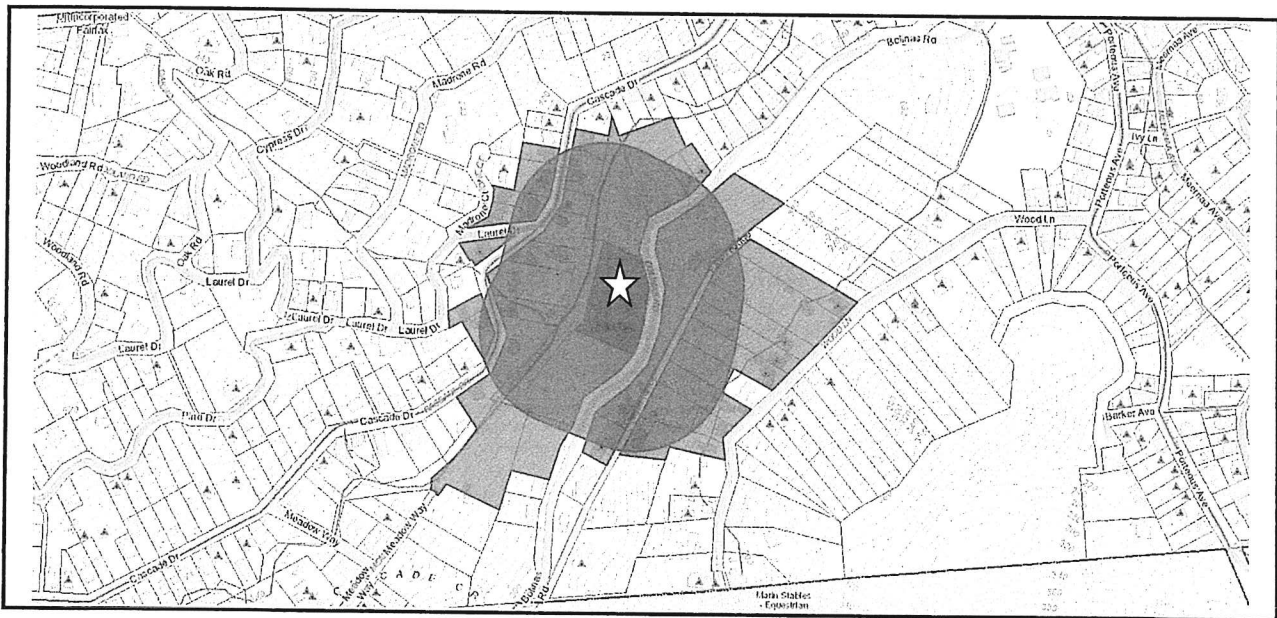


**TOWN OF FAIRFAX
STAFF REPORT**
Department of Planning and Building Services

TO: Planning Commission
DATE: May 20, 2021
FROM: Linda Neal, Principal Planner
LOCATION: 500 Bolinas Road; APN # 002-051-03
PROJECT: Reconstruction/expansion of existing wrap around deck
ACTION: Use Permit and Tree Removal Application; Application # 21-08
APPLICANT: Brian Farnsworth, Architect
OWNER: Linda Anderson/Jamie Taylor
CEQA STATUS: Categorical exemption, § 15301(e)(1)



500 BOLINAS ROAD

PROJECT DESCRIPTION

The project encompasses reconstruction and expansion of a wrap-around deck surrounding the existing single-family residence. The proposed project includes construction of a multi-level stairway that will connect the upper deck with a proposed lower-level deck that provides access to the concrete walkway running along the front of the house (underneath the upper-level deck). A second stairway providing access to grade from the upper deck is proposed on the south side of the deck. Also proposed adjacent to the first-floor walkway is a second front retaining wall to create a protected storage space.

BACKGROUND

The 49,105 square-foot site slopes steeply down from Bolinas Road at an average rate of 72% and is developed with a 2,560 square-foot, three bedroom, two and half bathroom, single-family residence with a wrap around deck that was constructed in 1992. On March 12, 1990, the Town Council approved on appeal a Hill Area Residential Development (HRD) permit, a Front-yard Setback Variance, and an Encroachment permit along with a Driveway Width Exception for the development.

DISCUSSION

The project will include demolition of the existing 1,763 square-foot, second story, wrap around deck including the expanded portion supporting the hot tub on the south side of the residence. The deck will be replaced with a 725 square-foot larger deck totaling 2,488 square-feet, that will include an access stairway on the north side between the residence and the parking deck. The stairway will connect with a new 56 square-foot deck that will provide access to the stairway leading down to grade for site maintenance purposes and to the existing concrete walkway that runs along the east (front) side of the residence, underneath the existing upper deck which extends to the front property line (approved with a setback variance by the Town Council in 1990 - see above background). The project includes construction of a new retaining wall and storage cabinets underneath the upper deck area, out of the required six-foot, front-yard, setback, and maintaining a six- and one-half foot setback from the front property line.

The deck re-design decreases the width of the rear deck from 8 feet to 6½ feet and provides most of the new deck area on the south side of the structure where it will be screened from the view of the nearest residence to the south, at 560 Bolinas Road (roughly 300 feet away), by existing tree cover. The nearest house to the north, at 458 Bolinas Road, is roughly 290 feet away from the project site.

The project complies with the regulations for the Residential Single-family RS 6 Zone as follows:

	Front Setback	Rear Setback	Combined Front/rear Setback	Side Setbacks	Combined Side Setbacks	FAR	Coverage	Height
Required/ Permitted	6 ft.	12 ft.	35 ft.	5 ft. & 5 ft.	20 ft.	.40	.35	35 ft., 3 stories
Existing	0 ft.	124 ft.	124 ft.	94 ft. & 6 ft.	100 ft.	.05	.03	
Proposed	No change	No change	No change	No change	No change	No change	No change	No change

The front portion of the proposed deck extend two feet into the required six-foot front setback, but this is permitted by Town Code § 17.044.070(A)(2). The portions of the deck that will be rebuilt in the front setback were allowed with a front setback variance granted prior to the construction of the original house in 1992.

Staff was unable to find any other structures in the immediate Bolinas Road area that had decks as large as the one proposed on this property. The west facing deck along the rear of the building is the portion that will be the most visible to residences across the valley on Pine Drive. The rear deck is being reduced in size by roughly 232 square-feet. The reduction is made possible by reducing the width of the proposed deck to 6½ feet deep while the existing deck is 8 feet deep. Most of the new deck area is located on the south and east side of the structure with the southern portion of the proposed deck being screened by trees and the eastern portion of the expanded deck located between the house and Bolinas Road, below the roadbed elevation where it will not be very visible.

Trees

Construction of the deck will require the removal of 16 trees – ten oaks, four bays and two buckeyes. Ten of the trees are being removed because they will interfere with the deck construction and the other six are being removed because their removal was recommended by the project arborist due to their poor health or due to their being non-fire-resistant species. The Fairfax Tree Committee reviewed the tree removal permit and voted unanimously to recommend that the Planning Commission approve the requested tree removal permit subject to the ten oak trees being replaced somewhere on the site with fire resistant trees.

