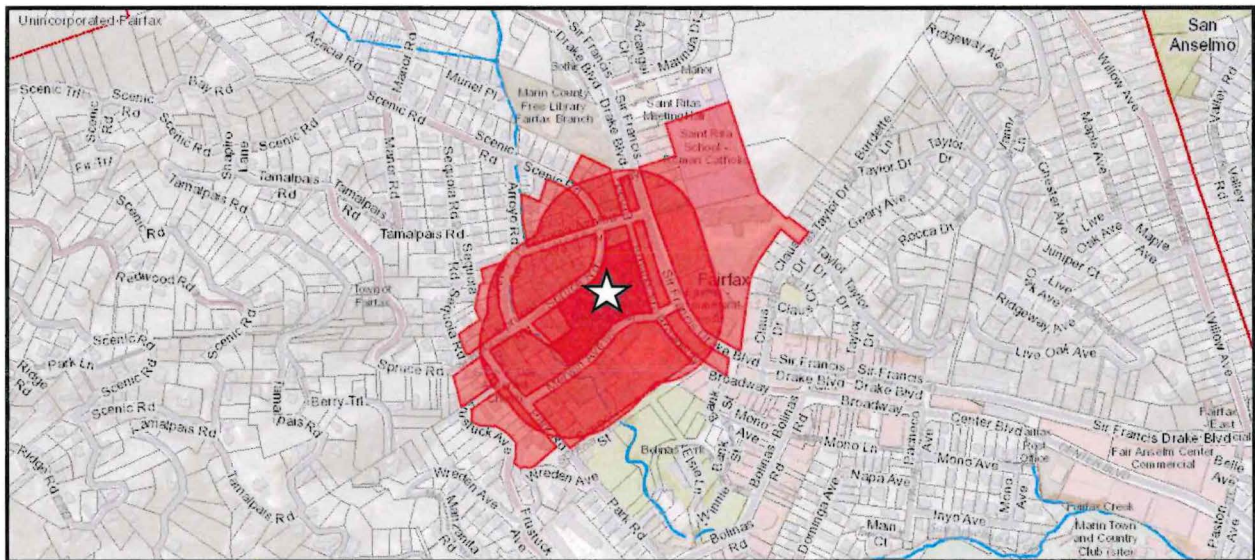


TOWN OF FAIRFAX STAFF REPORT

Department of Planning and Building Services

TO: Planning Commission
DATE: September 21, 2023
FROM: Linda Neal, Principal Planner
LOCATION: 109 Broadway; Assessor's Parcel No. 001-148-13
ZONING: CS Service Commercial Zone
PROJECT: 8-foot-tall fence
ACTION: Fence Height Variance and Design Review Permit;
Application 22-22
APPLICANT: Fairfax Lumber
OWNER: San Rafael Lumber Company
CEQA STATUS: CEQA categorically exempt, § 15303(e)



109 BROADWAY

PROJECT DESCRIPTION

Construction of an 8-foot-tall fence along the approximately 344-foot Fairfax Lumber and Hardware site's rear property line fronting Spruce Road. The proposed fence will be made of decorative metal sheet panels in a natural rust color (or dark brown) with pressure treated wood framing and base plate (see page L2.2 of the project plan set). The corrugated panels come in many different colors and the applicants are open to using brown panels if the Commission would prefer that in place of the natural rust metal sheet panels. An approximately 49-foot section of southwestern section of the fence and an approximately 32-foot section of the northeastern section of the fence will have 2-feet of horizontal western red cedar fence boards affixed at the top (see pages

L2.0, L2.1 and L2.2 of the project plan set and Attachment C, applicant's supplemental information).

BACKGROUND

At the July 20, 2022, meeting the Planning Commission continued this application and requested the applicants do the following and return before them in September:

- Re-evaluate the healthy trees slated for removal within the construction area of the fence to see if any of them can be preserved by relocating sections of the fence around them. Where relocation of the fence to retain the healthy trees is not possible, identify new locations (both on-site anywhere on the property and off-site within the unimproved right-of-way along the fence line) to plant replacement trees to mitigate the loss of the trees that must be removed.
- Provide landscaping plans for the planting areas shown in green on page L1.1 of the project plan set, the intent being to soften fence façade with greenery as much as possible. The landscaping plan shall include plant species, size, maximum growth size, whether they are natives, and whether they are drought and fire resistant.
- Have the Landscape Architect meet with the neighbors to try and reach agreement on final project plans for both the fence and planting plan.

To view the two previous staff reports on this item and to review the minutes from those meetings visit the links below:

<https://storage.googleapis.com/proudcity/fairfaxca/uploads/2022/10/Item-3-109-Broadway.pdf>

[https://storage.googleapis.com/proudcity/fairfaxca/uploads/2023/08/FX-PC-10-27-22.fn1 .pdf](https://storage.googleapis.com/proudcity/fairfaxca/uploads/2023/08/FX-PC-10-27-22.fn1.pdf)

<https://storage.googleapis.com/proudcity/fairfaxca/uploads/2023/07/Item-1-109-Broadway.pdf>

<https://storage.googleapis.com/proudcity/fairfaxca/uploads/2023/08/FXPC-7-20-23.fn1 .pdf>

DISCUSSION

The applicants have re-examined the trees and the site and have determined that with minor relocation of certain portions of the proposed fence, jogging portions onto the Fairfax Lumber Yard site to avoid the tree trunks, no trees will need to be removed to allow construction of the fence. A number of slightly recessed panels will be added and be planted with a clinging vine.

Gary Roth of Roth-Lamotte Landscape Architecture, the project Landscape Architect, met again with the Ross Valley Fire Department. The Fire Department again stressed that maintaining the 10-foot fire clearance along the Spruce Road roadway is required for emergency response and fire safety in accordance with the 2022 California Fire Code Title 24, Part 9: Weeds Grass Vines or other growth that is capable of being ignited and endangering property shall be cut down and removed by the owner or occupant of the premises. Based on this meeting, the applicants are proposing to plant in the shaded green areas shown on page L1.1 of the project plan set. They propose planting mesh protected and irrigated clinging vines in these locations (see project plan set page L2.0 – proposed fence elevations).

The project architect also appeared before the Fairfax Tree Committee at their August 28, 2023, meeting to present the request for a tree permit to retain all the trees but prune them to achieve maximum fire safety and tree separation and to remove ladder fuels (more than just annual pruning). The request for a recommendation to allow the tree pruning was accepted by the Tree Committee who recommended the Planning Commission approve the proposal.

The trimming necessary to achieve maximum fire safety and tree separation may exceed what is considered acceptable tree "Alteration", "Normal seasonal trimming, shaping, thinning or pruning necessary to its health and growth and within national pruning standards" and may be considered "Tree Removal", which includes the removal of more than ¼ of a tree's foliage in any 12-month period (Town Code "8.36.020, Tree Removal). To avoid any confusion when the pruning of the trees begins the applicant decided to return to the Tree Committee to get their buy in for the proposal.

Staff has added the following conditions to Resolution for the project approval:

1. The project landscape architect and the project arborist shall determine the exact location of the fence and post holes to avoid damaging the existing trees together in the field and provide a site plan documenting the final proposed fence location in relation to the existing trees to the Town prior to the start of any pruning or digging to install the fence.
2. The project arborist shall be on-site during any trimming of the existing trees and during any digging or disturbance of the soils below the existing trees to install the fence (i.e. fence post hole digging) to ensure the continued good health of the existing trees.
3. Once the fence is installed and the clearing of vegetation and trimming/pruning of the trees and installation of the irrigation system are complete, the Landscape Architect and the Project Arborist shall provide letters to the Town documenting any recommendations made during on-site visits to ensure the continued good health of the trees (i.e. relocating a fence post to avoid large tree roots, removal of large tree branches to fix the compromised structure of an existing tree, etc.) and indicating the applicants compliance with those recommendations.

Fence Height Variance

Town Code § 17.028.010 describes the purpose of the Variance process which is to allow variance from the strict application of zoning regulations when there is some physical feature or other extraordinary situation or condition of the piece of property or of the use or development of the properties immediately adjoining a property where strict enforcement of the regulations would cause undue hardship inconsistent with the spirit and purpose of the regulations.

Increasing the allowed height of the rear fence to 8-feet will not obstruct visibility for any vehicles or pedestrians using the developed portion of the Spruce Road right-of-way because the rear property line is located approximately 14-feet from the edge of the road pavement. During a site visit on October 19, 2022, staff noted vehicles parked off the paved road between the large existing Trees on the south side of Spruce Road with a dirt strip approximately 5-feet wide between the side of the vehicles and the existing Fairfax Lumber fence. The current proposed fence replacement plan preserves those parking spaces.

The location of the lumber yard immediately adjacent to residentially developed sites warrants the construction of a fence that exceeds the permitted six feet in height to provide a visual barrier between the commercial business and the adjacent residences.

Findings to support the variance for the 8-foot-tall fence can be viewed in their entirety in the attached Resolution No. 2022-30.

Design Review Permit

The purpose of the Design Review process is to “foster a good design character through consideration of aesthetic and functional relationships to surrounding development and to further enhance the town’s appearance and the livability and usefulness of properties.”

To approve a Design Review Permit the Commission must apply specific design review criteria set forth in Town Code § 17.020.040 when reviewing a project and must be able to find that the project design conforms to those design review criteria (Town Code § 17.020.080).

The wood framed corrugated metal fencing along with the trees to be maintained will provide substantial screening of the lumber yard site. The use of the wood framed corrugated metal fencing in a natural rust color will create an articulated structure presenting a pleasing façade along the Spruce Road right-of-way. As an alternative, the applicant has indicated they would consider a plain brown color for the metal fence panel if that is preferred by the Planning Commission. The design will comply with the required design review criteria along with the fire hardened decorative panels and will be fire resistant.

Staff heard many comments prior to the October meeting that the corrugated metal paneling does not age well. The Commission can consider including an additional condition in the Resolution approving the fence height variance and design review permit as follows:

The fence structural integrity shall be maintained in good repair by Fairfax Lumber. Failure to properly maintain the fence will result in code enforcement proceedings being taken against the Lumber Yard to restore the fence to its original condition.

