

## RESULTS

Source: Compiled by LSA (2023).

A total of 183 trees (Table A) were inventoried and evaluated within the project area, as shown on Figure 2 (Attachment A). A table listing all tree species and their size, general health, and additional notes and recommendations is included in Attachment B. No trees within the project area have been designated as heritage trees.

## Table A: Summary of Trees Observed in the Project Area

Species	Count	City of Petaluma Protected Tree	Sonoma County Protected Tree
Arroyo willow (Salix lasiolepis)	25	25	0
Big leaf maple (Acer macrophyllum)	1	0	1
Boxelder (Acer negundo)	1	1	0
Cherry plum (Prunus cerasifera)	1	0	0
Coast live oak (Quercus agrifolia)	56	56	43
Goodding's black willow (Salix gooddingii)	2	2	0
Northern California black walnut (Juglans hindsii)	3	3	0
Valley oak (Quercus lobata)	94	94	81
TOTAL	183	181	125

Native oak species are protected under both the City of Petaluma and County of Sonoma tree ordinances, specifically trees greater than 4 inches DBH per the city ordinance and trees greater than 9 inches DBH per the county ordinance. This equates to all oak trees being protected under the City ordinance, and 77 percent of coast live oak trees and 86 percent of valley oak trees being protected by the County ordinance.

Under the City ordinance, all trees within a riparian corridor are also considered protected trees. For this project, that includes all arroyo willow, Goodding's black willow, northern California black walnut, and boxelder trees. The only trees within the project area that are not protected by the City ordinance are the big leaf maple and the cherry plum, which are growing outside the riparian corridor and are not named protected species.

Under the County ordinance, big leaf maples are also named as a protected species in addition to oaks. None of the other species present within the project area are protected under this ordinance.

A total of 11 trees, consisting of 9 valley oaks, 1 coast live oak, and 1 arroyo willow, were determined to be in dead or poor condition (ratings of 0 and 1, respectively). These trees would not require a tree removal permit per section 17.060 B of the City ordinance and Section 26D-5 of the County ordinance.

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# **GENERAL RECOMMENDATIONS**

The design for the project has not been finalized; therefore, the following recommendations are general recommendations for the project:

- 1. In general, the project should adhere to the City of Petaluma tree ordinance over the County of Sonoma tree ordinance for replacement guidelines, fees, and tree protection measures. The only exception will be the big leaf maple, which is protected by the County ordinance but not the City ordinance. The project should not mitigate twice for any one tree.
- 2. Final design of the project should reflect the considerations and safeguards identified in Section 17.050 of the City ordinance for grading and site improvements to the maximum extent practicable.
- 3. For development projects that require Planning Commission/City Council approval, protected trees authorized for removal will be addressed as part of the development conditions or approval. Therefore, it is LSA's understanding that a tree appraisal will not be required to calculate the security deposit. Per Section 17.060 F of the City ordinance, creeks, riparian corridors, and significant groves or stands of trees are exempted from security deposit requirements unless required by the approving authority through the development review process.
- 4. Removal of all 11 trees in dead or poor condition is recommended to ensure the continued safety of construction personnel and other persons who may utilize the project area prior to project implementation. Since all 11 trees are protected under the City of Petaluma tree ordinance, a tree removal permit will be required per Section 17.060 A. These tree removals may occur prior to project construction or may be combined with any other required tree removals. All tree removals will be identified in a subsequent report along with requirements for tree replacement and any applicable fees.

