tall fescues e.g., “Medallion” and “Rebel”.

Functional need (for turf) - Turf planting which serves a functional or practical need rather than purely aesthetic purpose. Examples: athletic fields and pedestrian circulation areas.

High-water-use plantings - Annuals, container plantings, and plants recognized as highwater-use (e.g. Alder, Birch, Willow), or plants documented as having a plant factor greater than 0.6.

Hydrozone - A portion of a landscape having plants with similar water needs. Typically, a hydrozone is served by a valve or set of valves with the same type of irrigation hardware and schedule.

Irrigation circuit - A section of an irrigation system, including the piping and sprinkler heads or emitters, that is operated by a single remote control valve.

Low-water-use plants - Plants which are recognized as drought-resistant or low-water-use when established, or plants documented as having a plant factor less than or equal to 0.6.

Microclimate - A section of a landscaped site with unique climatic conditions that affect the amount of water plants within the area use. Examples of landscape microclimates include courtyards, tree understory areas, median islands.

Non-mechanically compacted soil - Soil which has not undergone engineered compaction procedures.

Organic amendment - Any fully organic material added to the soil to improve soil structure, and other physical properties of the soil. Examples: composted sawdust, redwood soil conditioner, compost, peat moss.

Overspray - Water which is discharged from an overhead irrigation system outside the desired planting area, especially water which wets adjacent hard surfaces, e.g., sidewalks, patios, streets.

Plant factor - A number which represents the portion of reference evapotranspiration used by a particular plant. For example: a shrub with a plant factor of 0.5 uses 50% of reference evapotranspiration; a tree with a plant factor of 1.2 uses 120% of reference evapotranspiration.

Porous mulch - A loose material which is applied to the soil surface to reduce evaporation and retard weed growth. Examples of acceptable mulches include: wood chips, decomposed granite, straw, compost.

Project's landscaped area - The parcel area less building, footprints, driveways, paved walks and patios, parking areas and undeveloped open space or designated natural areas. The project's landscaped area does include all areas under irrigation, water features and hardscape other than those noted above.

Project water saving techniques (to mitigate run-off from slopes) - Landscape design techniques which either allows irrigation to be applied at a rate close to the infiltration rate of the soil or which captures and recycles run-off.

Rain shut-off device - A device which automatically shuts the irrigation system off when a measurable amount of rain occurs.

Reference evapotranspiration - A standard calculation of the quantity of water transpired by a reference crop and evaporated from adjacent soil surfaces as measured by the California Irrigation Management Information System (CIMIS) of weather stations.

Registered historical sites - Sites which are registered as historically significant through either national, state, city or county registries.

Runoff - Water which is not absorbed by the soil to which it is applied and runs off onto other areas. Runoff usually occurs when water is applied at a rate greater than the infiltration rate of the soil, and is especially problematic on slopes and on heavy clay soils.

Water feature - Ornamental or functional body of water or fountain.

Section IV. Plant Selection, Water Features, and Use Limitation

1. Turf, high-water plantings (e.g. annuals, container plants) and water features (e.g., fountains, pools) shall all be considered high-water-uses and shall be limited to not more than 40% of the project's landscaped area if non-drought resistant coolseason grass is used, and to no more than 50% of the landscaped area if drought resistant cool-season grass or warm-season grass is used.
2. Plants selected in all other landscaped areas shall be well-suited to the climate, geology and topographic conditions of the site, and shall be low-water-use once established.
3. No turf or high-water-use plants shall be allowed on slopes exceeding 10%, or 25% where other project water saving techniques can compensate for the increased runoff, and where need for such slopes is demonstrated.
4. No turf shall be allowed in areas eight feet wide or less.

5. Plants having similar water use shall be grouped together in distinct hydrozones and shall be irrigated with separate irrigation circuits.
6. Recirculating water shall be used for all water features.