Note: The manufacturers website indicates the corrugated metal panels have a warranty starting at 25 years (warranty can be extended up to "lifetime" through the use of certain finishes).

Approval of the Design Review Permit also requires the Commission approve a preliminary planting and irrigation plan.

Neighbors have requested that some type of screening plants be planted along the fence. Complying with PG & E pole and wire clearance requirements and the Ross Valley Fire Department clearance area on either side of public roads leaves very few and very narrow areas where landscape screening can be located. These are depicted in green on page L1.1 of the project plan set. As described above, the applicants propose planting

Tree Removal Permit

The project no longer requires the removal of any trees and the Tree Committee has reviewed the request for pruning and alteration that may reach the level of being considered "Tree Removal" and recommended at their August 28, 2023, meeting that the Planning Commission approve the applicants request (See attachment

RECOMMENDATION

Receive the staff report, take public testimony, and move to approve Resolution No. 2022-30 approving application # 22-22 setting forth the findings and the conditions for the project approval.

ATTACHMENT

Attachment A – Resolution No. 2022-30

Attachment B – Applicant’s supplemental project information

Attachment C – Tree Committee action and application from the August 28, 2023, meeting including the Tree Assessment by Kent Julin, ISA certified arborist dated August 16, 2023

RESOLUTION NO. 2022-30

A Resolution of the Fairfax Planning Commission Approving Application # 20-22 for a Fence Height Variance and Design Review Permit to Allow Erection of an 8-Foot-Tall Fence Along the Rear Property Line

WHEREAS, the Town of Fairfax received an application for an 8-foot-tall privacy fence and landscaping along an approximately 330-foot-long section of Fairfax Lumber's rear property line that runs along Spruce Road on October 18, 2022; and

WHEREAS, the Planning Commission held a duly noticed Public Hearing on October 27, 2022, July 20, 2023 and September 21, 2023, at which time all interested parties were given a full opportunity to be heard and to present evidence, and at which time the Planning Commission approved the Fence Height Variance and Design Review Permit; and

WHEREAS, based on the plans and supplemental information provided by the applicant, as well as the testimony at the public hearing, the Planning Commission has determined that the applicant has met the burden of proof required to support the findings necessary for the Project's requested discretionary Fence Height Variance and Design Review Permit; and

WHEREAS, the Commission has determined the project conforms to the following 2010-2030 General Plan Policies (including Text Amendments, Town Council Resolution No. 21-51 adopted 12/1/21):

LU-7.1.1: The existing village-like qualities of the commercial center of the Town, designated as the Town Center Area, shall be maintained and enhanced. Additional commercial development outside of the designated Town Center Area shall be discouraged except for limited neighborhood-serving uses.

LU-7.1.1.2: New and/or renewed development in the Town Center Area should preserve and enhance the village-like qualities of Town Center Area in the mix of land, uses, architectural styles and ornamentation, materials, colors, and textures.

WHEREAS, the Commission has made the following findings:

Fence Height Variance Findings (Town Code § 17.028.070)

1. The lumber yard is located between the Fairfax Park and Fairfax Manor Subdivisions which are developed with residential structures. The location of the commercial business between these two residential subdivisions is the special circumstance applicable to the property, which warrants the approval of the Fence Height Variance to allow construction of an 8-foot-tall fence along a 330-foot section of the rear property line on the south side of Spruce Road.

ATTACHMENT A

2. The variance will not constitute a grant of special privilege, is consistent with the limitations upon other properties in the vicinity and under identical zone classification, and is consistent with the objectives of this title because the fence is set back approximately 13-feet from the edge of the improved Spruce Road roadway improvements, it will be articulated through the use of corrugated metal fence panels framed in wood with two sections at the southwest and northeast end topped with two feet of horizontal wooden slats. Granting the Fence Height Variance will not be a special privilege and is for the benefit of the entire neighborhood.
3. The strict application of the fence height regulations would limit the fence to 6-feet in height, diminishing the effectiveness of the structure to provide adequate visual screening between the lumber yard and the residential properties on Spruce Road which would be a hardship for the neighboring sites.
4. The granting of the variance will not be detrimental to the public welfare or injurious to other property in the vicinity in which the property is situated because the 8-foot-tall fence will maintain approximately a 13-foot setback from the edge of the paved public road, will not obstruct vehicular visibility and will maintain the existing on-street public parking spaces.

Design Review Finding [Town Code § 17.020.080(A)]

The fence design using alternating corrugated panels and decorative hardened wood panels will create an articulated façade facing Spruce Road. As currently designed, the project complies will comply with the design review criteria contained in Town Code § 17.020.040.

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

1. The project is limited to the development depicted in the plans and attachments submitted by the Applicant's on 9/13/23.
2. "The fence shall be a rust/brown color and shall be maintained in good repair by the lumber yard. Failure to properly maintain the fence will result in code enforcement proceedings being taken against the Lumber Yard to restore the fence to its original condition.
3. The project landscape architect and the project arborist shall determine the exact location of the fence and post holes to avoid damaging the existing trees together in the field and provide a site plan documenting the final proposed fence location in relation to the existing trees to the Town prior to the start of any pruning or digging to install the fence.

4. The pruning of the trees shall occur prior to the start of construction of the new fence under the supervision of the project arborist. an ISA Certified Arborist, an ISA Board Certified Master Arborist, or the equivalent. The arborist shall also be on-site during the digging of the fence post holes to ensure significant tree roots do not sustain damage.
5. Once the fence is installed and the clearing of vegetation and trimming/pruning of the trees and installation of the irrigation system are complete, the Project Arborist shall provide letters to the Town documenting any recommendations made during on-site visits to ensure the continued good health of the trees (i.e. relocating a fence post to avoid large tree roots, removal of large tree branches to fix the compromised structure of an existing tree, etc.) and indicating the applicants compliance with those recommendations.
6. The applicant shall comply with all applicable local, county, state and federal laws and regulations. Local ordinances which must be complied with include, but are not limited to, the Noise Ordinance, Chapter 8.20, Polystyrene Foam, Degradable and Recyclable Food Packaging, Chapter 8.16, Garbage and Rubbish Disposal, Chapter 8.08, Urban Runoff Pollution Prevention, Chapter 8.32, and the Americans with Disabilities Act.
7. 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 their 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.

8. The irrigation system shall be designed by the project Landscape Architect, its installation shall be overseen by him, and the system shall be controlled by an automatic timing system. The installation shall be documented in writing to the Planning Department once the system is installed.

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

The approval of the Fence Height Variance, and Design Review Permit can occur without causing significant impacts on neighboring businesses or residences; and

The foregoing resolution was adopted at a regular meeting of the Planning Commission held in said Town, on the 21st day of September 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chair Cindy Swift

Attest:

Jeff Beiswenger, Planning Director

Planning resubmittal- 12 September 2023

**Fairfax Lumber and Hardware
109 Broadway Ave, Fairfax**

Narrative for Planning Commission review

Project description:

This is a revised narrative from our previous submittal which was not approved by the Planning Commission.

We are proposing to construct an 8-foot-tall fence the length of the North property line to accomplish significant screening of the lumber yard, for the residents along Spruce Road, per their request. There are existing mature Sycamore trees and a mix of native and non-native trees mixed in along the fenceline. Due to strong sentiments from the tree committee and the neighborhood in our previous submittal, the owner has agreed to re-route the fence to avoid any tree removals and plant tightly clinging vines on the fence in strategic locations to buffer its mass. After meeting with the fire inspector, it has been determined all existing trees can, and will, be preserved and pruned properly to balance their form from PG&E's line clearance pruning in order to both maintain good structure and clearances from the road and from one another, per Fire Department and Best Management Practices. Please see arborist's report for further clarity on pruning.

The fence will span 344 linear feet to enclose the north limit of the Lumber Yard. Please see Sheet L1.2, Concept Plan. Its layout has been redesigned to avoid removing any trees by coming into the property in several spots along the fenceline and adding a number of slightly recessed panels that will be planted with a clinging vine.

We discussed the project initially with Rob Bastianon, Senior Fire Inspector for Ross Valley Fire Department and subsequently, after our planning hearing, with Derrick Shaw, Fire inspector. The plan presented herein reflects the most recent discussion with D. Shaw, the recommendations from the Tree Committee, and the specific requests from the neighbors for keeping all existing trees and using only tree pruning, with no removals, to create clearances from power lines, egress route, and adjacent trees and eliminate fire ladder fuels. The Inspector noted that he liked the idea of removing the non-native, pyrophytic vegetation, but would not require it for this project. He did think safety pruning and clearing would be good in place of removals.

Per R. Bastianon, maintaining the 10-foot fire clearance along this roadway is of the utmost importance for emergency egress for the neighborhood. Please see Sheet L1.1, Constraints Plan for clearance zones, tree locations and power pole locations. This clearance area does allow for the design to maintain all existing informal roadside parking in this area, a stated neighborhood concern.

We believe, based upon the requests of the neighbors, the suggestions of the Fairfax Tree Committee, a review of the Fire Code and discussions with the Ross Valley Fire Inspector on site, that the spirit of the State Fire Code for this area may be achieved through pruning and retention of the existing trees, thus we have agreed to retain and prune them instead of removals and replacement. The relevant fire code sections is noted below (it is irrespective of whether the project is in WUI):

Fire Code- 2022 California Fire Code, Title 24 Part 9

304.1.2 Vegetation.

Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises.

Addressing concerns noted in the letter from the Town of Fairfax dated November 11, 2022, following a continued Planning Commission meeting:

Construction Materials:

The fence will be composed of mixed materials including decorative corrugated metal panels, cedar panels, wood posts and trim, wood paneling at the top of the fence's higher elevation, and pressure-treated wood at locations of ground contact. The panels of the fence will be stepped to follow the existing grade along Spruce Road. See Sheets L2.0, L2.1 and L2.2

Planting materials:

There has been some desire to add plantings along the fence line to soften the fence, but it is not possible to plant significant screening above the fenceline in this area due to the protection and retention of existing trees, locations of existing wood power poles and guy wires, and the required 10' clear zone required by the Ross Valley Fire Department. It is important to understand that planting a continuous hedge (as requested by neighbors) is not a fire-safe or recommended landscape feature in our current era of urban and sub-urban wild fires, particularly where the mature form would create a fire ladder into an adjacent tree canopy above its location, or connect adjacent properties.