If you have any questions, please contact me at (916) 844-2983 or via email at

anna.vanzuuk@lsa.net. Sincerely,

Anna Van Zuuk ISA Certified Arborist #WE-12612A

Attachments: A – Figures B – General Tree Information C – Definitions

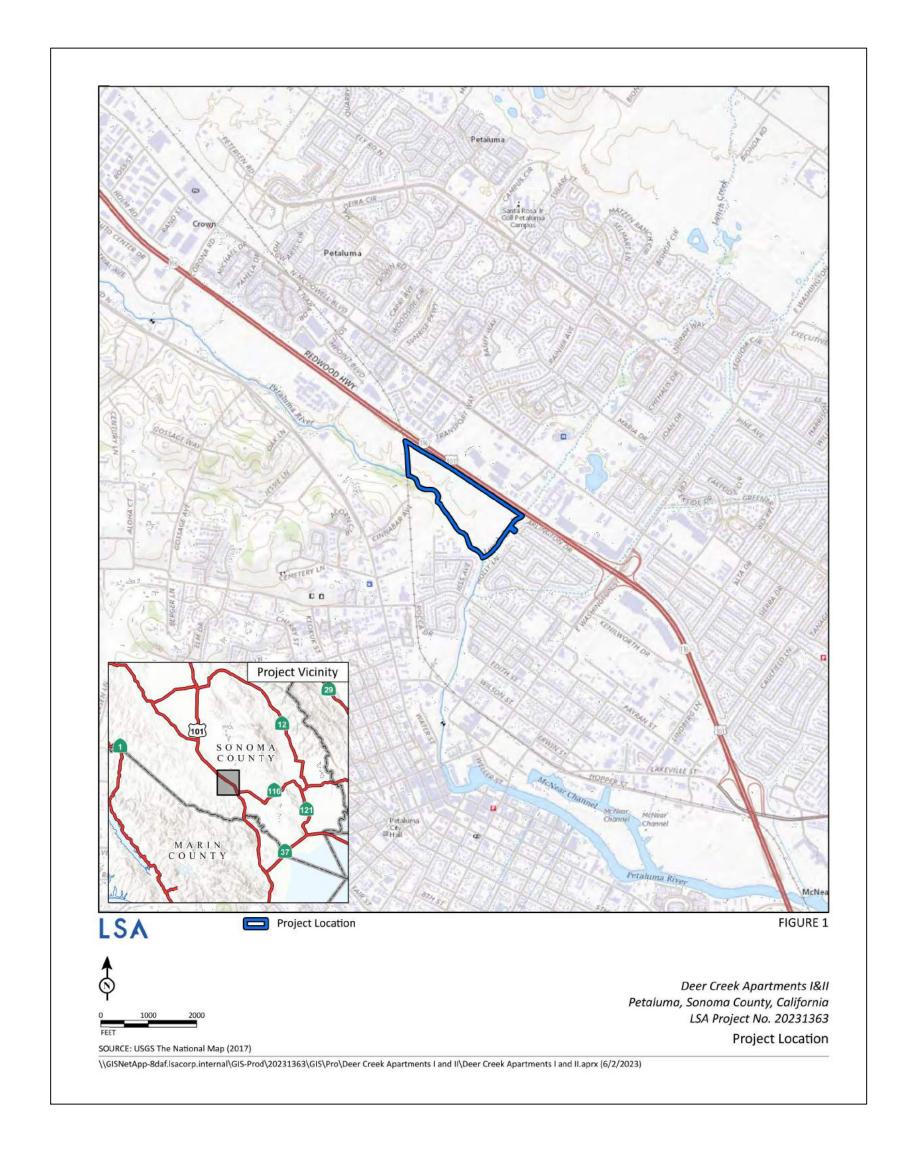
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Tree #	Common Name	Scientific Name	Combined DBH (inches)	Height (ft)	Canopy Spread (ft)	Rating	Notes
4706	Coast live oak	Quercus agrifolia	14.75	22.5	7	3	Minor branch die back, interior rot
4707	Coast live oak	Quercus agrifolia	11.75	20	9.5	3	DBH taken @ 3 ft below branching
4708	Coast live oak	Quercus agrifolia	14.5	18.5	9	3	DBH @ 1 ft below branching
4709	Valley oak	Quercus lobata	8	27.5	8.5	3	
4710	Coast live oak	Quercus agrifolia	14.5	18.5	13	3	Could use interior crown clean
4711	Coast live oak	Quercus agrifolia	13.75	22	11	3	DBH @ 2 ft below branching. Could use interior crown clean.
4712	Coast live oak	Quercus agrifolia	22	19	10	3	Branches fusing oddly. Could use interior crown clean.
4713	Valley oak	Quercus lobata	7.75	30.5	4.5	3	Stationed rasing oddry, could decimicate around electric
4714	Coast live oak	Quercus agrifolia	11.25	19	8	3	Odd bark characteristics
4715	Coast live oak	Quercus agrifolia	17.25	25.5	10.25	3	DBH taken @ 3 ft below branching. Barbed wire fence rubbing against trunk.
4716	Coast live oak	Quercus agrifolia	13.75	19	12.25	3	Tree graffiti, superficial lower branch pruning
4717	Coast live oak	Quercus agrifolia	11.75	15	7	2	Odd branch fusing, included bark, trunk growing around barbed wire fence
4718	Coast live oak	Quercus agrifolia	12.25	18	7	3	Small branches pruned
4719	Coast live oak	Quercus agrifolia	14	35.5	10	3	Could use interior crown clean
				27		3	
4720	Coast live oak	Quercus agrifolia	15.25	<del></del>	12.5		Needs to be limbed up
4721	Coast live oak	Quercus agrifolia	12.5	38	15.25	3	DOUGLE GOAL COMMENT OF THE COMMENT O
4722	Coast live oak	Quercus agrifolia	15.75	39	6.75	3	DBH taken @ 3 ft below secondary branching. Could use interior crown clean.
4723	Big leaf maple	Acer macrophyllum	14	45.5	14.75	4	Minor pruning recommended
4724	Coast live oak	Quercus agrifolia	8.5	27.5	7.5	3	Minor leaf curl, could use interior crown clean
4725	Valley oak	Quercus lobata	11.5	28.5	12.25	3	Could use interior crown clean
4726	Coast live oak	Quercus agrifolia	17.5	23.5	11.5	3	Could use interior crown clean
4727	Coast live oak	Quercus agrifolia	11.75	23.5	13	2	Large wound to main trunk @ 1ft, good wound response, some interior rot
4728	Valley oak	Quercus lobata	8	28.5	9.25	3	Minor pruning recommended
4729	Coast live oak	Quercus agrifolia	22.5	25.5	12.5	3	Could use interior crown clean
4730	Coast live oak	Quercus agrifolia	17.25	38	10	3	Minor pruning recommended
4731	Coast live oak	Quercus agrifolia	12.25	25	8	3	DBH taken @ 3 ft below branching, graffiti
4732	Coast live oak	Quercus agrifolia	11.25	27	12	3	DBH taken @ 2 ft below branching, graffiti
4733	Coast live oak	Quercus agrifolia	13	16.5	7.5	3	
4734	Coast live oak	Quercus agrifolia	17.5	28.5	15	3	Seems stressed, smaller leaf size overall, lots of fine dead twigs
4735	Valley oak	Quercus lobata	16	28.5	11.5	3	The state of the s
4736	Arroyo willow	Salix lasiolepis	84	22	14	3	
4737	Valley oak	Quercus lobata	10.5	29.5	11.75	3	
4738	Arroyo willow	Salix lasiolepis	114.25	23	12.5	3	Growing in RSP along Petaluma River, larger stems with interior rot
4739	Valley oak	Quercus lobata	6.75	28	7	3	
4740	Valley oak	Quercus lobata	6.25	19.75	7.5	3	Lots of oak wasp galls
4741	Valley oak	Quercus lobata	22	28.5	8.5	3	Minor branch dieback on shady side
4742	Valley oak	Quercus lobata	19.75	30	17.75	3	THING MAINT ALCOHOL OIL MINN Y STAGE
4743	Valley oak	Quercus lobata	25.5	28.5	31	2	Large main trunk laying on ground w/ canopy comprised of smaller secondary branches possibly due to uprooting. Large trunk cavity, interior rot. Minor tip dieback in canopy sparse foliage. Trunk partially overgrown by blackberries.
4744	Valley oak	Quercus lobata	10	24	10.5	3	
	-						Large lower limbs removed, excellent wound response. Codominant leaders. Could use interior
4745	Valley oak	Quercus lobata	23.5	36	14	3	crown clean, remove crossing branches.
4746	Arroyo willow	Salix lasiolepis	49.25	20	15	2	Tip dieback, interior rot
4747	Arroyo willow	Salix lasiolepis	27.5	28.5	17.05	3	Several large trunks laying down, resprouting along length
4748	Arroyo willow	Salix lasiolepis	20.75	28.5	10	2	Interior rot, resprouting from base, along main trunk
4749	Cherry plum	Prunus cerasifera	7.5	26	21.75	3	DBH taken @ 1 ft below branching. Growing between large dead willow trunks.
4750	Arroyo willow	Salix lasiolepis	73.25	21.5	15	4	Ivy on trunk