Section V. Soil Conditioning and Mulching

1. A minimum of one foot depth of non-mechanically compacted soil shall be available for water absorption and root growth in planted areas.
2. In areas with overhead irrigation, organic amendment shall be incorporated into the soil to a minimum depth of 6" at a minimum rate of 5 cubic yards per 1000 square feet, or per specific amendment recommendations from a soils laboratory report.
3. A minimum of a two inch layer of porous mulch shall be applied to all exposed soil surfaces of non-turf areas within the landscaped area. Non-porous material, such as plastic sheeting, shall not be placed under the mulch; porous landscape fabric is permitted.

Section VI. Irrigation

1. All planted landscaped areas shall be irrigated with automatic controllers with repeat start-time potential.
2. When the landscape contains more than one type of plant type (turf, ground cover, annual) or a variety of solar exposures, controllers shall have multiple program potential.
3. Separate irrigation circuits shall be provided for different plant types, irrigation methods, solar exposures, microclimates (e.g. understory, courtyard), slopes and soil types.
4. Pressure regulation shall be installed to effect correct operating pressure for each type of irrigation head or drip method.
5. Point application methods (drip, bubbler) shall be used where overhead irrigation would result in overspray, runoff, or non-uniform application.
6. Irrigation delivery systems shall be designed in such a manner that water does not run off or overspray onto adjacent pavement, sidewalks, structures or other nonlandscaped areas.
7. Sprinkler heads shall have precipitation rates matched within 20% of one another on each irrigation circuit.
8. Rain shut-off devices shall be installed on each irrigation controller.

-
9. Check valves shall be installed where elevation differential may cause low head drainage.

Section VII. Documentation for Compliance

The following documentation is to be presented to the City at each of the four steps of review defined below. This documentation is required for compliance with this policy.

STEP 1: PRELIMINARY DESIGN REVIEW

In a Preliminary Landscape Statement, briefly describe the planting and design actions that are intended to meet the requirements of this policy.

STEP 2: FINAL DESIGN REVIEW

The following shall be submitted with a design review application or with a conditional use permit application when involving design review:

- A. The landscape planting design plan that accurately and clearly identifies and depicts:
 - new and existing trees, shrubs, groundcovers, turf, and any other planting areas;
 - plants by botanical name and common name;
 - plant sizes and quantities;
 - property lines, new and existing building footprints, streets, driveways, sidewalks and other hardscape features;
 - pools, fountains, water features,
- B. A conceptual irrigation design plan or statement which describes irrigation methods and design actions that will be employed to meet the irrigation specifications of this policy.

STEP 3: BUILDING PERMIT/PLAN CHECK

The following shall be submitted with the building permit application:

- A. The planting design as submitted at step 2.
- B. The irrigation plan drawn at the same scale as the planting plan that accurately and clearly identifies and depicts:
 - irrigation system point of connection;
 - irrigation system components, e.g. controller, pipe, remote-control valves, sprinklers and other application devices, rain shut-off device, check valves, pressure regulating devices, backflow prevention devices.

- C. Where slopes exceed 10%, a grading plan drawn at the same scale as the planting plan that accurately and clearly identifies finished grades and spot elevations where contours exist within landscaped areas.
- D. The Certificate of Conformance, completed by the design professional, which substantiate compliance with all requirements of this policy.

STEP 4: COMPLETION OF INSTALLATION

Upon completion of installation of the landscape, the landscape design principal or owner shall submit to the City's Building Department a Certificate of Completion stating the project has been installed as designed, or with documentation of suitable substitutions.

Section VIII. Other Provisions

- 1. The Design Review Board will consider and may allow the substitution of design alternatives and innovation which may equally reduce water consumption for any of these requirements.
- 2. The Design Review Board will accept documentation methods, water allowance determination, and landscape and irrigation design requirements of the State of California Model Water Efficient Landscape Ordinance instead of sections 2-6 of these requirements where it can be demonstrated that the State procedure will more effectively address the design requirements of the project.