We have proposed several items to help achieve desires of the neighbors. As follows:

1. Fairfax Lumber will maintain the existing Acacia hedge at the top fo the rise on Sprice Road at an 8-10' height.
2. Fairfax Lumber will also be planting a number of clinging vines to buffer the height and visual impact of the fence. These vines will not be continuous along the fenceline and are deciduous in order to avoid holding moisture against the fence throughout the winter months, which would end up shortening the life of any wood members on the fence. Please see Sheet L1.2

Conductivity of metal fence in case of downed power lines:

We discussed this concern with Rob Bastianon, Fire Inspector, Ross Valley Fire Department, and he has no concerns about this issue. There is no Fire Code which addresses this situation. There is a wood frame surrounding and interrupting all metal panels which acts to brake continuous conductivity along the fenceline.

Findings for Fence Height Variance:

To improve the face of Fairfax Lumber and Hardware for the residents along Spruce Road, the Owners of Fairfax Lumber have hired us to design and site a solid screening fence along their property line. It should be noted that Fairfax Lumber does not own the land outside of the fence line and cannot be expected to improve the land of another property owner.

The request for an 8' tall fence comes from requests of the neighbors for the business to act to improve the aesthetics of our clients' property. We believe the solid fence will help with the mitigation of some of the dust generated from the adjacent roadway in the lumber yard. It should be noted that this fence is not considered a fix to the dust issue but may help mitigate wind and sound along this frontage. It will act as a solid screen for the activity in the Lumber Yard from adjacent residences.

An 8' tall fence will not be harmful to the local residents, will not take any parking away from the area, will provide solid visual screening of activity in the lumber yard and may help with corralling dust from the Lumber Yard drive through by acting as a wind break. The pruning of under 25% of all tree/shrub canopy along this edge of the Lumber Yard property will improve public safety in clearing vegetation from overhanging or abutting the roadway and eliminating fire ladder issues beneath and between existing trees scheduled to remain.

The approval of a variance does not constitute the granting of special privilege, because the proposed fence is on the owner's property, allowing adjacent parking to remain, and is not directly abutting residences or other businesses. The design is at the behest of the local residents demands for more screening.

The design will not create a public nuisance or cause adverse physical or economic effects to adjoining properties, as they are separated from this work by the roadway of a distance of 40 feet or more. Vital existing parking will be maintained and the fire danger will be reduced and emergency egress along the street will be improved. We believe this fence construction will enhance the area for the general public as it screens the activity in the Lumber Yard and calms the sights and sounds on Spruce Road.

The granting of this variance is not contrary to any plans or goals of the Town or development. If anything, it enhances the goal of the Town to improve views, screen detrimental views, allow for residential use of streets and street edges, and enhance public safety with fire clearances.

Complying with the Town Ordinance of fence height requirements of 6' on the property line, would create a hardship for the owners and the adjacent neighbors because a 6' high fence does not accomplish the screening of the Lumber Yard for neighbors and the public using the street, as requested by the neighbors.

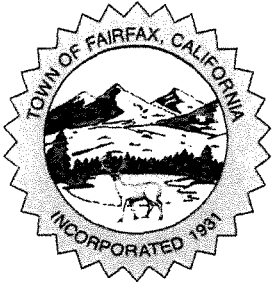
Additional discussion relevant to the project as presented:

We would like to address the discussion of adding a “Green Screen” along the fence line. Due to planning input, we have revised our design to bring in a partial green screen by modifying a number of fence panels to be recessed, allowing room on the property edge to plant a clinging vine behind a wire mesh protection screen. The green screen will not be continuous to avoid creating a horizontal fire ladder connection along the street frontage.

Ross Valley Fire Department requires a 10’ area clear of vegetation, adjacent to roadways, as requested by the Ross Valley Senior Fire Inspector. As illustrated on Sheet L1.1, the green areas we are planting with screening are the spaces remaining outside of that clear zone and away from existing tree canopies or electrical infrastructure. These are outside of the root zones of existing mature trees, which may remain per the RVFD, and are clear of existing wooden power poles and other electrical infrastructure. It is not wise in this era of urban wild fires to grow continuous plant material along this entire run of fence for the above reasons. We have shown individual panels alternating along the fence with mesh protecting an irrigated, clinging vine on the fence panel to help buffer the fence’s mass. The land outside of the fence is not the Owner’s property and they cannot be expected to successfully maintain plant material in that impacted area or on another owner’s property. Finally, the success of plants in this area is tricky as it is on the north side of the fence, thus the shady side, overhung with branches of large trees, adding additional shade and water and nutrient competition in the soil. We feel the proposed vine and protection system on some fence panels will work within these noted horticultural constraints.

This area is further impacted by the use of that zone by the local residents for parking, and vehicular damage to plants and compaction of soils is ongoing and likely to continue. The area is further open to deer browse and cannot be protected with the construction of a second fence. Plantings, other than a narrow band of vines, along this fence line are not advisable or maintainable for the reasons noted above.

Neighbors have continuously requested a hedge along this corridor and we do not feel it is justified, safe or necessary to accomplish the goals of this project if we are retaining the existing vegetation, as requested by the neighbors and the Fairfax Tree Committee.



TOWN OF FAIRFAX

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

August 30, 2023

Permit: 23-T-26

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: (25) Various Species

Address of Tree(s) to be removed: 209 Broadway Blvd/APN 001-148-14

Applicant's Phone: Fairfax Lumber Company (415) 453-4410

On August 28, 2023, the Fairfax Tree Committee took the following action on the above referenced tree permit application:

Information submitted for Informational Update Only

APPROVED - Jane Richardson Mack made the motion to approve, Ted Pugh 2nd.

Unanimously approved, all 3 members AYE.

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

CONTINUED

DENIED

CONDITIONS OF APPROVAL:

None.

THIS APPROVED APPLICATION IS YOUR PERMIT-KEEP IT ON THE JOB SITE. FAILURE TO HAVE THE PERMIT ON THE SITE WHILE THE TREE WORK IS IN PROGRESS MAY RESULT IN THE WORK BEING HALTED UNTIL YOU SHOW PROOF OF APPROVAL.

Please verify that the tree company performing the work has a current Fairfax Business license and worker's compensation coverage.

THIS TREE PERMIT EXPIRES IN SIX (6) MONTHS. If necessary, you may apply for an extension in writing prior to the expiration date.

ATTACHMENT C

17 August 2023

To: TOWN OF FAIRFAX TREE COMMITTEE

Subject: FAIRFAX LUMBER FENCE PROJECT



Attachments:

- Arborist's report, updated, dated 8/16/23
- Site Plan with tree locations
- Tree alteration permit application

Dear Committee,

I am attaching our resubmittal for the subject project. Please note that the project has been substantially redesigned to eliminate the need for any tree removals.

Based upon our meetings with the Fire Inspector and the Project Arborist, the current plan, confirmed as acceptable to both (as well as the neighbors I have met with), is not to remove any trees. We are only proposing limited pruning for safety and fire separation/ladder fuels. Please see the attached arborist's report. We will adjust the fence location as required to miss existing tree trunks and avoid any further removals unless specifically required by the fire inspector or arborist's evaluation (the fire inspector noted on site that he would not require any removals).

The new fence will have recessed panels at all of the "green" areas noted on the plan and they will receive a limited number of creeping vines on the panels. Due to the need to grow things on the fence, the longevity of a fence with vines on/against it is questionable in wood, so we will keep the original fence design roughly intact, though with recessed panels as needed for vines. All oleanders have been documented and will be noted to remain.

Due to retention of the trees along the corridor, we will not be proposing any further planting of trees (beyond visually buffering the fence).

Thank you.

Regards,


Gary Roth
Landscape Architect

AGENDA ITEM # 7

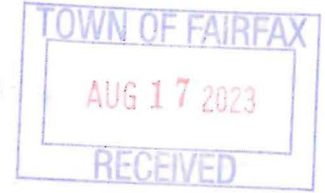
LA METACRISA

INFORMATIONAL UPDATE ONLY



TOWN OF FAIRFAX

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



APPLICATION FOR TREE REMOVAL OR ALTERATION

A permit is required to remove or alter one or more trees on any parcel in the Town of Fairfax. All trees for which a permit is requested shall be tagged with an orange ribbon, a minimum of 10 days prior to the Tree Advisory Committee meeting date. Applicants must also post a notice of intent to alter or remove the marked Tree(s) in a prominent location visible along the frontage of the affected property.

APPLICANT INFORMATION

OWNER (APPLICATIONS MUST BE FILED BY PROPERTY OWNER): Fairfax Lumber	DATE OF APPLICATION: Aug. 17, 2023
JOB ADDRESS/ASSESSOR'S PARCEL NO. IF SITE IS VACANT 109 Broadway BLvd. / 001-148-13	PHONE NUMBER: 415-453-4410
EMAIL ADDRESS: augie@fairfaxlumber.com	FAX NUMBER:
PROPERTY OWNER'S ADDRESS IF DIFFERENT FROM ABOVE	ALTERNATE PHONE NUMBER:

TREE INFORMATION

SPECIES AND DESIGNATION OF HERITAGE/SPECIMEN/UNDESIRABLE TREE: <i>(25) Various Species</i>	CIRCUMFERENCE BREAST HEIGHT: <i>Var. own</i>
	REASON FOR REMOVAL/ALTERATION: <i>SAFETY & FIRE SEPARATION/LADDER FILES</i>
ALL TREES ARE NOTED IN ATTACHED PLAN AND ARBORIST REPORT	
SPECIES AND DESIGNATION OF HERITAGE/SPECIMEN/UNDESIRABLE TREE:	CIRCUMFERENCE BREAST HEIGHT:
	REASON FOR REMOVAL/ALTERATION
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SPECIES AND DESIGNATION OF HERITAGE/SPECIMEN/UNDESIRABLE TREE:	CIRCUMFERENCE BREAST HEIGHT:
	REASON FOR REMOVAL/ALTERATION

Please attached a site plan to this application showing the location and species of all trees with a diameter of 4 inches (circumference of 12 inches or more), measured 4.5 feet above grade at tree base, property boundaries and easements, location of structures, foundation lines of neighboring structures and paved areas including driveways, .