4852	Arroyo willow	Salix lasiolepis	15	31	13	3	Sprouting from base	
853	Arroyo willow	Salix lasiolepis	16.5	18	8.5	3	Sprouting from main trunk, some deadwood in canopy	
854	Coast live oak	Quercus agrifolia	6.75	24	11	3		
855	Coast live oak	Quercus agrifolia	8.75	26	11.5	3	Rooted at base of valley oak	
856	Valley oak	Quercus lobata	9.25	33.5	20.25	3	Coast live oaks growing at base	
857	Valley oak	Quercus lobata	41.5	42	29.75	4	Minor deadwood in canopy	
858	Valley oak	Quercus lobata	23	45	24	3		
859	Coast live oak	Quercus agrifolia	35	44	45	4		
860	Coast live oak	Quercus agrifolia	62	50	60	5	Lots of graffiti	
861	Coast live oak	Quercus agrifolia	27	52	31	4	Tree fort in canopy	
862	Coast live oak	Quercus agrifolia	6.25	15	7.75	3	Roots on south side exposed by scour	
863	Coast live oak	Quercus agrifolia	7	15	6	3		
864	Coast live oak	Quercus agrifolia	7	24	9	3	Roots exposed by scour, drift deposits piled at base	
865	Coast live oak	Quercus agrifolia	30.5	35	13	2	Large wound in main trunk. Homeless encampment surrounding.	
866	Coast live oak	Quercus agrifolia	9.5	30	10.25	2	Wounds in main trunk, interior rot. Homeless encampment at base.	
867	Valley oak	Quercus lobata	13.25	40	20.75	2	Wound in main trunk, good wound response	
868	Valley oak	Quercus lobata	15	28	21.5	2	Hatchet damage to trunk	
869	Coast live oak	Quercus agrifolia	23.5	30	16	3	Hatchet damage to main trunk, could use interior crown clean	
870	Valley oak	Quercus lobata	12	33	16.75	3	Growing on steep slope	
871	Valley oak	Quercus lobata	12.25	24.5	12	3	Growing on steep slope	
872	Valley oak	Quercus lobata	9.5	40	11.5	3	Growing on steep slope	
873	Coast live oak	Quercus agrifolia	11	33.5	18	2	Unbalanced canopy, overshadowed by larger live oak. Lots of deadwood.	
874	Valley oak	Quercus lobata	7	32	10	2	Tall and spindly	
875	Valley oak	Quercus lobata	6.5	41	4	2	Tall and spindly, surrounded by blackberry	
876	Coast live oak	Quercus agrifolia	53.75	41	20.75	4	Some water sprouts from removed lower limbs, trunks defaced	
877	Valley oak	Quercus lobata	31.5	40	24	4	Surrounded by blackberry	
878	Valley oak	Quercus lobata	24	48	33.25	3	Surrounded by blackberry. Sparse canopy, some dieback.	
879	Valley oak	Quercus lobata	11.5	24	23.25	3	Surrounded by blackberry. Unbalanced canopy on north side.	
880	Valley oak	Quercus lobata	6.25	20	5.75	2	Main leader dieback, sparse canopy. Overshadowed by larger nearby trees.	
NT-1	Arroyo willow	Salix lasiolepis	_	24	15	3	Not tagged. Growing in RSP along Petaluma River, surrounded by blackberry. Multiple small stems.	
NT-2	Coast live oak	Quercus agrifolia	_	19.5	-	3	Not tagged - surrounded by blackberry thicket	
NT-3	Valley oak	Quercus lobata	30	47	31.25	4	Not tagged - poison oak growing up trunk, surrounding	
NT-4	Valley oak	Quercus lobata	26	39.5	30.5	3	Not tagged - surrounded by poison oak, growing up trunk. Interior rot in scaffold limbs, fungal fruiting bodies visible.	
NT-5	Valley oak	Quercus lobata	20	33	27.5	3	Not tagged - surrounded by poison oak	
NT-6	Valley oak	Quercus lobata	22	39	23.75	4	Not tagged - surrounded by poison oak	
NT-7	Valley oak	Quercus lobata	10	20	10.75	3	Not tagged - surrounded by poison oak	
NT-8	Valley oak	Quercus lobata	20	37	25	3	Not tagged - supports temporary shelter, root flare not visible. Some branch dieback.	