The Tree Committee letter of action, arborist report and tree removal plan are attached to this staff report as Attachment C.

To further minimize the apparent size of the deck, staff has included a condition that five of the 10 replacement trees shall be 15-gallon specimens planted immediately downslope of the expanded deck area south of the house to help screen the deck from the view of residences across the valley. The landscaping plan shall be subject to the approval of the Planning Director prior to issuance of the project building permit.

Excavation/Fill

The construction will result in the excavation of only 29 cubic yards of material and the project is therefore not subject to Planning Commission approval of an excavation permit (Town Code § 12.20.080 requires Planning Commission approval of an excavation permit for project resulting the excavation/fill of more than 100 cubic yards of material).

Design

Twelve light fixtures will be mounted on the walls of the structure, to light the new deck at various locations with a light on either side of each existing door. The fixtures proposed for installation are dark sky compliant (see light detail on page A14 of the plan set, "Slant, LED outdoor sconce). The project also includes installation of 12 "in-deck" light fixtures around

the south and east portions of the deck. The number of lights proposed is excessive. Staff has included a condition in the resolution of approval that the total number of light fixtures shall be reduced as follows: All exterior door entrances with two wall-mounted lights shall be reduced to one.

To minimize the glare off the glass guardrail deck panels and limit the potential impact of light spillage from the in-deck lighting on residences on Pine Drive across the valley to the west, staff has included the following conditions in the resolution recommending approval of the project:

1. The glass guardrail panels must be of a non-reflective material; and
2. All exterior fixtures must be dark sky compliant (fully shielded and emit no light above the horizontal plane with no sag or drop lenses, side light panels or uplight panels) and the lighting plan shall be submitted with the building permit application and be approved by the Planning Department prior to issuance of the project building permit. The lighting shall not emit direct offsite illumination and shall be the minimum necessary for safety.

Other Agencies/Departments Comments/Conditions

No agencies or Town Department had any comments or conditions for the proposed project.

RECOMMENDATION

Conduct the public hearing.

Move to approve application # 21-08 by adopting attached Resolution No. 2021-10 which sets forth the project findings and conditions for project approval.

ATTACHMENTS

- Attachment A – Resolution No. 2021-10
- Attachment B – Tree Committee recommendation
- Attachment C - Applicant's supplemental information
- Attachment D – Vicinity Map

RESOLUTION NO. 2021-10

A Resolution of the Fairfax Planning Commission Approving an Application for a Conditional Use Permit to Replace/Construct a 2,488 Square-foot Wrap Around Deck on the Existing Single-family Residence at 500 Bolinas Road

WHEREAS, the Town of Fairfax has received an application from Brian Farnsworth to replace and expand by 725 square-feet, the wrap around deck on the existing single-family residence at 500 Bolinas Road, including stairways on the north and south sides to access a lower access pathway and the rear and side yards of the property at 500 Bolinas Road on August 4, 2020; and

WHEREAS, the Planning Commission held a duly noticed Public Hearing on May 20, 2021, at which the Planning Commission determined that the project complies with the Town Code provisions regulating development within the Residential Single-family RS 6 Zone; and

WHEREAS, based on the plans and other documentary evidence in the record, the Planning Commission has determined that the applicant has met the burden of proof required to support the findings necessary to approve the requested Conditional Use Permit; and

WHEREAS, the Commission has made the following findings:

General Plan Compliance

The project is consistent with the following 2010-2030 Fairfax General Plan Policies:

Policy LU-1.2.3: New and renewed development shall be designed and located so as to minimize the visual mass. The Town will require exterior materials and colors that blend the exterior appearance of structures with the surrounding natural landscape, allowing for architectural diversity.

Policy LU-7.1.5: New and renewed residential development shall preserve and enhance the existing character of the town's neighborhoods in diversity, architectural character, size, and mass.

Conditional Use Permit Findings

The approval of the use permit shall not constitute a grant of special privilege and shall not contravene the doctrines of equity and equal treatment. The redesigned deck will have minimal impacts on the exterior of the house with the deck expansions located on the south and east sides of the house. The deck facing the residences along Pine Drive has been reduced in size.

The development and use of property as conditioned/approved under the use permit shall not cause excessive or unreasonable detriment to adjoining properties or

premises, or cause adverse physical or economic effects thereto, or create undue or excessive burdens in the use and enjoyment thereof, or any or all of which effects are substantially beyond that which might occur without approval or issuance of the use permit. No new deck area will be constructed within any required setback.

Approval of the use permit is not contrary to those objectives, goals, or standards pertinent to the particular case and contained or set forth in any Master Plan, or other plan or policy, officially adopted by the City.

Approval of the use permit will result in equal or better development of the premises than would otherwise be the case, and that said approval is in the public interest and for the protection or enhancement of the general health, safety, or welfare of the community.

WHEREAS, the Commission has approved the project subject to the applicant's compliance with the following conditions:

1. This approval is limited to the development illustrated on the plans prepared by Brian Farnsworth, Architect, dated received at Town Hall May 6, 2020.
2. Prior to the start of construction, a surveyor shall mark the location of the front property line in the field and the Building Official inspect the location marking prior to the start of construction.
3. During the construction process, all construction-related vehicles including fixture/supply or equipment delivery, cement trucks and construction materials shall be situated off the travel lane of the adjacent public right(s)-of-way at all times. This condition may be waived by the building official on a case-by-case basis with prior notification from the project sponsor.
4. Any proposed temporary closure of a public right-of-way shall require prior approval by the Fairfax Police Department and any necessary traffic control, signage or public notification shall be the responsibility of the applicant or his/her assigns. Any violation of this provision will result in a stop work order being placed on the property and issuance of a citation.
5. The Building Official shall field check the completed project to verify compliance with the approved plans and building code requirements.
6. The Planning Department shall field check the completed project to verify that the construction reflects the plans approved by the Planning Commission and to verify that all planning commission conditions have been complied with.
7. During construction, all construction materials shall be stored on private property, out of the public roadway easement unless an exception to this condition is approved by the Departments of Public Works and Building.