Section IX. Provisions for Appeal

- 1. The applicant or any affected person may appeal any final decision of staff to the Design Review Board, or a final decision of the Design Review Board to the City Council by filing a notice of appeal within ten working days of the date of action.
- 2. The hearing of the appeal shall be set for a time not later than thirty days after the date on which the appeal was filed.
- 3. The secretary of the Board or City Clerk shall give notice of the time and place of hearing an appeal by the Board or City Council, respectively, by mailing a copy of a notice by first class mail, postage prepaid, to the applicant, the appellant, and any other person who has filed a written request for such notice with the secretary or City Clerk. The form of notice of hearing appeal shall be as set forth in the Zoning Code.

Three Dimension Visual Depiction Requirement

Three Dimension Visual: Effective October 24, 2000, certain applications for new development within the City of Santa Rosa are required to include a ***three dimension Visual depiction.***

A three dimensional visual depiction is required for projects that involve hillside development or projects which abut uses of a different land use type or where visual impacts may be significant.

Locations or project types where visual impact may be significant include the following:

- Hillside sites or other prominent locations.
- Multiple family projects 50 units or larger.
- City entries.
- Any 3-story residential project.
- Sites along a scenic roadway.
- Industrial or commercial adjacent to residential.
- Other projects which may have a significant visual impact.

The three dimension visual depiction must illustrate how the completed project will look as seen from public areas. The three dimension visual depiction may be:

- A rendered perspective
- A photo-montage
- A computer generated simulation; or
- Any other technique which provides an accurate three dimension visual depiction of the proposed project in its selected location and context with enough detail to illustrate how the building will look when completed.

Views selected should help the Planning Commission, Design Review Board, interested citizens and staff understand how the future building will fit into the location selected. It is the responsible of the applicant to clearly demonstrate the acceptability of the project.

Please consult with the case planner to determine the specific requirement for your application. In most instances, required information will be limited to a three dimension visual depiction. Additional written analysis or design will not normally be necessary, but may be required if needed.

**TABLE C
MINIMUM PARKING AND AISLE DIMENSIONS**

Standard size automobile (minimum length 19 feet):

Width (feet)	Angle L (degrees)	D (feet)	A (feet)	N (feet)	P (feet)	OP (feet)	(feet)
9.0	30	18	17.5	12*	29.5	47	39.5
9.0	45	12.7	20	12*	32	51.5	45
9.0	60	10.4	21	15*	36	57	52.5
9.0	90	9.0	19	26	45	64	—
9.5	90	9.5	19	25	44	63	—
10.0	90	10.	19	23	42	61	—

Standard size automobiles, employee and long-term parking:

Angle (degrees)	Minimum width = 8.5 feet				Minimum length = 19 feet		
	L (feet)	D (feet)	A (feet)	N (feet)	P (feet)	OP (feet)	(feet)
30	17	17	12*	29	46	38.5	
45	12	19.5	12*	31.5	51	46	
60	9.8	21	16*	37	57.5	53.5	
90	8.5	19	27	46	65	65	

Compact automobiles:

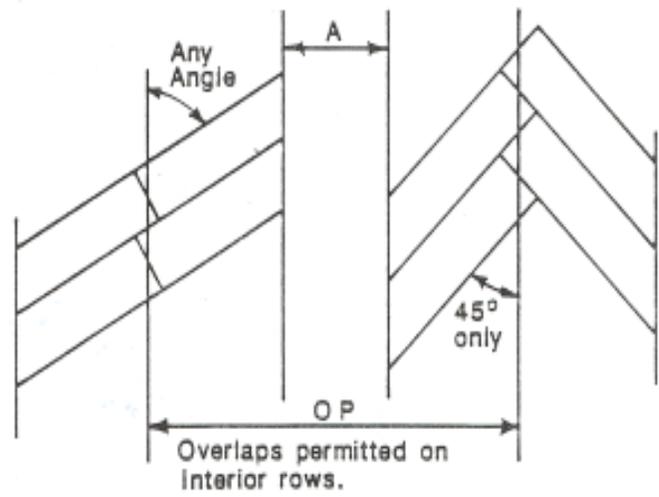
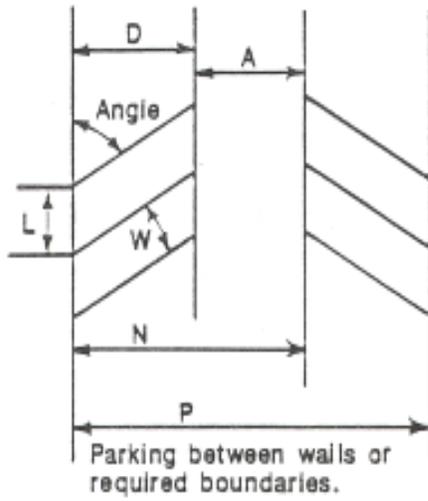
Angle (degrees)	Minimum width = 8 feet				Minimum length = 16 feet		
	L (feet)	D (feet)	A (feet)	N (feet)	P (feet)	OP (feet)	(feet)
30	16	15	12*	27	42	—	
45	11.7	17	12*	29	46	—	
60	9.5	18	12*	30	48	—	
90	8	16	23	39	55	—	

Parallel parking:	Automobile Type	Minimum Length	Minimum Width
	Standard	22 feet	8 feet
	Compact	19 feet	7 feet

* Only one-way aisles permitted

LEGEND:

Minimum driveway widths:
 one-way 12.0 feet
 two-way 19.0 feet



**SANTA ROSA FIRE DEPARTMENT
MEMORANDUM**

**VERY HIGH FIRE SEVERITY ZONE
BUILDING AND FIRE PROTECTION REQUIREMENTS**

STRUCTURE REQUIREMENTS:

- Roofs will be constructed of class 'A' roofing material
- Provide a 1/2" mesh screen or an approved spark arrester on stove pipes and chimneys of any heating appliance in which solid or liquid fuel is used.

INFRASTRUCTURE REQUIREMENTS:

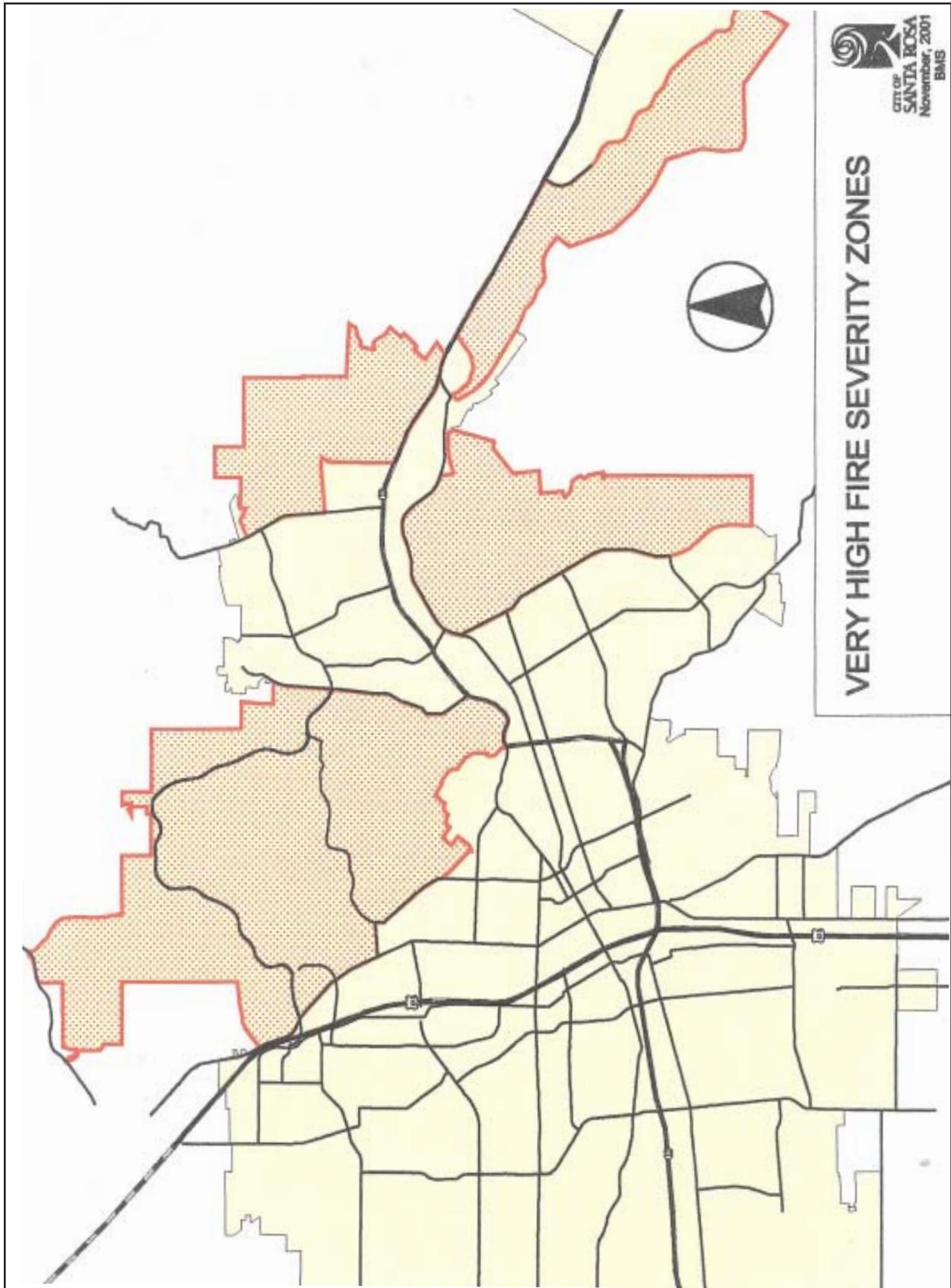
- The required fire flow is 2,500 gallons per minute for a duration of 3 hours.
- Fire hydrants will be spaced 300 feet apart and be within 150 feet of any building being protected. Each fire hydrant will be capable of discharging a minimum of 1,500 gallon per minute at 20 psi, when measured from the discharge port of the flowing hydrant.
- Fire access roads will be constructed to within 150 feet of all first floor walls of any structure.
- All fire Access roads shall have a minimum, unobstructed, width of 20 feet and a vertical clearance of 13.5 feet.
- Fire access roads shall not exceed a slope of 15%, with the exception of a point grade of 20%.
- Any fire access road longer than 150 feet will have an approved turnaround, installed in a location approved by the fire department.
- Any fire access road longer than 500 feet or serving more than 50 residential units (apartments or single family) will be provided a second means of ingress and egress, or an emergency vehicle access (EVA) approved by the fire department.

VEGETATION MANAGEMENT:

- All property owners will meet the requirements of the City of Santa Rosa Fire Department's Vegetation Management Program.
- New large subdivisions and/or building complexes will submit a vegetation management plan as part of their submittal to the Planning Department for Fire Department approval.

REFERENCE MATERIAL:

- Development Strategies in the Wildland/Urban Interface; published by the International Association of Fire Chiefs and Western Fire Chief's Association Urban-Wildland Interface Code - 1997 edition.
- 1999 Accumulative Supplement To The Uniform Fire Code and The Urban- Wildland Interface Code.



THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The **Standards for Rehabilitation** have been widely used by federal agencies in carrying out their historic preservation responsibilities. They have also been adopted by historic district and planning commissions across the country.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features.

The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

- Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.