4751	Arroyo willow	Salix lasiolepis	44.75	20	20	3	Topped sprouting from main trunk
4752	Valley oak	Quercus lobata	26.25	45.5	27.25	4	lvy growing up main trunk
4753	Coast live oak	Quercus agrifolia	8.5	18	5	3	14) Storming all manufacture
4754	Coast live oak	Quercus agrifolia	6	15	10	3	
4755	Coast live oak	Quercus agrifolia	10.5	29	12	3	
4756	Coast live oak	Quercus agrifolia	10.5	25	10	3	
4757	Coast live oak	Quercus agrifolia	7	25	9	3	<u> </u>
4758	Valley oak	Quercus lobata	18.75	35	25	2	Branch dieback, water sprouts on secondary branches
	-	Quercus Iobata	15.5	38.5	16	2	
4759	Valley oak	Quercus Iobata  Ouercus Iobata					Branch dieback, water sprouts on secondary branches
4760	Valley oak		18.5	29	19.25	3	
4761	Valley oak	Quercus lobata	19.5	39.5	18.75	3	Minor branch dieback
4762	Arroyo willow	Salix lasiolepis	100.5	26.5	24	3	Branch dieback, resprouting along main trunks
4763	Arroyo willow	Salix lasiolepis	60.75	17.5	17.5	3	Lots of basal sprouts
4764	Valley oak	Quercus Iobata	12	32	14.25	3	Codominant leaders
4765	Arroyo willow	Salix lasiolepis	41.25	21	18	3	Some branch dieback, lots of basal sprouts
4766	Arroyo willow	Salix lasiolepis	28.25	23	18.25	3	
4767	Arroyo willow	Salix lasiolepis	57	18	21.5	4	Several trunks on ground resprouting along length, basal sprouts
4768	Valley oak	Quercus lobata	39.75	35	32	5	
4769	Valley oak	Quercus lobata	11	31.5	12.5	3	Surrounded by blackberry
4770	Northern California black walnut	Juglans hindsii	9.5	27.5	7.5	2	Branch dieback
4771	Arroyo willow	Salix lasiolepis	10.25	25	12.25	3	Deadwood in canopy
4772	Arroyo willow	Salix lasiolepis	31	18	7	1	Canopy dieback, minimal live canopy, interior rot, basal sprouts
4773	Northern California black walnut	Juglans hindsii	13	27.5	11	4	Lower limb loss, good wound response
4774	Valley oak	Quercus lobata	11	32	19	3	
4775	Coast live oak	Quercus agrifolia	13.5	28	9	3	
4776	Valley oak	Quercus lobata	14	35	21	3	
4777	Goodding's black willow	Salix gooddingii	38	32	20.25	3	Large limb broken off on south side. Some wound response, some branch dieback.
4778	Goodding's black willow	Salix gooddingii	34.75	25	13	3	Main trunk laying down, measured trunk sprouting off main, growing over drainage
4779	Valley oak	Quercus lobata	9	29	12.5	3	Surrounded by blackberry
4780	Boxelder	Acer negundo	18.25	26	18	2	Branch dieback, water sprouts
4781	Northern California black walnut	Juglans hindsii	7	25	9	2	Large wound on main trunk at base, interior rot
4782	Valley oak	Quercus lobata	12	25	16	2	Early House of the first and a state of the
4783	Coast live oak	Quercus agrifolia	12.75	22	10	3	
4784	Valley oak	Quercus lobata	16	34	25	2	Large secondary trunk fallen, good wound response
7707	valicy out	Quercus iobutu	10				Luige Secondary transcription would response
4785	Arroyo willow	Salix lasiolepis	64.5	25	24	2	Lots of dead wood and basal sprouts, some trunk rot
4786	Arroyo willow	Salix lasiolepis	52.25	31	20	4	Surrounded by blackberry
4787	Arroyo willow	Salix lasiolepis	49.25	31	17	3	Minor sprouting along main trunks, some interior rot
4788	Coast live oak	Quercus agrifolia	8.75	22.5	15	3	
4789	Valley oak	Quercus lobata	7	19	15	3	- 1
4790	Valley oak	Quercus lobata	34.75	52	35	4	Tree leans north
4791	Valley oak	Quercus lobata	37	21.5	19	2	Large secondary branch fallen, main leader of tree removed, remaining canopy leans nor Minimal canopy, interior rot.
4792	Valley oak	Quercus lobata	51.5	51.5	23	3	Some branch dieback
4793	Valley oak	Quercus lobata	27.25	37.5	26	4	Tree leans east
4794	Valley oak	Quercus lobata	8.75	22	16	3	
4795	Valley oak	Quercus lobata	22	42	31	3	Minor branch dieback
4796	Valley oak	Quercus lobata	15	36	29	3	Minor branch die back, included bark, interior rot. Supports temporary shelter.
4797	Arroyo willow	Salix lasiolepis	16.5	25	16.5	3	Supporting temporary shelter, surrounded by blackberry. Water sprouts.
4798	Valley oak	Quercus lobata	24	28	19	3	
4/30							