8. During construction, the property owner, and all employees, including contractors and subcontractors must comply with all requirements set forth in Chapter 8.32 of the Town Code entitled, "Urban Runoff and Pollution Prevention".
9. Any changes, modifications, additions, or alterations made to the approved set of plans will require a modification of Application # 21-08 or the approval of the Planning Director if the changes are minor and do not conflict with the intent of this ridgeline development or design review permit approvals. **Any** construction based on job plans that have been altered without the benefit of an approved modification of Application No.21-08, or without the approval of the Planning Director, will result in the job being immediately stopped and red tagged.
10. The applicant and its heirs, successors, and assigns shall, at its sole cost and expense, defend with counsel selected by the Town, indemnify, protect, release, and hold harmless the Town of Fairfax and any agency or instrumentality thereof, including its agents, officers, commissions, and employees (the "Indemnitees") from any and all claims, actions, or proceedings arising out of or in any way relating to the processing and/or approval of the project as described herein, the purpose of which is to attack, set aside, void, or annul the approval of the project, and/or any environmental determination that accompanies it, by the Planning Commission, Town Council, Planning Director or any other department or agency of the Town. This indemnification shall include, but not be limited to, suits, damages, judgments, costs, expenses, liens, levies, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the applicant, third parties and the Indemnitees, arising out of or in connection with the approval of this project, whether or not there is concurrent, passive, or active negligence on the part of the Indemnitees. Nothing herein shall prohibit the Town from participating in the defense of any claim, action, or proceeding. The parties shall use best efforts, acting in good faith, to select mutually agreeable defense counsel. If the parties cannot reach agreement, the Town may select its own legal counsel and the applicant agrees to pay directly, or timely reimburse on a monthly basis, the Town for all such court costs, attorney fees, and time referenced herein, provided, however, that the applicant's duty in this regard shall be subject to the Town's promptly notifying the applicant of any said claim, action, or proceeding.

Miscellaneous Conditions

11. The applicant must comply with any all conditions listed above unless a specific agency waives their conditions in a written letter to the Department of Planning and Building Services.
12. The applicant shall comply with all conditions placed upon the project by the Building Official/Public Works Manager.

13. Five of the 10 replacement trees shall be 15-gallon specimens planted immediately downslope of the expanded deck area south of the house to help screen the deck from the view of residences across the valley. The landscaping plan shall be subject to the approval of the Planning Director prior to issuance of the project building permit.
14. All exterior fixtures shall be dark sky compliant (fully shielded and emit no light above the horizontal plane with no sag or drop lenses, side light panels or upright panels) and the lighting plan shall be submitted with the building permit application and be approved by the Planning Department prior to issuance of the project building permit.
15. The total number of light fixtures shall be reduced as follows: All exterior door entrances with two wall-mounted lights shall be reduced to one.

NOW, THEREFORE BE IT RESOLVED, the Planning Commission of the Town of Fairfax hereby finds and determines as follows:

The approval of the Conditional Use Permit can occur without causing significant impacts on neighboring residences; and

The foregoing resolution was adopted at a regular meeting of the Planning Commission held in said Town, on the 20th day of May 2021, by the following vote:

AYES:

NOES:

ABSENT:

Chair, Michele Rodriguez

Attest:

Ben Berto, Director of Planning and Building Services



TOWN OF FAIRFAX

142 BOLINAS ROAD, FAIRFAX, CALIFORNIA 94930
(415) 453-1584 / FAX (415) 453-1618

Date: April 28, 2021

Permit #21-T-29

NOTICE OF TREE COMMITTEE ACTION

This action may be appealed to the Fairfax Town Council within 10 days of the Tree Committee decision. This permit is not in effect until the 10 day appeal period is over.

Request for a tree permit to remove: (10) Oak
(4) Bay
(2) Buckeye

Address of Tree(s) to be removed: 500 Bolinas Rd

Applicant's Phone: Jamie Taylor/Linda Anderson (415) 483-9978

On April 26, 2021 the Fairfax Tree Committee took the following action on the above referenced tree permit application:

FOR RECOMMENDATION ONLY TO PLANNING COMMISSION:

Childers made a motion to recommend to the Planning Commission that the tree removal permit be approved and that oak trees be replaced with fire resistant trees; the motion was seconded by Romaidis and voted on.

Vote:

Benson- Aye
Childers- Aye
Richardson-Mack- Aye
Romaidis- Aye

Item #10 Vote: Ayes- 4, Noes- 0

_____ APPROVED

REMINDER: PLEASE KEEP PERMIT NOTICE UP DURING THE 10 DAY WAITING PERIOD

_____ CONTINUED

_____ DENIED

CONDITIONS OF APPROVAL: For Recommendation only to Planning Commission.

ATTACHMENT B

Tree Removal Table

Tree Number	Species / Heritage	Circumference	Reason for Removal
2	California Bucheye / Heratage	8"	In proposed deck area
3	Coastal Live Oak / Heratage	10	In proposed deck area
6	Coastal Live Oak / Heratage	14"	In proposed deck area
7	California Bay/ Non-heratage	13"	In proposed deck area
11	Black Oak / Heratage	12"	In proposed deck area
20	California Bay/ Heratage	15", 4", 3", 3"	In proposed deck area
21	Coastal Live Oak / Heratage	17"	In proposed deck area
22	Black Oak / Heratage	15"	In proposed deck area
23	Black Oak / Heratage	9"	In proposed deck area
31	Black Oak / Heratage	11"	In proposed deck area

Trees Within 10' of Work

Tree Number	Species / Heritage	Circumference	Disposition
8	California Bay / Non-heritage	10", 7"	Preserve
9	Coastal Live Oak / Heritage	12"	Poor Condition
10	Black Oak / Heritage	12"	Poor Condition
12	California Live Oak/Heritage	10"	Preserve
15	California Bay / Non-heritage	6"	Preserve
16	Coastal Live Oak/ Heritage	16"	Poor Condition
17	California Bay / Heritage	16", 9", 7"	Poor Condition
24	California Bay / Heritage	10"	Preserve
25	Black Oak / Heritage	13", 10"	Preserve

Trees Within 10' of Work

Tree Number	Species / Heritage	Circumference	Disposition
26	Black Oak / Heritage	14", 13", 9"	Preserve
27	California Bay / Non-heritage	6", 5", 3"	Preserve
28	California Bay / Non-heritage	8"	Preserve
29	Black Oak / Heritage	9"	Preserve
30	Black Oak / Non-heritage	6"	Preserve
32	California Bay / Non-heritage	10"	Poor Condition
33	Black Oak / Heritage	16"	Preserve
34	California Bay / Heritage	16", 13", 13", 7"	Preserve
35	California Buckeye / Non-heritage	16", 9", 7"	Poor Condition

Arborist Report

**500 Bolinas Ave
Fairfax, CA**

**PREPARED FOR
Linda Anderson
500 Bolinas Road
Fairfax, CA 94930**

**PREPARED BY:
HortScience | Bartlett Consulting
325 Ray St.
Pleasanton, CA 94566**

October 11, 2019



**Arborist Report
500 Bolinas Rd
Fairfax, CA**

Table of Contents

	Page
Introduction and Overview	1
Tree Assessment Methods	1
Town of Fairfax Tree Protection Definition	2
Description of Trees	2
Heritage Trees	4
Suitability for Preservation	4
Evaluation of Impacts and Recommendations	5
Tree Preservation Guidelines	7

List of Tables

Table 1. Tree condition and frequency of occurrence.	2
Table 2. Tree suitability for preservation.	5
Table 3. Tree disposition.	6

Exhibits

Tree Inventory Map

Tree Assessment

**Arborist Report
500 Bolinas Rd.
Fairfax, CA**

Introduction and Overview

Linda Anderson is planning to renovate the deck and outdoor spaces of her home located at 500 Bolinas Rd. in Fairfax, CA. The site currently consists of a single-family residence with decks on all sides, two car parking on elevated stilts and associated landscaping. The site was positioned on a north facing, steep hillside slope with a 45% grade. HortScience | Bartlett Consulting, Divisions of The F.A. Bartlett Tree Expert Company, was asked to prepare an **Arborist Report** for the site as part of the submittal application to the Town of Fairfax.