Any tree company used for the removal or alteration must have a current and valid Fairfax Business license. Please include the name, address, and phone number of the person or company doing the above listed work:

NAME: VACCARO'S TREE SERVICE	PHONE NUMBER: 415-457-7134
ADDRESS: 57 MANOR ROAD, FAIRFAX, CA	CONTRACTOR BUSINESS LICENSE NUMBER: 787460

Please note the Tree Advisory Committee may require applicants to submit their application to a Qualified Arborist for a report or recommendation at the expense of the applicant. A Qualified Arborist is defined as a Certified Arborist, A Certified Urban Forester, a Registered Consulting Arborist, or a Registered Professional Forester.

OWNER'S STATEMENT

I understand that in order to properly process and evaluate this application, it may be necessary for Town personnel to inspect the property, which is the subject of the application. I also understand that due to time constraints it may not always be possible for Town personnel to provide advanced notice of such inspections. Therefore, this application will be deemed to constitute my authorization to enter upon the property for the purpose of inspecting the same, provided that Town personnel shall not enter any building on the property except in my presence or the presence of any other rightful occupant of such building. I understand that my refusal to permit reasonable inspection of any portion of the property by town personnel may result in a denial of this application due to the lack of adequate information regarding the property.

Signature of Property Owner

E. J. [Signature]

Date

[AREA BELOW FOR STAFF USE ONLY]

Permit Number: <i>23-T-26</i>	Date Received: <i>Update ONLY 8-17-23</i>	Received by: <i>[Signature]</i>
Conditions of Approval:		
Tree Committee Action:		Date:

Tree Committee Actions can be appealed to the Town Council within 10 days of the Tree Committee Action. Contact Town Hall for more information.

ARBORIST REPORT

Tree Assessment
Fairfax Lumber & Hardware
109 Broadway, Fairfax, California
(APN: 001-148-13)

Prepared for:
Fairfax Lumber & Hardware
109 Broadway, P.O. Box 249
Fairfax, CA 94978

Prepared by:
ARBORSCIENCE, LLC

Dr. Kent Julin
ISA Certified Arborist: WE-8733A

Sadie Julin
ISA Certified Arborist: WE-14171A

August 16, 2023

P.O. Box 111, Woodacre, CA 94973-0111
(415) 419-5197 • kent.julin@gmail.com • <http://arborscientist.com>

ASSIGNMENT

Fairfax Lumber & Hardware hired ARBORSCIENCE, LLC to inspect and provide management recommendations for trees growing along its Spruce Street frontage in relation to a fence-construction project and fire safety. We inspected the trees on April 19, 2023.

SCOPE OF WORK AND LIMITATIONS

This assessment is based on the circumstances and observations as they existed at the time of the site inspection. Opinions in this assessment are given based on observations made and using generally accepted professional judgment, however, because trees are living organisms and subject to change, damage and disease, the results, observations, recommendations, and analysis as set out in this assessment are valid only at the date any such observations and analysis took place and no guarantee, warranty, representation or opinion is offered or made by Arborscience as to the length of the validity of the results, observations, recommendations and analysis contained within this assessment. As a result the client shall not rely upon this Assessment, save and except for representing the circumstances and observations, analysis and recommendations that were made as at the date of such inspections.

SITE DESCRIPTION AND CONTEXT

Fairfax Lumber & Hardware opened in 1912 on a nearly level (3% slope) 2.33-acre parcel (APN: 001-148-13), outlined in yellow, right. The subject trees are plotted on Figure 1, described in Table 1, and pictured in the attached Photo Addendum.

The Town of Fairfax defines a “tree” as “any woody perennial plant characterized by having one or more trunks, any one of which has a diameter of four inches (circumference of 12 inches) or more, measured at four and one-half feet above existing lowest grade at the base of the tree.” The Town regulates the alteration of trees by cutting or pruning (branches, trunks, roots), or by filling, surfacing, grading, compacting or changing the drainage pattern of the soil around any tree in a manner that threatens to diminish the vigor of the tree. Native oaks with trunks measuring 8” or greater are considered “heritage trees”. Blackwood acacias are considered “undesirable trees” due to their rapid growth (three feet per year) or their invasive, structurally hazardous, or flammable nature.



SUBJECT TREE DESCRIPTIONS, PROPOSED ACTIONS, & RECOMMENDATIONS

The proposed project includes construction of a fence just inside the property line and limited planting of shrubs (Catalina cherry, *Prunus ilicifolia* ssp. *lyonia*, rated as fire-resistant by Fire Safe Marin¹).

The 26 subject trees (Figure 1, Table 1) include 6 planted London plane trees (*Platanus x acerifolia*) and 20 volunteer trees including 11 blackwood acacias (*Acacia melanoxylon*), 3 valley oaks (*Quercus lobata*), and 1 each of the following: tree-of-heaven (*Ailanthus altissima*), coast live oak (*Quercus agrifolia*), cherry plum (*Prunus cerasifera*), peach (*Prunus persica*), Oregon ash (*Fraxinus latifolia*), and California bay (*Umbellularia californica*). All of the oaks qualify as Town of Fairfax “heritage trees”.

The tall subject trees were previously pruned for electrical-distribution-line clearance by PG&E’s contractor. This pruning work has left tall acacia stumps and London plane trees with unbalanced crowns. We recommend an ongoing pruning program to ensure the health and safety of these tall trees to be retained (see pruning specifications attached).

The 11 blackwood acacias, which are considered Town of Fairfax “undesirable trees”, are planned for retention but should be pruned in accordance with Fire Department recommendations to reduce fire hazard. One coast live oak (Tree 6) is heavily weighted over the yard and recommended for pruning. The tree of heaven (Tree 2) is nearly dead and is a highly invasive species, and should be safety pruned or removed.

Sincerely,

ARBORSCIENCE, LLC



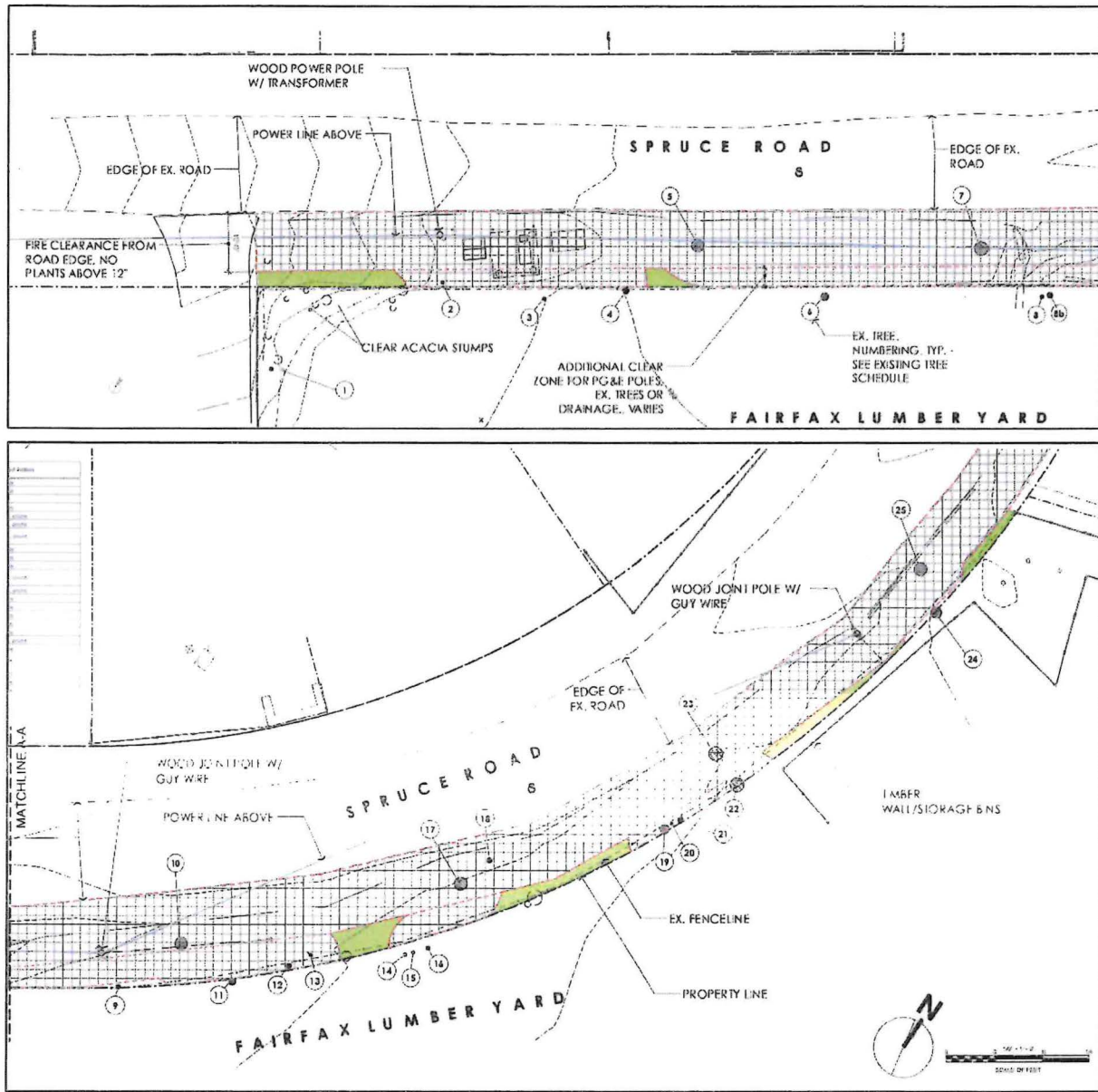
Kent Julin, Ph.D.
ISA Certified Arborist #WE-8733A
ISA Tree Risk Assessor Qualified



Sadie Julin
ISA Certified Arborist WE-14171A
ISA Tree Risk Assessor Qualified

¹ Pyrophytic vs. Fire Resistant Plants. Fire Safe Marin. 1998 https://www.firesafemarin.org/wp-content/uploads/2019/03/1998_FIRESafe_MARIN_Pyrophytic-vs-Fire-Resistant-Plants.pdf

Figure 1: Subject Tree Locations at Fairfax Lumber & Hardware



Map from the Constraints Plan by Roth | Lamotte Landscape Architecture, dated 8/15/23.