4800	Coast live oak	Quercus agrifolia	16	24.5	7	4	DBH taken @ 1 ft below branching. Could use interior crown clean.
4801	Valley oak	Quercus lobata	61.25	40	24	4	Secondary stem leaning southeast, minor branch dieback
4802	Valley oak	Quercus lobata	58.25	45.5	27	3	Small cavity at base, old fungal fruiting bodies visible, minor branch dieback
4803	Valley oak	Quercus lobata	25.5	40	42	3	Tree leans south, minor branch dieback
4804	Valley oak	Quercus lobata	48.75	42.5	30	3	Very nice tree, gorgeous branching structure. Large wound on northeast side of main trunk wi interior rot.
4805	Valley oak	Quercus lobata	17.25	39.5	21.75	3	1150101100
4806	Valley oak	Quercus lobata	27.5	33	13.25	3	Minor branch dieback
4807	Arroyo willow	Salix lasiolepis	9.25	15	12	3	Sprouting from base of main trunk
4808	Valley oak	Quercus lobata	16	31	23	3	
4809	Coast live oak	Quercus agrifolia	11.5	23	12.25	3	Potential to wash into river - high
4810	Coast live oak	Quercus agrifolia	21.25	27	15	3	Large lower limb removed on larger trunk, may be separate trees. Could use interior crown clean.
4811	Valley oak	Quercus lobata	18.25	28.5	19.5	3	
4812	Arroyo willow	Salix lasiolepis	53.75	32	15.75	3	Some deadwood, branch dieback
4813	Valley oak	Quercus lobata	39.25	38.5	45	4	Minor branch dieback, wound on large scaffold limb with interior rot
4814	Valley oak	Quercus lobata	52	51	56	0	Numerous woodpecker cavities in scaffold limbs
4815	Valley oak	Quercus lobata	30.25	34	32	2	Tree leans east, unbalanced canopy. Woodpecker cavities in lower scaffold limbs, very little canopy.
4816	Valley oak	Quercus lobata	20	56	40	3	Surrounded by rose thicket, tree leans east
4817	Valley oak	Quercus lobata	24.25	47.5	29.25	4	Surrounded by rose thicket. Small cavity at base, roots exposed by water.
4818	Valley oak	Quercus lobata	38.5	45	26	3	Tree leans east, surrounded by rose thicket. Minor scorch.
4819	Valley oak	Quercus lobata	31	50	54	4	Surrounded by rose thicket. Roots exposed by water.
4820	Valley oak	Quercus lobata	34.25	57.5	50	4	Woodpecker cavities in lower scaffold limbs
4821	Valley oak	Quercus lobata	9.25	10	9.5	1	Main leader dead, minimal live canopy. Overshadowed by nearby oaks.
4822	Valley oak	Quercus lobata	16.25	31.5	null	3	Leans west around poison oak covered tree. Surrounded by rose thicket.
4823	Valley oak	Quercus lobata	22	24	14.5	0	
4824	Valley oak	Quercus lobata	20.75	38.5	null	4	Surrounded by rose thicket
4825	Valley oak	Quercus lobata	28	45	31	4	Poison oak growing up trunk. Some deadwood.
4826	Coast live oak	Quercus agrifolia	15	16	10.75	2	Scorched. Minimal live canopy but may recover.
4827	Coast live oak	Quercus agrifolia	7.5	20	10.5	1	Scorched, main trunk resprouting in canopy (water sprouts). Minimal live canopy, low possibl of recovery.
4828	Coast live oak	Quercus agrifolia	7.5	16	9	3	
4829	Valley oak	Quercus lobata	41	46	46.75	3	Large lower limbs lost
4830	Coast live oak	Quercus agrifolia	7.25	18	9	3	
4831	Coast live oak	Quercus agrifolia	10	19.5	10.25	3	Donald dishark minimal annua Datasarkanada
4832 4833	Valley oak Coast live oak	Quercus lobata Quercus agrifolia	41.75 6.5	36 14	38.25 5.75	3	Branch dieback, minimal canopy. Retrenchment?
4833	Coast live oak	Quercus agrifolia	13.75	17	8.5	3	DBH taken @ 2 ft below branching. Minor pruning recommended.
4835	Valley oak	Quercus lobata	17.5	37,5	29,5	0	Burned
4836	Valley oak	Quercus lobata	19.75	37.5	33	0	Burned
4837	Valley oak	Quercus Iobata	7	15	9	0	Burned
4838	Valley oak	Quercus lobata	26.25	40	27.75	3	Surrounded by rose thicket. Metal parts, fencing embedded in trunk.
4839	Valley oak	Quercus lobata	9.5	29	2	1	Surrounded by poison oak. Top dead, minimal live foliage.
4840	Valley oak	Quercus lobata	8	10	3	2	Minimal live canopy
4841	Valley oak	Quercus lobata	25.5	27	33.5	0	
4842	Valley oak	Quercus lobata	34.5	38.5	29.5	2	Cavity at base, interior rot. Smaller trunk dead.
4843	Valley oak	Quercus lobata	43.5	49	29.5	2	Branch dieback, included bark
4844	Valley oak	Quercus lobata	31	46.5	30.25	4	Some deadwood in canopy
4845	Valley oak	Quercus lobata	35	43.5	29.5	3	Lots of dead water sprouts along main trunk
4846	Valley oak	Quercus lobata	19.25	35.5	15	3	Barbed wire embedded in trunk
4847	Valley oak	Quercus Iobata	55.5	53.5	31	1	Significant tip and branch dieback, included bark
4848	Arroyo willow	Salix lasiolepis	16.5	20	11	2	Branch dieback, deadwood
4849	Valley oak	Quercus lobata	7	23	12	3	Ivy growing up trunk
4850	Valley oak	Quercus lobata	9	26	14.75	3	Ivy growing up trunk
4851	Valley oak	Quercus lobata	16.5	33.5	20	2	Branch dieback, sparse canopy