This report provides the following information:

1. An evaluation of the health and structural condition of the trees within or adjacent to the proposed project area based on a visual inspection from the ground.
2. An assessment of trees that will be preserved and removed based on architectural plans.
3. Guidelines for tree preservation during the design, construction, and maintenance phases of development.

Tree Assessment Methods

Trees were assessed on October 2, 2019. The survey included all trees located within the proposed project area that may be impacted by construction. The assessment procedure consisted of the following steps:

1. Identifying the tree species;
2. Tagging each tree with a numerically coded metal tag and recording its location on a map;
3. Measuring the trunk diameter at a point 54 inches above grade;
4. Evaluating the health and structural condition using a scale of 1 to 5:
 - 5 - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
 - 4 - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
 - 3 - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
 - 2 - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
 - 1 - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.
5. Rating the suitability for preservation as "high", "moderate" or "low". Suitability for preservation considers the health, age, and structural condition of the tree species and its potential to remain an asset to the site.

High: Trees with good health and structural stability that have the potential for longevity at the site.

Moderate: Trees with somewhat declining health and/or structural defects than can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in 'high' category.

Low: Trees in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual tree may have characteristics

that are undesirable for landscapes, and generally are unsuited for use areas.

Town of Fairfax Tree Protection Definition

The Town of Fairfax (Ordinance No. 8.36.020) designates the following tree species at the sizes indicated, or larger, as *Heritage*:

1. Bigleaf maple (*Acer macrophyllum*) 8-inches;
2. Bishop pine (*Pinus muricata*) 12-inches;
3. California bay laurel (*Umbellularia californica*) 16-inches;
4. California buckeye (*Aesculus californica*) 8- inches;
5. California nutmeg (*Torreya californica*) 4-inches;
6. California sycamore (*Platanus racemosa*) 8- inches;
7. Coast redwood (*Sequoia sempervirens*) 12-inches;
8. Douglas fir (*Pseudotsuga menziesii*) 12-inches;
9. Giant chinquapin (*Castanopsis chrysophylla*) 4-inches;
10. Madrone (*Arbutus menziesii*) 8-inches;
11. Oak (*Quercus*-all native species) 8-inches;
12. Oregon ash (*Fraxinus latifolia*) 8-inches;
13. Red alder (*Alnus oregona*) 8-inches;
14. Sargent cypress (*Cupressus sargentii*) 8-inches;
15. Tanbark oak (*Lithocarpus densiflora*) 8-inches;
16. Toyon (*Heteromeles arbutifolia*) 4-inches; and
17. White alder (*Alnus rhombiflora*) 8-inches.

Heritage trees cannot be removed without an approved *Heritage* Tree Removal Permit.

Description of Trees

Four species comprised the 35 trees assessed, Table 1. Tree species assessed were native to the Town of Fairfax and appeared to have self-propagated at the site. The north facing steep slope had adversely affected many of the trees; as a result, 22 trees were in fair condition (62%), 10 trees were in poor condition (28%) and three trees were in good condition (10%). Descriptions of each tree can be found in the *Tree Assessment* and approximate locations are plotted on the *Tree Inventory Map* (see Exhibits).

**Table 1. Condition ratings and frequency of occurrence of trees
 500 Bolinas Rd., Fairfax, CA**

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
California buckeye	<i>Aesculus californica</i>	1	1	-	2
Coast live oak	<i>Quercus agrifolia</i>	5	7	-	12
Black oak	<i>Quercus kelloggii</i>	1	9	-	10
California bay	<i>Umbellularia californica</i>	3	5	3	11
Total		10	22	3	35

The most common tree evaluated was coast live oak with 12 trees. Seven live oaks were in fair condition, while five were in poor condition. The live oaks ranged in diameter from 10 to 22 inches. The live oaks tended to be the dominant trees in the landscape. However, they often had compromised structure. Examples of commonly occurring structural defects were broken stems

or leaders, cavities at the base and stems that bowed or grew horizontally (Photo 1). In addition, live oak #19 had failed at the base? into the other trees in the vicinity (Photo 2).

Eleven (11) California bay laurels were assessed. Five bays had multiple trunks. Trunk diameters ranged from 3 to 16 inches. Five bay laurel trees were in fair condition and three trees were in good and three trees were in poor condition. Many of the California bays were leaning northwest with high, narrow and crowded crowns. Several bays had basal decay, not uncommon in bays, however, it can contribute to tree failure.

Ten (10) black oaks were evaluated. The black oaks were in fair condition with 9 trees. One black oak was in poor condition. Two black oaks had multiple trunks. Overall, trunk diameters ranged from 6 to 15 inches. The black oaks were suppressed with high, narrow crowns, sinuous trunks and healthy foliage located only at the top of their crowns.

Two California buckeyes were evaluated. Buckeye #2 (8-inches) was in fair condition, whereas



tree #35 (6-inches) was in poor condition. Tree #2 was growing out from under the deck through a crack in a retaining wall (Photo 4). It had a large cavity with decay at the base. Tree #35 had a sweeping trunk and a cavity over the main branch attachment.

Photo 1 (left top). Coast live oak #4 (right) had lost the central leader and tree #5 (left) was leaning northwest.

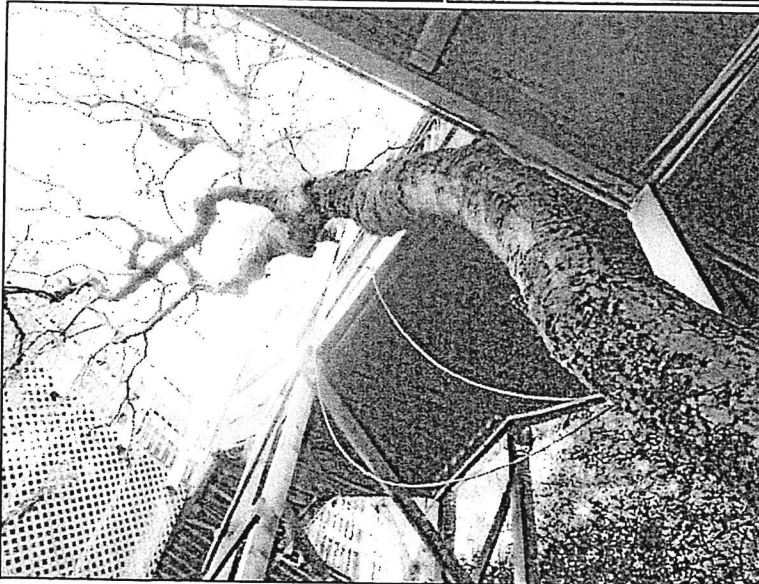


Photo 2 (right top). Live oak #19 had failed into adjacent trees.