Table 1: Subject Trees at Fairfax Lumber & Hardware

Tree No.	Common Name	Scientific Name	DBH (in)	Status	Notes	Planned Action
1	Blackwood acacia	<i>Acacia melanoxylon</i>	10	Undesirable	Root system has failed, fire-prone	Retain, prune
2	Tree-of-heaven	<i>Ailanthus altissima</i>	7	None	Advanced decline, split gill fungi, highly invasive species, likely to fail	Retain, prune
3	Valley oak	<i>Quercus lobata</i>	10	Heritage	Good condition	Retain
4	Valley oak	<i>Quercus lobata</i>	10	Heritage	Good condition, in fence footprint.	Retain
5	London Plane Tree	<i>Platanus x acerifolia</i>	28	None	Good condition	Retain, prune
6	Coast live oak	<i>Quercus agrifolia</i>	16	Heritage	Good condition, weighted towards yard. Recommend pruning away from yard, remove no more than 25% of foliage per year.	Retain, prune
7	London Plane Tree	<i>Platanus x acerifolia</i>	28	None	Good vigor, bird cavity nests in central dead limb	Retain, prune
8	Cherry plum	<i>Prunus cerasifera</i>	2-6" (11)	None	Good condition, in fence footprint	Retain
8b	Peach	<i>Prunus persica</i>	4	None	Good condition, in fence footprint	Retain
9	Valley oak	<i>Quercus lobata</i>	9	Heritage	Good condition, in fence footprint.	Retain
10	London Plane Tree	<i>Platanus x acerifolia</i>	27	None	Three dead limbs over street, hanging limb over yard	Retain, prune
11	Oregon ash	<i>Fraxinus latifolia</i>	14	None	Good	Retain, prune
12	Blackwood acacia	<i>Acacia melanoxylon</i>	10	Undesirable	Topped at 15', fire-prone	Retain, prune
13	Blackwood acacia	<i>Acacia melanoxylon</i>	8	Undesirable	Topped at 15', fire-prone	Retain, prune
14	Blackwood acacia	<i>Acacia melanoxylon</i>	1, 1, 2	Undesirable	Tree is a resprouting stump, fire-prone	Retain, prune
15	Blackwood acacia	<i>Acacia melanoxylon</i>	9	Undesirable	Poor vigor, fire-prone	Retain, prune
16	Blackwood acacia	<i>Acacia melanoxylon</i>	4	Undesirable	Poor vigor, canker, fire-prone	Retain, prune
17	London Plane Tree	<i>Platanus x acerifolia</i>	31	None	Five dead limbs, cavity nests, lion-tailed	Retain, prune
18	Blackwood acacia	<i>Acacia melanoxylon</i>	11	Undesirable	Advanced decay, fire-prone	Retain, prune

Tree No.	Common Name	Scientific Name	DBH (in)	Status	Notes	Planned Action
19	California bay	<i>Umbellularia californica</i>	4	None	Good condition, fire-prone.	Retain
20	Blackwood acacia	<i>Acacia melanoxylon</i>	9,7,7	Undesirable	Good condition, fire-prone	Retain, prune
21	Blackwood acacia	<i>Acacia melanoxylon</i>	6	Undesirable	Good condition, fire-prone	Retain, prune
22	Blackwood acacia	<i>Acacia melanoxylon</i>	2-10" (11)	Undesirable	Fair condition, fire-prone	Retain, prune
23	London Plane Tree	<i>Platanus x acerifolia</i>	32	None	Poor form, poor vigor, weighted toward yard, many dead twigs	Retain, prune
24	Blackwood acacia	<i>Acacia melanoxylon</i>	5,6,8	Undesirable	6" trunk has significant decay, fire-prone	Retain, prune
25	London Plane Tree	<i>Platanus x acerifolia</i>	30	None	Heavily pruned, 20% of trunk is decayed	Retain, prune

PRUNING SPECIFICATIONS

Trees to prune: Six London plane trees (*Platanus x acerifolia*) that are 27- to 31-inches in diameter at breast height and stand 30- to 40-feet tall along the east side of Spruce Road in Fairfax, across from 6 to 22 Spruce Road, as well as one 16-inch coast live oak and one 14-inch Oregon ash located within the lumber yard. Other trees to prune include fire-prone blackwood acacias to create fire-fuel separation from the ground (typically 8-10') and among crowns to promote fire safety.

Personnel Qualifications: All work shall be performed under the supervision of an ISA Certified Arborist®, an ISA Board Certified Master Arborist®, or equivalent.

Pruning system: Natural.

Objective: To improve crown structure and balance.

Branches to prune:

1. Remove dead, dying, diseased, and broken branches greater than one inch diameter at the point of attachment.
2. No more than 25% of crowns to be removed within a single year.

Limitations:

1. No tree shall be climbed using climbing spurs, unless a climber needs to be rescued during an emergency. Best to use a bucket truck from the lumber yard and Spruce Road.
2. All cuts shall be made in accordance with the ANSI A300 Pruning Standard Section 7.
3. No heading or shearing cuts shall be made without authorization.
4. No more than one-quarter of the foliage shall be removed from an individual tree.
5. All severed branches shall be removed by the end of the workday.
6. Work practices shall be consistent with the current ANSI A300 Part 1 pruning standard Section 8 and the ANSI Z133 Standard.

Debris Disposal: All debris will be removed from the work area and recycled as mulch or disposed of at a County green waste collection facility.

Planning resubmittal- 12 September 2023

**Fairfax Lumber and Hardware
109 Broadway Ave, Fairfax**

Narrative for Planning Commission review

Project description:

This is a revised narrative from our previous submittal which was not approved by the Planning Commission.

We are proposing to construct an 8-foot-tall fence the length of the North property line to accomplish significant screening of the lumber yard, for the residents along Spruce Road, per their request. There are existing mature Sycamore trees and a mix of native and non-native trees mixed in along the fenceline. Due to strong sentiments from the tree committee and the neighborhood in our previous submittal, the owner has agreed to re-route the fence to avoid any tree removals and plant tightly clinging vines on the fence in strategic locations to buffer its mass. After meeting with the fire inspector, it has been determined all existing trees can, and will, be preserved and pruned properly to balance their form from PG&E's line clearance pruning in order to both maintain good structure and clearances from the road and from one another, per Fire Department and Best Management Practices. Please see arborist's report for further clarity on pruning.

The fence will span 344 linear feet to enclose the north limit of the Lumber Yard. Please see Sheet L1.2, Concept Plan. Its layout has been redesigned to avoid removing any trees by coming into the property in several spots along the fenceline and adding a number of slightly recessed panels that will be planted with a clinging vine.

We discussed the project initially with Rob Bastianon, Senior Fire Inspector for Ross Valley Fire Department and subsequently, after our planning hearing, with Derrick Shaw, Fire inspector. The plan presented herein reflects the most recent discussion with D. Shaw, the recommendations from the Tree Committee, and the specific requests from the neighbors for keeping all existing trees and using only tree pruning, with no removals, to create clearances from power lines, egress route, and adjacent trees and eliminate fire ladder fuels. The Inspector noted that he liked the idea of removing the non-native, pyrophytic vegetation, but would not require it for this project. He did think safety pruning and clearing would be good in place of removals.

Per R. Bastianon, maintaining the 10-foot fire clearance along this roadway is of the utmost importance for emergency egress for the neighborhood. Please see Sheet L1.1, Constraints Plan for clearance zones, tree locations and power pole locations. This clearance area does allow for the design to maintain all existing informal roadside parking in this area, a stated neighborhood concern.

We believe, based upon the requests of the neighbors, the suggestions of the Fairfax Tree Committee, a review of the Fire Code and discussions with the Ross Valley Fire Inspector on site, that the spirit of the State Fire Code for this area may be achieved through pruning and retention of the existing trees, thus we have agreed to retain and prune them instead of removals and replacement. The relevant fire code sections is noted below (it is irrespective of whether the project is in WUI):

Fire Code- 2022 California Fire Code, Title 24 Part 9

304.1.2 Vegetation.

Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises.

Addressing concerns noted in the letter from the Town of Fairfax dated November 11, 2022, following a continued Planning Commission meeting:

Construction Materials:

The fence will be composed of mixed materials including decorative corrugated metal panels, cedar panels, wood posts and trim, wood paneling at the top of the fence's higher elevation, and pressure-treated wood at locations of ground contact. The panels of the fence will be stepped to follow the existing grade along Spruce Road. See Sheets L2.0, L2.1 and L2.2

Planting materials:

There has been some desire to add plantings along the fence line to soften the fence, but it is not possible to plant significant screening above the fenceline in this area due to the protection and retention of existing trees, locations of existing wood power poles and guy wires, and the required 10' clear zone required by the Ross Valley Fire Department. It is important to understand that planting a continuous hedge (as requested by neighbors) is not a fire-safe or recommended landscape feature in our current era of urban and sub-urban wild fires, particularly where the mature form would create a fire ladder into an adjacent tree canopy above its location, or connect adjacent properties.

We have proposed several items to help achieve desires of the neighbors. As follows:

1. Fairfax Lumber will maintain the existing Acacia hedge at the top fo the rise on Sprice Road at an 8-10' height.
2. Fairfax Lumber will also be planting a number of clinging vines to buffer the height and visual impact of the fence. These vines will not be continuous along the fenceline and are deciduous in order to avoid holding moisture against the fence throughout the winter months, which would end up shortening the life of any wood members on the fence. Please see Sheet L1.2

Conductivity of metal fence in case of downed power lines:

We discussed this concern with Rob Bastianon, Fire Inspector, Ross Valley Fire Department, and he has no concerns about this issue. There is no Fire Code which addresses this situation. There is a wood frame surrounding and interrupting all metal panels which acts to brake continuous conductivity along the fenceline.