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Pier 9, The Embarcadero, Suite 115

San Francisco, CA 94111









Dear Mr. Johnson:

125 Willow Road Menlo Park, CA 94025 Subject: Tree Inventory and Evaluation for Deer Creek Apartments I & II, City of Petaluma, Sonoma County, California

mitigation, including replacement plantings and fees.

LSA conducted a tree inventory and evaluation for the Deer Creek Apartments I & II Project (Project), located in western Petaluma, Sonoma County, California (Figure 1, all figures provided in Attachment A). The project area consists of Assessor's Parcel Numbers (APN) 136-100-025 (Deer Creek I) and 007-391-005 (Deer Creek II) and is bounded by Highway 101 to the north, Lynch Creek open space trail to the east, the Petaluma River to the south, and the SMART railway corridor to the west. The purpose of this report is to provide the location of all trees within the project area, an assessment of the condition of each tree, and identify any tree that may be protected by local ordinances. A separate report will be provided at a later date that will identify trees to be removed

during construction, outline tree protection measures for all remaining trees, and address required

### **METHODS** Personnel

LSA arborist Anna Van Zuuk, International Society of Arboriculture (ISA) Certified Arborist #WE-12612A, conducted a field visit on May 19, 22-24, 2023. LSA botanist Hannah de la Calle and LSA biologist Nathan Starzynski assisted the tree inventory and evaluation.

### Field Survey and Evaluation

LSA inventoried and evaluated all trees within the project area with a single main stem of at least 6 inches in diameter at breast height (DBH)<sup>1</sup>. The primary objective of the review was to determine if any trees on the property were "protected trees" as defined by the City of Petaluma (City) Tree Ordinance (17.040-17.080) and by the County of Sonoma (County) Tree Ordinance (Section 26).

Diameter at breast height or DBH is normally measured at 54 inches above the average ground height. Exceptions including leaning trees, trees on sloped terrain, and trees with low branches or multiple stems. Leaning trees or trees located on sloped terrain are measured at a right angle to the trunk, 54 inches from the ground height along the center axis of the trunk. Trees with branches below 54 inches are measured at the smallest diameter below the smallest branch. Trees with multiple stems (from ground level) are measured at 54 inches from the average ground height for each stem. A combination logger/diameter tape or a caliper was used to measure DBH.

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All trees identified on the site were marked with a green anodized aluminum, square shaped numbered tag (image to right). Each tag was labeled: LSA, Tree Tags, and a pre-stamped number. Tags were attached with a galvanized 8D nail at 6 feet above ground level on the south side of the tree.

LSA performed a Level 2 – Basic Visual Assessment in accordance with ISA's best management practices. This assessment level is limited to the observation of conditions and defects that are readily visible from the ground. No laboratory or chemical testing or analysis was performed.

Data collected included species identification and measurements of DBH, height, and canopy. Each tree was also evaluated for overall health (including a rating), and notes were made for identifying features. Recommendations were noted as applicable.

### **CITY OF PETALUMA (CHAPTER 17)**

LSA reviewed the City of Petaluma's Municipal Code and determined the following sections to be applicable to the project:

# 17.040 Protected Trees

- A protected tree is any of the following:
- Black Oak (Quercus kelloggii) four inches DBH or greater
- Valley Oak (Quercus lobata) four inches DBH or greater Blue Oak (Quercus douglasii) four inches DBH or greater
- Interior Live Oak (Quercus wislizenii) four inches DBH or greater
- Coast Live Oak (Quercus agrifolia) four inches DBH or greater Oracle Oak (Quercus x morehus) four inches DBH or greater
- Oregon Oak (Quercus garryana) four inches DBH or greater
- Other native California Oak four inches DBH or greater • California Buckeye (Aesculus californica) six inches DBH or greater
- California Bay (Umbellularia californica) twelve inches DBH or greater • California or Coast Redwood (Sequoia sp.) eighteen inches DBH or greater
- Heritage trees as approved by Council resolution per Title 8 of the Petaluma Municipal
- Significant groves or stands of trees
- Trees located in riparian corridors Any tree required to be planted or preserved as environmental mitigation or condition of approval for a discretionary development application or other development permit
- Trees in the public rights of way
- 17.050 Preservation of Existing Trees in Development Proposals
- A. The design of every development project (that which requires a discretionary approval or other development permit) shall recognize the desirability of preserving protected trees to the greatest extent possible. The design of the grading and site improvements shall reflect consideration of the following safeguards:

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2. No disruption or removal of structural roots or majority loss of feeder roots; 3. Fencing of trees at or beyond their drip lines during grading and construction

1. Provision of sufficient growing areas as required by individual species;

4. No ornamental landscape, filling, cutting, development, or compaction of soils within

LSA

5. Other measures required by the particular species of tree(s) to be preserved as recommended by the consulting arborist, horticulturist, or landscape architect. B. It is recognized that the preservation of all existing trees on a development site may

sometimes conflict with reasonable land developmental considerations (e.g., adequate drainage, grading, circulation, safety, and provision of utilities.) However, the design of the proposed development shall address preservation of the most desirable and significant of the healthy trees and the developer is encouraged to utilize creative land planning techniques to achieve this goal.