Photo 3 (bottom). California buckeye #2 was growing out of a retaining wall and out from under the stairs connecting the house to the parking area. Additionally, the tree had a large basal cavity with decay.

Heritage Trees

The Town of Fairfax defines a *Heritage* tree as a “significant, locally native tree species that is critical to urban and wildland forest habitats,” see page 2. Twenty-six (26) trees met the definition of *Heritage*. *Heritage* trees cannot be removed without an approved *Heritage* Tree Removal Permit. Protected status of individual trees is identified in the ***Tree Assessment*** (see Exhibits).

Suitability for Preservation

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment, and perform well in the landscape.

Each tree was rated for suitability for preservation based upon its age, health, structural condition, and ability to safely coexist within a development environment (see ***Tree Assessment*** in Exhibits, and Table 2). We consider trees with high suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

- **Tree health**

Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees. Black oak #10; California bay #17; California buckeye #35 and coast live oaks #3, 9, 14 and 16 were in poor condition and would not be able to tolerate impacts from construction.

- **Structural integrity**

Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely. California bay #18 and 32 and coast live oak #19 had died or had already failed and should be removed before they damage surrounding structures or other remaining trees.

- **Species response**

There is a wide variation in the response of individual species to construction impacts and changes in the environment. For instance, coast live oak is more tolerant of construction impacts than black oak, California bay laurel or California buckeye.

- **Tree age and longevity**

Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.

- **Species invasiveness**

Species that spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (<http://www.cal-ipc.org/paf/>) lists species identified as being invasive. Fairfax is part of the Central West Floristic Province. None of the trees assessed were listed as invasive.

**Table 2. Tree suitability for preservation
500 Bolinas Rd., Fairfax, CA**

High	Trees in this category are in good health and structural stability and rated the potential for longevity at the site. No trees were in this category.
Moderate	Trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more intense management and monitoring, and may have shorter life-spans than those in the "high" category. Ten trees had a moderate suitability for preservation.
Low	Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Twenty-five (25) trees were in this category.

Evaluation of Impacts and Recommendations

Appropriate tree retention develops a practical match between the location and intensity of construction activities and the quality and health of trees. The **Tree Assessment** was the reference point for tree condition and quality. Impacts from construction were estimated given the project information available to date. I referred to the *Enlarged Site Plan sheet A2* dated September 23, 2019 to evaluate impacts. Site, civil, and landscape plans were not reviewed for this analysis.

Based on my assessment of the plans:

- Ten (10) trees will be directly impacted by construction and will be removed, nine *Heritage* trees.
- I recommend removal or felling of eight trees based on their poor condition, five *Heritage* trees. Tree #19 already failed and was being held-up by surrounding trees. It should be removed or felled to preserve surrounding trees.

The development proposes demolition of the existing decks surrounding the structure on all sides, replacing the decks, and enlarging it in some areas. Foundations of the decks will require work on the hillside slopes which can impact trees. Trees below the structure are more likely to fail downhill and would be less likely to impact the structure, like coast live oak #14. Whereas, trees above the structure pose greater risk as they have the potential to fail into the structure causing damage, like California buckeye #35.

Plans depict preservation of tree #23 by cutting out a hole in the deck. Black oak #23 was in fair condition with moderate suitability for preservation. I recommend providing a 4-inch ring of growth space on all sides of the tree. Soft foam or rubber should be placed around the edge of the ring to protect the tree when/if it encounters the deck; the material is less likely to cause trunk damage.

California bay #8 was within the area where the tree could be impacted by construction. Precautions should be taken to preserve the tree. For example, self-propelled equipment should not be used in the Tree Protection Zone.

Tree Protection Zones for trees with narrow crowns on the slope may be difficult to delineate. I recommend that trees be that the area of work be fenced off and work be kept outside of areas where trees or tree roots may be found. If/when trees are removed, removal of the residual stumps is not advised as this may destabilize the slope or other tree roots.

Preservation of trees #8 and 23 is predicated on adherence to the tree preservation guidelines, see page 7.

**Table 3. Tree disposition
500 Bolinas Rd., Fairfax, CA**

Tree No.	Species	Trunk Diameter (in.)	Prot. Tree?	Condit. 1=poor 5=excel.	Disposition	Comments
1	Coast live oak	22	Yes	3	Preserve	>15' from work
2	California buckeye	8	Yes	3	Remove	In proposed deck area
3	Coast live oak	10	Yes	2	Remove	In proposed deck area
4	Coast live oak	16	Yes	3	Preserve	>15' from work
5	Coast live oak	15	Yes	3	Preserve	>15' from work
6	Coast live oak	14	Yes	3	Remove	In proposed deck area
7	California bay	13	No	4	Remove	In proposed deck area
8	California bay	10,7	No	4	Preserve	>5' from work
9	Coast live oak	12	Yes	2	Condition (?)	Poor condition
10	Black oak	12	Yes	2	Condition (?)	Poor condition
11	Black oak	12	Yes	3	Remove	In proposed deck area
12	Coast live oak	10	Yes	3	Preserve	>5' from work
13	Coast live oak	10	Yes	3	Preserve	>15' from work
14	Coast live oak	14	Yes	2	Preserve	>15' from work
15	California bay	6	No	3	Preserve	>15' from work
16	Coast live oak	16	Yes	2	Condition (?)	Poor condition
17	California bay	16,9,7	Yes	2	Condition (?)	Poor condition
18	California bay	7	No	1	Condition (?)	Poor condition
19	Coast live oak	18	Yes	1	Condition (?)	Poor condition
20	California bay	15,4,3,3,3	Yes	3	Remove	In proposed deck area
21	Coast live oak	17	Yes	3	Remove	In proposed deck area
22	Black oak	15	Yes	3	Remove	In proposed deck area
23	Black oak	9	Yes	3	Remove	In proposed deck area
24	California bay	10	Yes	4	Preserve	>10' from work
25	Black oak	13,10	Yes	3	Preserve	>10' from work
26	Black oak	14,13,9	Yes	3	Preserve	>10' from work
27	California bay	6,5,3	No	3	Preserve	>10' from work
28	California bay	8	No	3	Preserve	>10' from work
29	Black oak	9	Yes	3	Preserve	>10' from work
30	Black oak	6	No	3	Preserve	>5' from work
31	Black oak	11	Yes	3	Remove	>10' from work
32	California bay	10	No	1	Condition (?)	Poor condition
33	Black oak	16	Yes	3	Preserve	>10' from work
34	California bay	16,13,13,7	Yes	3	Preserve	>10' from work
35	California buckeye	6	No	2	Condition (?)	Poor condition

Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees will depend on the amount of excavation and grading, the care with which demolition is undertaken, and the construction methods. Coordinating any construction activity inside the **TREE PROTECTION ZONE** can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

Design recommendations

1. All plans affecting trees shall be reviewed by the Project Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, grading and utility plans, landscape, and irrigation plans.
2. A **TREE PROTECTION ZONE** must be established for any tree(s) to be preserved, in which no disturbance is permitted. No grading, excavation, construction or storage of materials shall occur within that zone.
3. Underground services including utilities, sub-drains, water or sewer shall be routed around the **TREE PROTECTION ZONE**. Where encroachment cannot be avoided, special construction techniques such as hand digging or tunneling under roots shall be employed where necessary to minimize root injury.
4. **Tree Preservation Guidelines**, prepared by the Project Arborist, should be included on all plans.
5. Do not lime within 25' of any tree. Lime is toxic to tree roots.
6. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
7. Irrigation systems must be designed so that no trenching will occur not within the **TREE PROTECTION ZONE**.