Findings for Fence Height Variance:

To improve the face of Fairfax Lumber and Hardware for the residents along Spruce Road, the Owners of Fairfax Lumber have hired us to design and site a solid screening fence along their property line. It should be noted that Fairfax Lumber does not own the land outside of the fence line and cannot be expected to improve the land of another property owner.

The request for an 8' tall fence comes from requests of the neighbors for the business to act to improve the aesthetics of our clients' property. We believe the solid fence will help with the mitigation of some of the dust generated from the adjacent roadway in the lumber yard. It should be noted that this fence is not considered a fix to the dust issue but may help mitigate wind and sound along this frontage. It will act as a solid screen for the activity in the Lumber Yard from adjacent residences.

An 8' tall fence will not be harmful to the local residents, will not take any parking away from the area, will provide solid visual screening of activity in the lumber yard and may help with corralling dust from the Lumber Yard drive through by acting as a wind break. The pruning of under 25% of all tree/shrub canopy along this edge of the Lumber Yard property will improve public safety in clearing vegetation from overhanging or abutting the roadway and eliminating fire ladder issues beneath and between existing trees scheduled to remain.

The approval of a variance does not constitute the granting of special privilege, because the proposed fence is on the owner's property, allowing adjacent parking to remain, and is not directly abutting residences or other businesses. The design is at the behest of the local residents demands for more screening.

The design will not create a public nuisance or cause adverse physical or economic effects to adjoining properties, as they are separated from this work by the roadway of a distance of 40 feet or more. Vital existing parking will be maintained and the fire danger will be reduced and emergency egress along the street will be improved. We believe this fence construction will enhance the area for the general public as it screens the activity in the Lumber Yard and calms the sights and sounds on Spruce Road.

The granting of this variance is not contrary to any plans or goals of the Town or development. If anything, it enhances the goal of the Town to improve views, screen detrimental views, allow for residential use of streets and street edges, and enhance public safety with fire clearances.

Complying with the Town Ordinance of fence height requirements of 6' on the property line, would create a hardship for the owners and the adjacent neighbors because a 6' high fence does not accomplish the screening of the Lumber Yard for neighbors and the public using the street, as requested by the neighbors.

Additional discussion relevant to the project as presented:

We would like to address the discussion of adding a “Green Screen” along the fence line. Due to planning input, we have revised our design to bring in a partial green screen by modifying a number of fence panels to be recessed, allowing room on the property edge to plant a clinging vine behind a wire mesh protection screen. The green screen will not be continuous to avoid creating a horizontal fire ladder connection along the street frontage.

Ross Valley Fire Department requires a 10’ area clear of vegetation, adjacent to roadways, as requested by the Ross Valley Senior Fire Inspector. As illustrated on Sheet L1.1, the green areas we are planting with screening are the spaces remaining outside of that clear zone and away from existing tree canopies or electrical infrastructure. These are outside of the root zones of existing mature trees, which may remain per the RVFD, and are clear of existing wooden power poles and other electrical infrastructure. It is not wise in this era of urban wild fires to grow continuous plant material along this entire run of fence for the above reasons. We have shown individual panels alternating along the fence with mesh protecting an irrigated, clinging vine on the fence panel to help buffer the fence’s mass. The land outside of the fence is not the Owner’s property and they cannot be expected to successfully maintain plant material in that impacted area or on another owner’s property. Finally, the success of plants in this area is tricky as it is on the north side of the fence, thus the shady side, overhung with branches of large trees, adding additional shade and water and nutrient competition in the soil. We feel the proposed vine and protection system on some fence panels will work within these noted horticultural constraints.

This area is further impacted by the use of that zone by the local residents for parking, and vehicular damage to plants and compaction of soils is ongoing and likely to continue. The area is further open to deer browse and cannot be protected with the construction of a second fence. Plantings, other than a narrow band of vines, along this fence line are not advisable or maintainable for the reasons noted above.

Neighbors have continuously requested a hedge along this corridor and we do not feel it is justified, safe or necessary to accomplish the goals of this project if we are retaining the existing vegetation, as requested by the neighbors and the Fairfax Tree Committee.

ARBORIST REPORT – PHOTO ADDENDUM

Assessment
Fairfax Lumber & Hardware
109 Broadway
Fairfax, California
(APN: 001-148-13)

Prepared for:
Fairfax Lumber & Hardware
109 Broadway
P.O. Box 249
Fairfax, CA 94978-0249

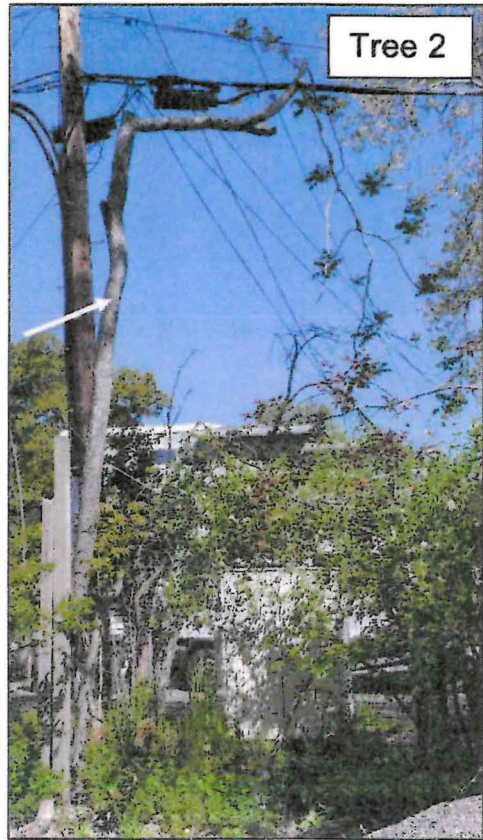
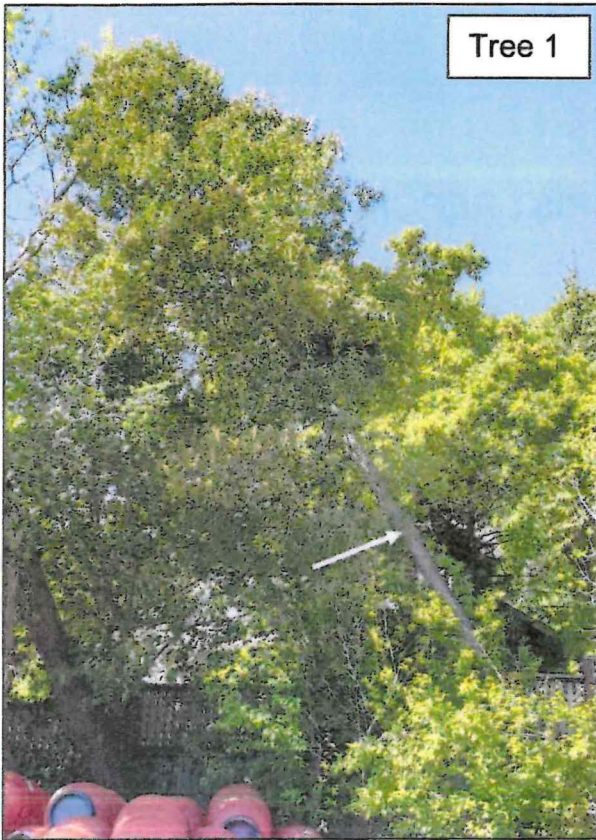
Prepared by:
ARBORSCIENCE, LLC