C. Grading and landscaping plans shall implement the approved tree preservation plan. The locations of all protected trees shall be indicated on the plans by the number of the tree as described in the City approved arborist report. Notes shall identify which trees are to be preserved, and which may be removed. Plans shall be consistent with the required tree protection mitigation measures included in the project application, initial study, mitigated negative declaration, or environmental impact report and monitoring plan, and the conditions of the development approval. The precise vertical and horizontal locations (plus or minus one foot) of all protected trees to be preserved or removed shall be shown on the site plan as part of the initial application unless the project does not involve exterior alterations or construction activities.

# 17.060 Tree Removal

A. Permit required. No protected tree shall be removed, cut down, or otherwise destroyed, unless a permit is issued by the Community Development Department. For site development that allows for tree removal as part of a project's conditions of approval, the written permit may be in the form of signed authorization by the Community Development Department, a tree preservation plan approved by the Community Development Department, written approval for a grading permit, encroachment permit, or other similar permit.

B. Tree replacement requirement. The following conditions determine whether a protected or designated tree must be replaced.

1. Protected Trees. If the City authorizes the removal of a protected tree(s) because it is dead, dangerous, or a nuisance, no tree replacement is required. In all other cases, the tree(s) must be replaced, with the exception of protected trees approved for removal by the approving body in relation to a development application.

2. Street Trees. If the City authorizes removal of a street tree in connection with a development project, it shall specify the replacement requirements in the permit authorizing removal.

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3. Development Projects. If a project applicant chooses to remove trees from a development site the project applicant will be required to replace the tree or trees. Refer to the "Tree Technical Manual" for approved forms of tree replacement. On projects where Planning Commission/City Council approval is not required, replacement will be at the direction of the Community Development Director. For development projects that require Planning Commission/City Council approval, protected trees

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C. Appraisal valuations. All trees to be replaced shall be the same native species as those removed, unless specific approval has been granted, by the Director or the appropriate approval authority. Appraisal value shall be determined by using the most recent edition of the "Guide for Plant Appraisal", published by the Council of Tree and Landscape Appraisers. The appraisals shall be completed on the most recent "Form for Northern California" published by the International Society of Arboriculture.

and the project will be conditioned accordingly.

authorized for removal will be addressed as part of the development conditions of

approval. The approving body shall be the deciding factor on appropriate replacement

D. Location of replacement trees. Trees will be replaced on the development site or in reasonable proximity as required by the approving authority through the development review process or as approved by the Community Development Director during the review of a development permit.

E. Considerations for denial of Tree Removal Permit. A finding of any one of the following situations shall be grounds for denial of the permit.

- 1. Removal or damage of a healthy tree could be avoided by:
- a. Reasonable redesign of the site plan prior to construction;

b. Trimming, thinning, tree surgery, or other reasonable treatment, as determined by the Community Development Director.

2. Adequate provisions for drainage, erosion control, land stability, windscreen buffers along the road and between neighbors have not been made where these problems are anticipated as a result of the removal.

F. Security Deposits. A security deposit shall be posted to cover the value of protected trees for preservation during the construction process. The security deposit will be collected with and subject to the same requirements as site improvements. Typical methods may be improvement agreements, encroachment permit, building permit, or other similar methods used by the City to secure improvement requirements. Release of security for tree preservation shall be the same as the time frames defined within the agreement/permit method used to secure improvements. Security deposits for tree preservation shall be subject to a tiered system as defined below:

 Up to the first \$100,000 of tree value the deposit is 20%, thereafter tree valuations in excess of \$100,000 shall be 10% of the valuation in excess of \$100,000.

2. Creeks, riparian corridors and significant groves or stands of trees are considered a significant biological resource and construction activity is restricted in these areas. Creeks, riparian corridors and significant groves or stands of trees are exempted from

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security deposit requirements unless required by the approving authority through the development review process.

3. City of Petaluma sponsored and/or funded projects are exempt from security

4. If any tree fails to survive, or declines to a point where it is deemed to not be expected to survive, the City may use the security value of the dead or declining tree(s) to purchase new trees for on or off-site use. In the event that replacement cannot be accomplished on-site, the security will be placed in a fund for use in planting trees within public right-of-way, parks, public landscape areas, or other areas as deemed appropriate by the City of Petaluma.

have failed or died on their own and not through impacts from development, the security deposit shall not be used for replacement. This determination shall be made at the discretion of the Community Development Director and may include the requirement for an evaluation by a certified arborist and/or the City Arborist, the cost to be borne by the developer.

# 17.065 Tree Mitigation and Replacement

Tree mitigation may be in the form of in-kind replacement, in-lieu replacement, and/or a combination of both.

event that there are no viable and/or practical alternatives except to remove a protected tree, the City will require replacement trees at the following ratios: 1. All protected trees, determined by the project arborist to be in good (4) or excellent

(5) health, and/or with moderate (3) to good (4) structure, shall be replaced on a oneto-one trunk diameter basis. (Example: A 24-inch protected tree in good or excellent condition must be replaced with new trees totaling 24 inches in trunk diameters.)