Pre-construction treatments and recommendations

1. The construction superintendent shall meet with the Project Arborist before beginning work to discuss work procedures and tree protection.
2. Fence the work area leaving **TREE PROTECTION ZONE** untouched prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link or equivalent as approved by Project Arborist. Fences are to remain until all grading and construction is completed.
3. Pruning trees to provide construction and access clearance may be required.
4. Prune trees to be preserved to clean the crown and to provide clearance. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).
5. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent possible, tree pruning and removal should be scheduled outside of the breeding season. Breeding bird

surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

Recommendations for tree protection during construction

1. Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the Project Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.
2. No grading, construction, demolition, or other work shall occur within the **TREE PROTECTION ZONE**. Any modifications must be approved and monitored by the Project Arborist.
3. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Project Arborist so that appropriate treatments can be applied.
4. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**.
5. Any additional tree pruning needed for clearance during construction must be performed by a Project Arborist and not by construction personnel.

Maintenance of impacted trees

Preserved trees will experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. Inspect trees annually and following major storms to identify conditions requiring treatment to manage risk associated with tree failure.

Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

Furthermore, trees change over time. Our inspections represent the condition of the tree at the time of inspection. As trees age, the likelihood of failure of branches or entire trees increases. Annual tree inspections are recommended to identify changes to tree health and structure. In addition, trees should be inspected after storms of unusual severity to evaluate damage and structural changes. Initiating these inspections is the responsibility of the client and/or tree owner.

HortScience | Bartlett Consulting



Darya Barar, Consulting Urban Forester
Certified Arborist WE-6757A

Exhibits

Tree Inventory Map

Tree Assessment

Tree Assessment Plan

500 Bolinas Road
Fairfax, CA 94930

Prepared for:
Linda Anderson

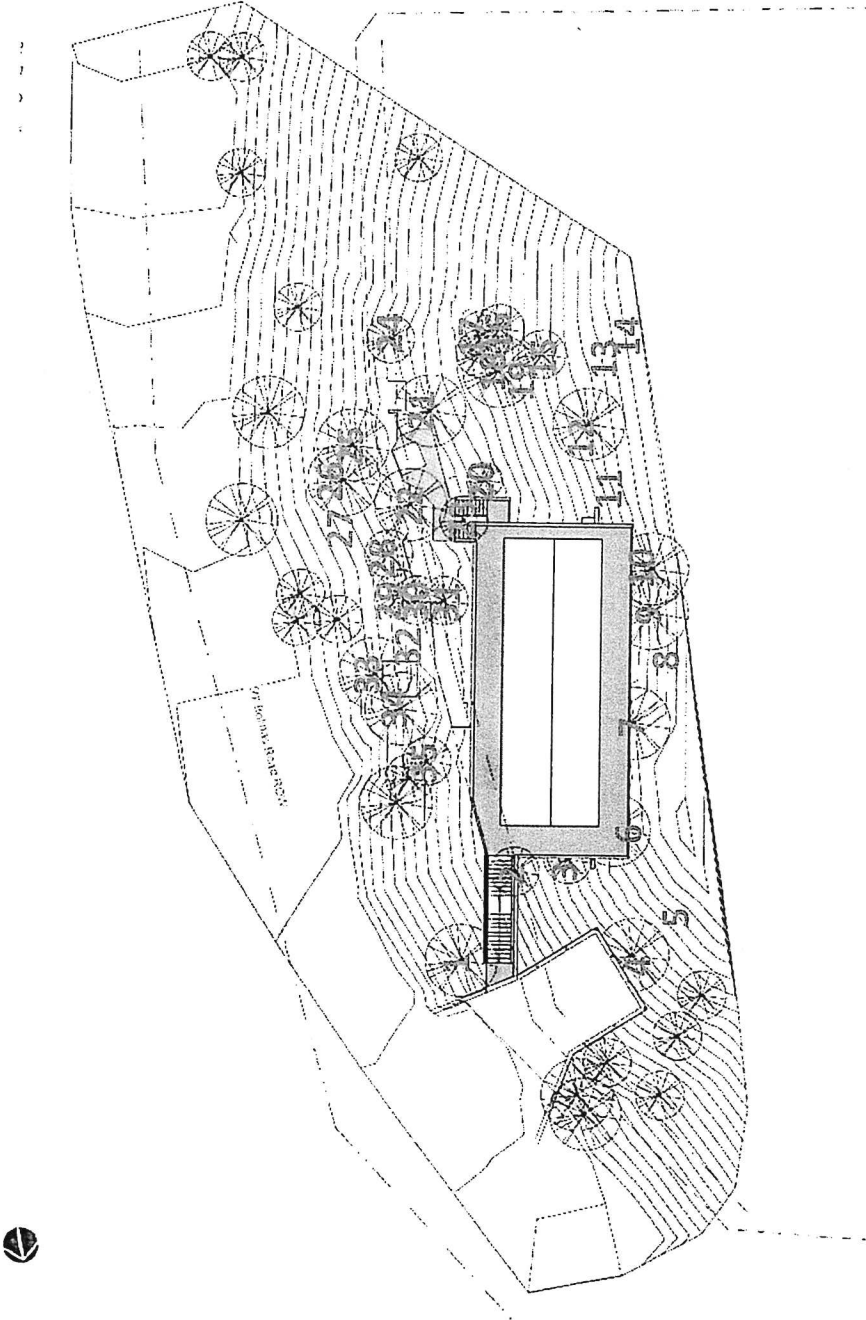
October, 2019

No Scale

Notes:

Base map provided by:
Brian Farnsworth, Architect

Numbered tree locations are approximate



325 Ray Street
Pleasanton, California 94566
Phone 925.484.0211
Fax 925.484.0596

Tree Assessment

Linda Anderson
500 Bolinas Road, Fairfax, CA
October 2, 2019



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
1	Coast live oak	22	Yes	3	Moderate	Trunk sweeps northwest; on steep heavy slope; tight growth; full crown.
2	California buckeye	8	Yes	3	Low	Large cavity at base; growing out of retaining wall; under deck; heavily suppressed; full healthy crown.
3	Coast live oak	10	Yes	2	Low	Growing out form retaining wall; horizontal stem; dead and dying twigs.
4	Coast live oak	16	Yes	3	Low	Straight upright trunk; lost central leader all growth on northwest side of tree.
5	Coast live oak	15	Yes	3	Low	Trunk leans northwest; all growth on northwest side of tree; healthy crown.
6	Coast live oak	14	Yes	3	Low	Trunk bows north at 25'; all growth on northwest side of tree; healthy crown; history of branch failure.
7	California bay	13	No	4	Moderate	On heavy slope; straight trunk; high full crown; codominant high in crown.
8	California bay	10,7	No	4	Moderate	On heavy slope; straight trunk; high full crown; lost central leader epicormic growth only.
9	Coast live oak	12	Yes	2	Low	Extensive decay at base in failed stem; high narrow crown; healthy growth at top.
10	Black oak	12	Yes	2	Low	Cavities with decay at base and at 12'; trunk bows west; minimal growth at top.
11	Black oak	12	Yes	3	Low	Cavities with decay; trunk bows west; healthy growth at top.
12	Coast live oak	10	Yes	3	Moderate	High narrow crown; bows northwest high in crown; healthy growth at top.
13	Coast live oak	10	Yes	3	Moderate	High narrow crown; bows northwest high in crown; healthy growth at top.
14	Coast live oak	14	Yes	2	Low	Extensive decay at base; high narrow crown; bows northwest high in crown; healthy growth at top.
15	California bay	6	No	3	Moderate	Bows northwest; twig and branch dieback.

Tree Assessment

Linda Anderson
500 Bolinas Road, Fairfax, CA
October 2, 2019



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
16	Coast live oak	16	Yes	2	Low	Lost codominant trunk at 8'; decay in cavity; in cluster of trees; history of branch failure.
17	California bay	16,9,7	Yes	2	Low	Bows northwest; mostly dead some health epicormic growth.
18	California bay	7	No	1	Low	Dead tree.
19	Coast live oak	18	Yes	1	Low	Partially failed into adjacent trees.
20	California bay	15,4,3,3,3	Yes	3	Low	On heavy slope; decay at base; branch dieback; healthy crown in parts.
21	Coast live oak	17	Yes	3	Moderate	Growing out of wall; depression at base on northwest side; crown bows heavily northwest; twig and branch dieback; healthy growth at top.
22	Black oak	15	Yes	3	Low	Large cavity at base; solid no decay; suppressed; high narrow crown; twig and branch dieback.
23	Black oak	9	Yes	3	Low	Suppressed; high narrow crown; twig and branch dieback; trunk bows northwest.
24	California bay	10	Yes	4	Moderate	Healthy trunk; full crown; slightly leaning northwest.
25	Black oak	13,10	Yes	3	Low	Codominant trunks arise from base; crown bows northwest; high narrow crown ; foliage at top.
26	Black oak	14,13,9	Yes	3	Low	Multiple trunks arise from base; high narrow crown; foliage at top.
27	California bay	6,5,3	No	3	Moderate	Multiple trunks arise from base; suppressed crown; healthy growth.
28	California bay	8	No	3	Moderate	Multiple trunks arise from base; suppressed crown; healthy growth; bows northwest.
29	Black oak	9	Yes	3	Low	Sinuous trunk; heavily suppressed; healthy growth only at top.
30	Black oak	6	No	3	Low	Sinuous trunk; heavily suppressed; healthy growth only at top.
31	Black oak	11	Yes	3	Low	Straight trunk bows at 15'; heavily suppressed; healthy growth only at top; bows northwest.
32	California bay	10	No	1	Low	Dead tree.

Tree Assessment

Linda Anderson
500 Bolinas Road, Fairfax, CA
October 2, 2019



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
33	Black oak	16	Yes	3	Low	On heavy slope; leaning northwest; high narrow crown; suppressed; leaning on #33.
34	California bay	16, 13, 13, 7	Yes	3	Low	Multiple trunks arise from base; 7" trunk sweeps down slope; cavities with decay; healthy crown; suppressed by #32.
35	California buckeye	6	No	2	Low	On heavy slope; trunk failed sweeping northwest; 1' cavity below branch attachment health growth.

Tree Assessment Plan

500 Bolinas Road
Fairfax, CA 94930

Prepared for:
Linda Anderson

October, 2019

No Scale

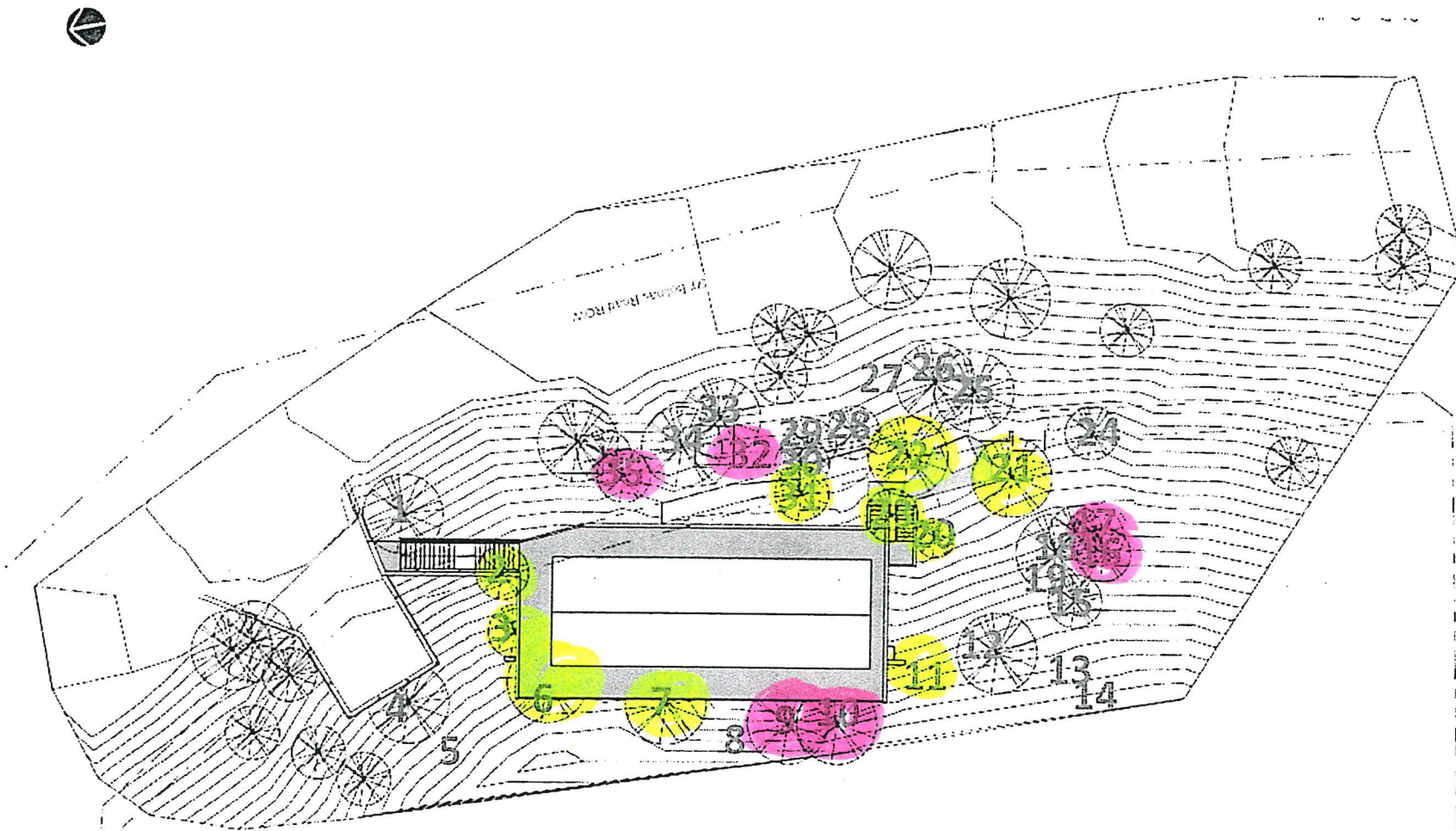
Notes:


Base map provided by:
Brian Farnsworth, Architect

Numbered tree locations are approximate



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Fax 925.484.0596



 = TREES COMING OUT FOR PROJECT

 = TREES BEING REMOVED BECAUSE IN POOR HEALTH



PURPOSE OF DECK REMODEL AT 500 BOLINAS ROAD

- 1) **To replace the existing deck**, which is flimsy and rotting through in places, with a more sturdy structure. The new structure will include flashing between the deck and the house, which the existing deck does not have, to prevent water from coming into the house when it rains.
- 2) **To create usable outdoor space** on an extremely steep lot. The current deck is quite narrow. We would like to create a space where we can sit and enjoy the outdoors, as well as where we can entertain friends and family. We also hope to create space for our many plants, most of which cannot survive on the hillside.

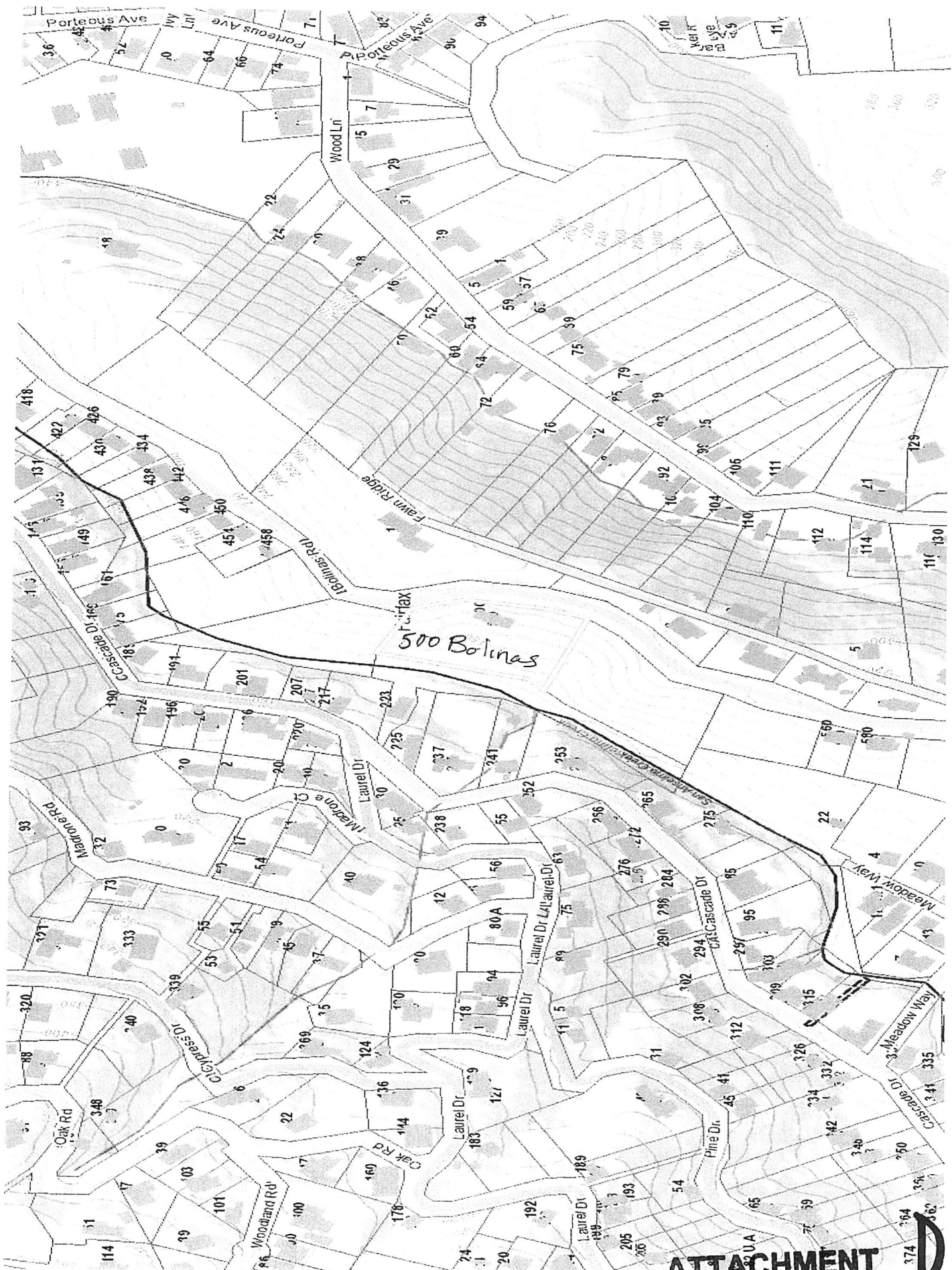
PROPOSED CHANGES

Creek side: On the creek side we would like to merely replace the existing deck with a sturdier structure, keeping the same footprint. We hope that this will minimize the impact on our neighbors across the creek.

Side near carport: This side of the deck provides access from the carport to the front door. We plan to replace this with a similar but more sound structure, as well as move the staircase to the unfinished basement to this end for easier access. (The last time we replaced our water heater we had to hire a small crane to lower it into the basement).

Hill/Street side: We would like to extend this side of the deck so that it follows the natural curve of the hillside, and our property line. Our plan is to add a retaining wall to help with hillside erosion, as well as to make a place where we can plant, blending the deck more into the natural environment.

Side opposite the carport: This is where we hope to create more usable outside space. This end is shady and pleasant, somewhat sheltered from the road, and the closest neighbors are around the curve, so that our deck would not be visible to them. We also plan to plant agave and aloe under the deck to help with fire prevention.



500 Bolinas

ATTACHMENT

374