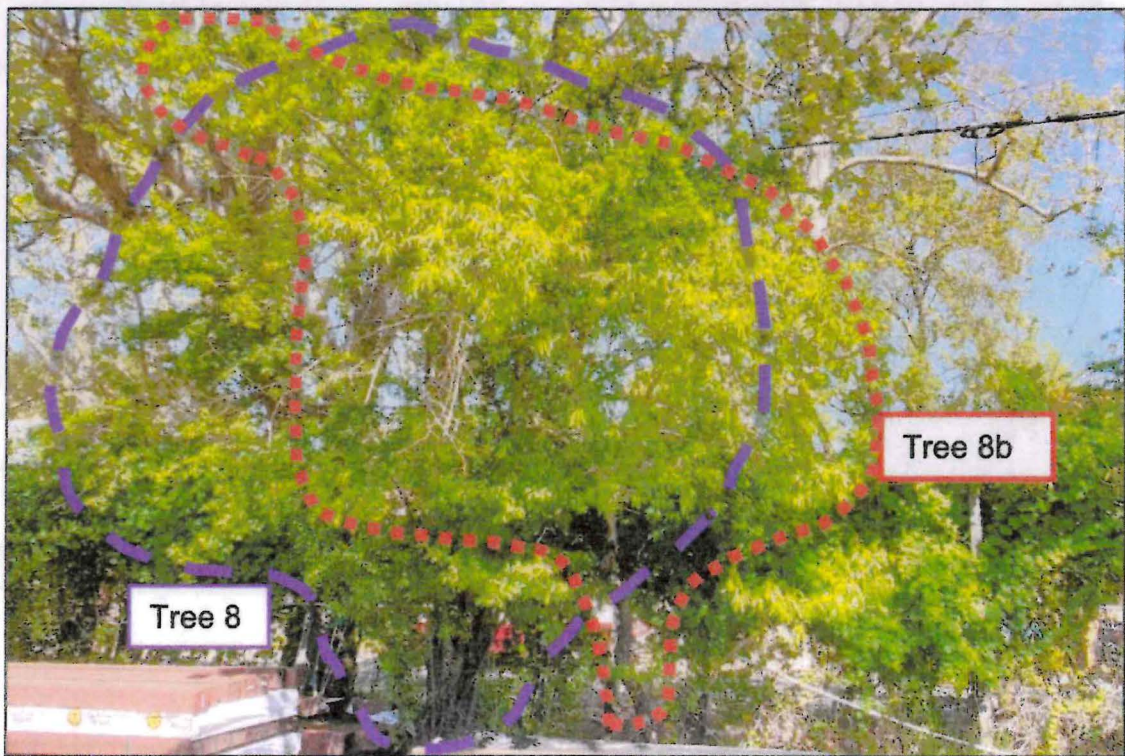
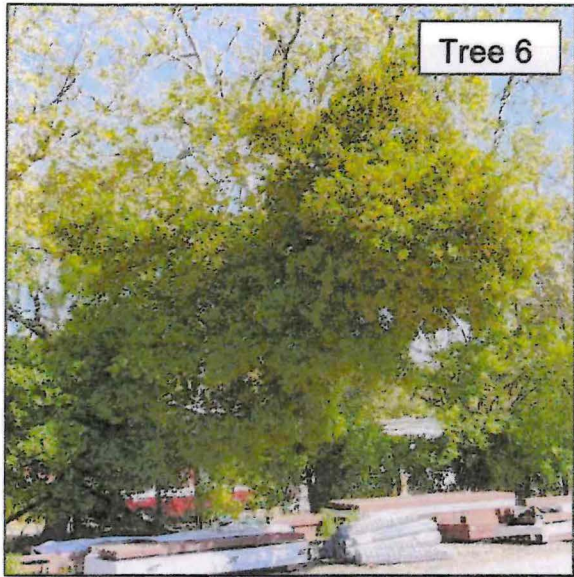
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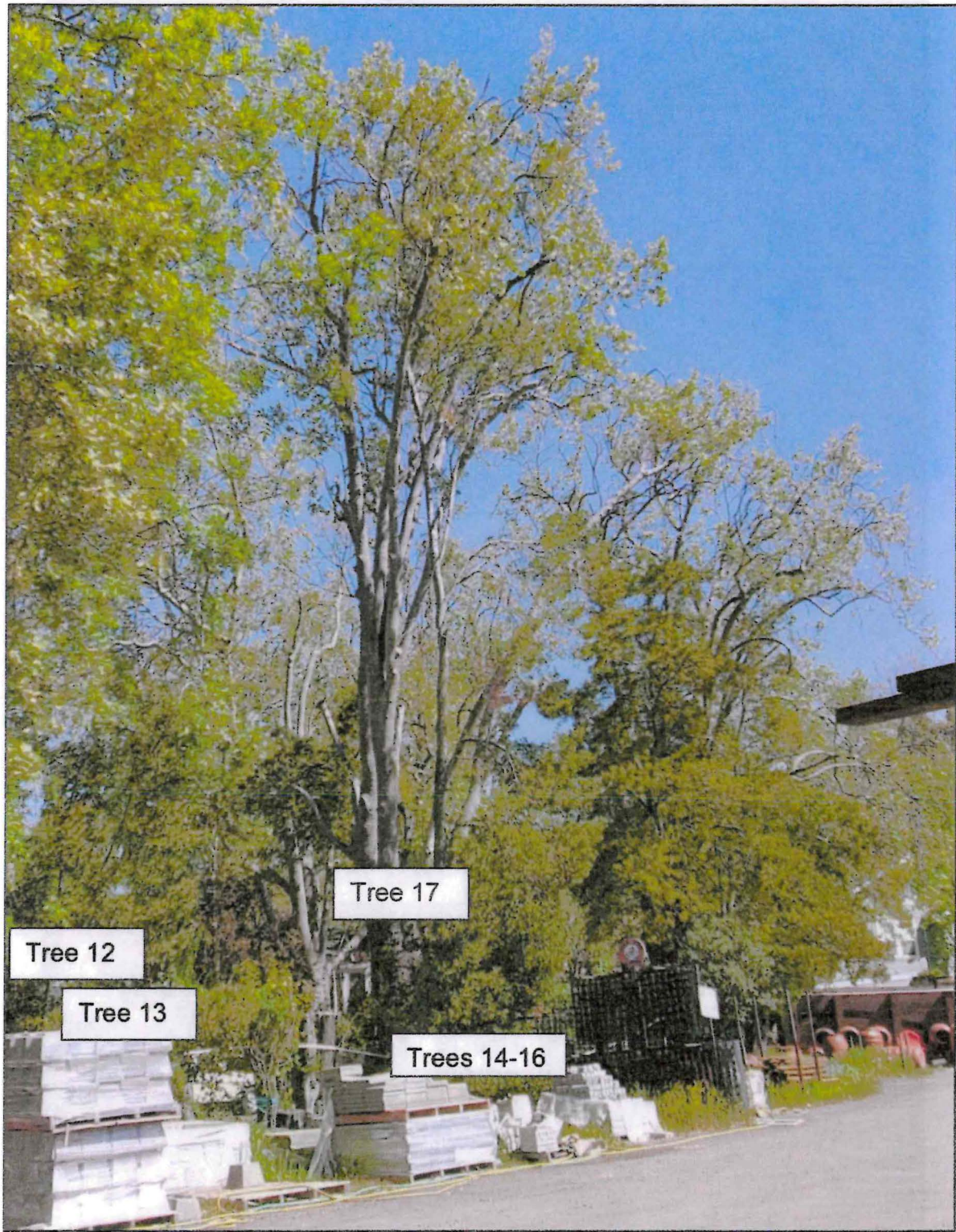
May 1, 2023

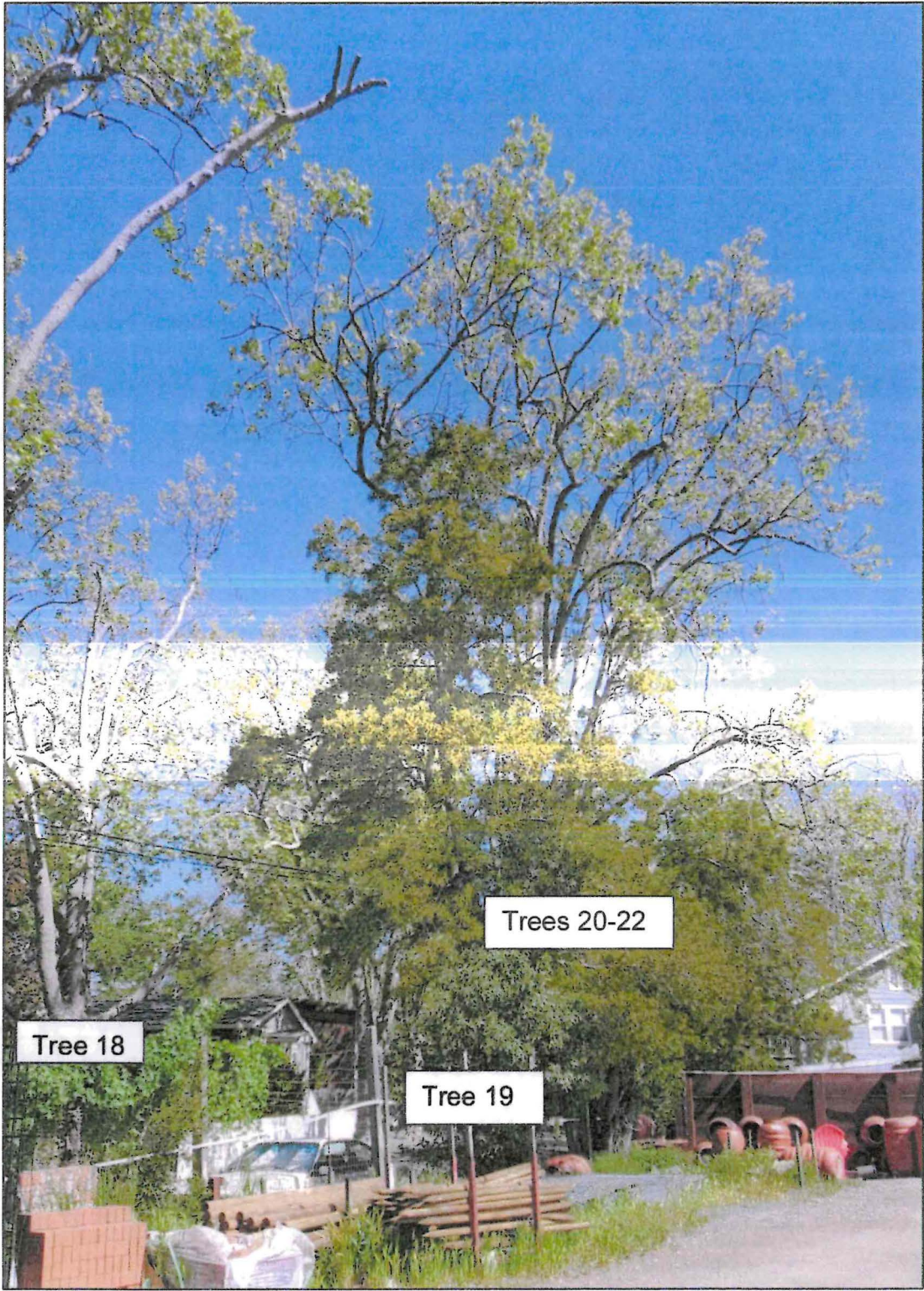
P.O. Box 111, Woodacre, CA 94973-0111
(415) 419-5197 • kent.julin@gmail.com • <http://arborscientist.com>

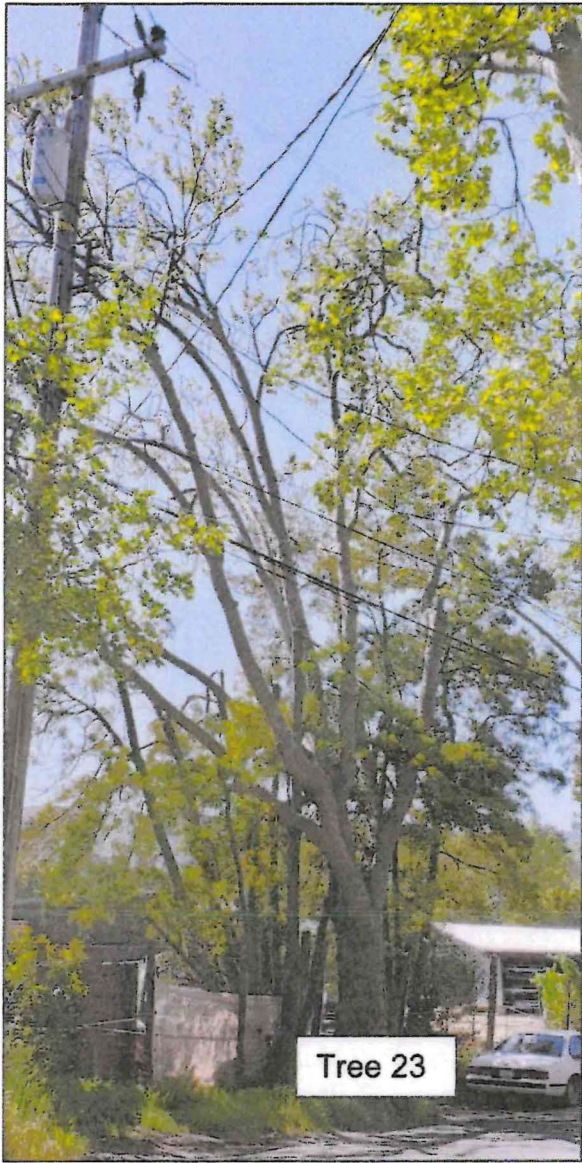










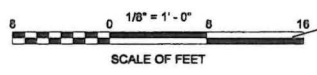
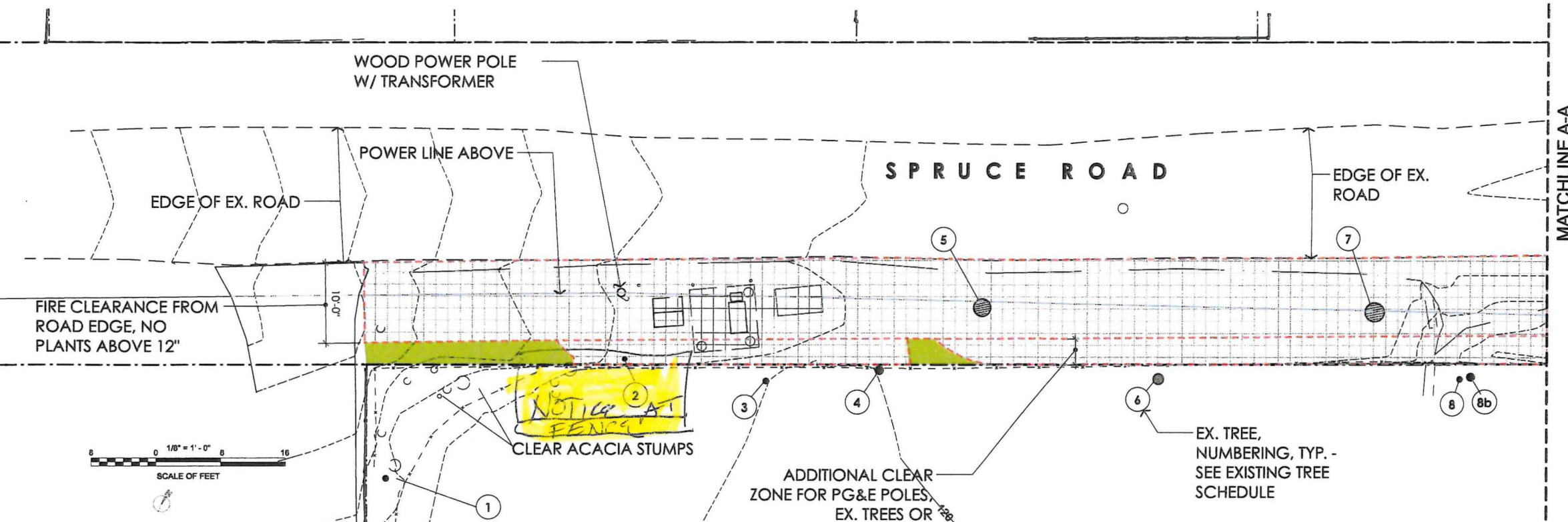


Tree 23



Tree 24

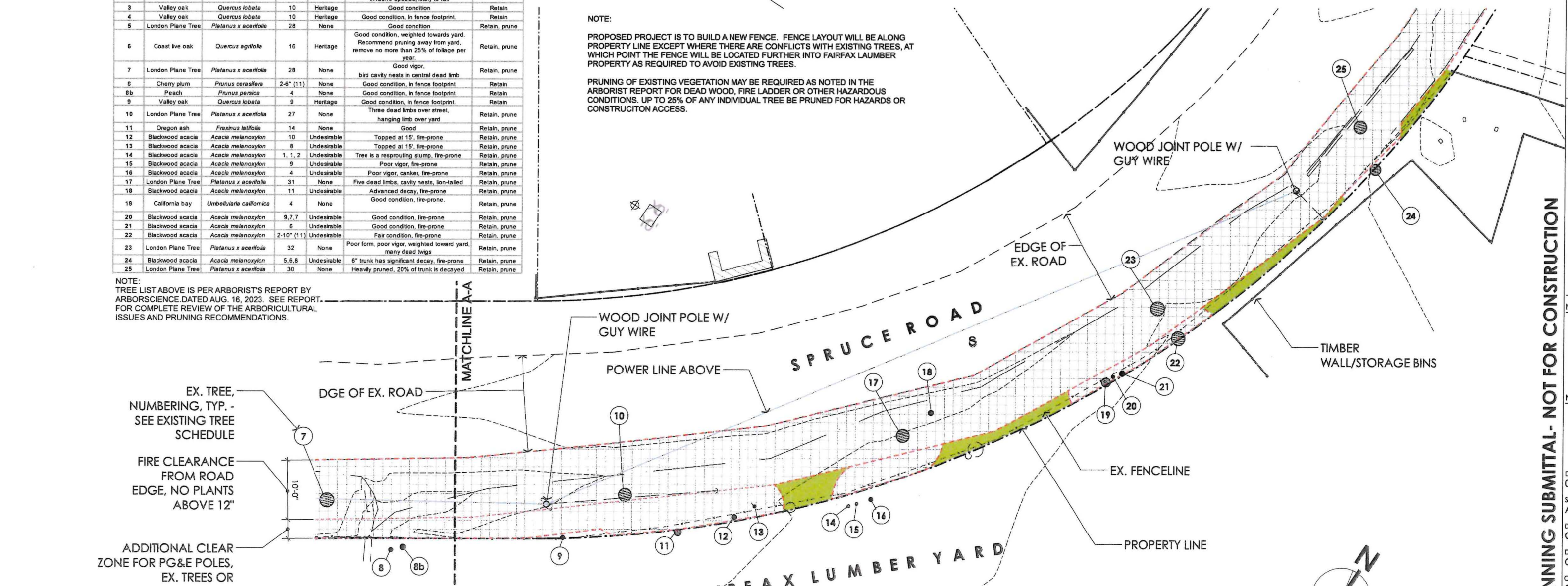
Tree 25



Tree No.	Common Name	Scientific Name	DBH (in)	Status	Notes	Planned Action
1	Blackwood acacia	<i>Acacia melanoxylon</i>	10	Undesirable	Root system has failed, fire-prone	Retain, prune
2	Tree-of-heaven	<i>Allianthus altissima</i>	7	None	Advanced decline, split glb fungi, highly invasive species, likely to fail	Retain, prune
3	Valley oak	<i>Quercus lobata</i>	10	Heritage	Good condition	Retain
4	Valley oak	<i>Quercus lobata</i>	10	Heritage	Good condition, in fence footprint.	Retain
5	London Plane Tree	<i>Platanus x acerifolia</i>	28	None	Good condition	Retain, prune
6	Coast live oak	<i>Quercus agrifolia</i>	16	Heritage	Good condition, weighted towards yard. Recommend pruning away from yard, remove no more than 25% of foliage per year.	Retain, prune
7	London Plane Tree	<i>Platanus x acerifolia</i>	28	None	Good vigor, bird cavity nests in central dead limb	Retain, prune
8	Cherry plum	<i>Prunus cerasifera</i>	2-6" (11)	None	Good condition, in fence footprint	Retain
8b	Peach	<i>Prunus persica</i>	4	None	Good condition, in fence footprint	Retain
9	Valley oak	<i>Quercus lobata</i>	9	Heritage	Good condition, in fence footprint.	Retain
10	London Plane Tree	<i>Platanus x acerifolia</i>	27	None	Three dead limbs over street, hanging limb over yard	Retain, prune
11	Oregon ash	<i>Fraxinus latifolia</i>	14	None	Good	Retain, prune
12	Blackwood acacia	<i>Acacia melanoxylon</i>	10	Undesirable	Topped at 15', fire-prone	Retain, prune
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14	Blackwood acacia	<i>Acacia melanoxylon</i>	1, 1, 2	Undesirable	Tree is a resprouting stump, fire-prone	Retain, prune
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20	Blackwood acacia	<i>Acacia melanoxylon</i>	9,7,7	Undesirable	Good condition, fire-prone	Retain, prune
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24	Blackwood acacia	<i>Acacia melanoxylon</i>	5,6,8	Undesirable	6" trunk has significant decay, fire-prone	Retain, prune
25	London Plane Tree	<i>Platanus x acerifolia</i>	30	None	Heavily pruned, 20% of trunk is decayed	Retain, prune

NOTE: TREE LIST ABOVE IS PER ARBORIST'S REPORT BY ARBORSCIENCE, DATED AUG. 16, 2023. SEE REPORT FOR COMPLETE REVIEW OF THE ARBORICULTURAL ISSUES AND PRUNING RECOMMENDATIONS.

NOTE:
 PROPOSED PROJECT IS TO BUILD A NEW FENCE. FENCE LAYOUT WILL BE ALONG PROPERTY LINE EXCEPT WHERE THERE ARE CONFLICTS WITH EXISTING TREES, AT WHICH POINT THE FENCE WILL BE LOCATED FURTHER INTO FAIRFAX LAUMBER PROPERTY AS REQUIRED TO AVOID EXISTING TREES.
 PRUNING OF EXISTING VEGETATION MAY BE REQUIRED AS NOTED IN THE ARBORIST REPORT FOR DEAD WOOD, FIRE LADDER OR OTHER HAZARDOUS CONDITIONS. UP TO 25% OF ANY INDIVIDUAL TREE BE PRUNED FOR HAZARDS OR CONSTRUCTION ACCESS.



FAIRFAX LUMBER YARD
 NOT FOR CONSTRUCTION