(2) health, and/or with marginal (2) structure, shall be replaced on a two-to-one trunk diameter basis. (Example: A 24-inch protected tree in fair-to-marginal condition must be replaced with new trees totaling 12 inches in trunk diameter.

poor (1) structure, are not required to be replaced.

good chance of long-term survival as determined by an assessment of

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impacts of construction are considered.

CARLSBAD CLOVIS

LOS ANGELES PALM SPRINGS POINT RICHMOND RIVERSIDE

ROSEVILLE

SAN LUIS OBISPO

2\_ In-Kind Replacement. If the location of replacement tree planting will remain as a natural area suitable for the healthy and long-term growth of native trees, replacement of protected trees should occur in-kind. If the location of replacement tree planting will be part of an irrigated, ornamental landscape area, replacement of protected trees may occur with a species as identified by the project arborist and approved by the City arborist.

- 3) Replacement tree ratios shall be applied as follows:
- a) 24-inch box replacement tree = 2-inch replacement trunk diameter
- b) 36-inch box replacement tree = 3-inch trunk replacement diameter c) 48-inch box replacement tree = 4-inch trunk replacement diameter
- Replacement trees shall be at minimum 24-inch box size.

4) In-Lieu Replacement. In the event that a development site is insufficient in size or use to plant any or all of replacement trees, the City may accept payment of in-lieu fees by the applicant. In-lieu fees will be utilized by the City to purchase and install trees in future public open space, park space, or other areas designated for tree planting. Replacement tree costs for the purposes of satisfying in-lieu fees shall be based on the typical northern California wholesale tree cost plus average installation cost.

In-lieu fees for replacement trees shall be based on a minimum 24-inch box

# 17.070 Tree Protection and Preservation Plan

A Where an applicant proposes to remove one or more protected trees, the Community Development Director may require a tree protection and preservation plan.

B. Tree preservation and protection plans shall be prepared by an arborist, horticulturist, or registered landscape architect.

C. All tree protection and preservation Plans must include the following basic information: 1. The location of all trees present that are greater than 4 inches in trunk diameter at a height of 4.5 feet above surrounding grade, including all that will be preserved, removed, or transplanted.

2. All trees that overhang the proposed project site and are located on immediately adjacent properties. 3. The report cover shall include the arborist's name, certification number, project

reference name and address, and report date. 4. A cover letter describing the project site, the date of inspection, and summarizing the total number of trees present, to be removed, and preserved.

5. A site plan that identifies the location of each tree, including its report reference

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6. Assessment data for each tree.

- 7. Comments and observations regarding health or structure.
- 8. Estimate of the impacts of proposed development activities on long-term health
- and structural integrity. 9. Recommendations for removal or preservation based on the development impacts
- 10. Recommendations for modification of the proposed plan to reduce or eliminate impacts to the tree.

# 17.080 Tree Protection Requirements

expected from the proposed plan.

The Community Development Director shall determine whether and to what extent measures will be required to protect the existing trees during construction. This decision shall be based upon the proximity of the area of construction activity to existing protected

The protective measures shall include, but are not limited to, the following:

A. Prior to initiating any construction activity on a construction project, including demolition or grading, temporary protective fencing shall be installed at each site tree. 1. Fencing shall be located at the Tree Protection Zone (TPZ) illustrated on the

Improvement Plans. 2. Fencing shall serve as a barrier to prevent encroachment of any type by

construction activities, equipment, materials storage, or personnel. B. The Tree Protection Zone (TPZ) is illustrated on the Improvement Plans and represents the area around each tree, or group of trees, which must be protected at all times with tree

1. No encroachment into the TPZ is allowed at any time without approval from the project arborist.

2. Any unauthorized entry into the TPZ is a violation of this Ordinance and shall be subject to enforcement through civil, criminal or administrative remedies, including applicable penalties.

outside the fenced area at all times until project is complete, and shall instruct personnel and sub-contractors as to the purpose and importance of fencing and preservation.

C. Contractors and subcontractors shall direct all equipment and personnel to remain

D. No grading shall occur within the protective barriers without prior approval by the E. No attachments or wires other than those of a protective or non-damaging nature shall

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be attached to a protected tree.

F. Excavation or landscape preparation within the protective barriers shall be limited to the use of hand tools and small hand-held power tools and shall not be of a depth that could

G. When the existing grade around a protected tree is to be raised the project and/or City arborist shall provide written directions on which method(s) may be used to drain liquids away from the trunk.

H. When the existing grade around a protected tree is to be lowered the project and/or City arborist shall provide written directions on which method(s) may be used (terracing, retaining wall, etc.) to allow the dripline to be left at the original grade.

**COUNTY OF SONOMA** 

allowed within the protective barrier.

LSA reviewed the County of Sonoma's Municipal Code and determined the following sections to be applicable to the project:

I. No equipment, solvents, paint, asphalt, or debris of any kind shall be placed, stored, or

# Sec. 26-04-020. Definitions

13. Protected Tree. Any of the following:

- Big Leaf Maple (Acer macrophyllum)
- Black Oak (Quercus kelloggii) Blue Oak (Quercus douglasii)
- Coast Live Oak (Quercus agrifolia) Interior Live Oak (Quercus wislizenii)
- Madrone (Arbutus menziesii) Oracle Oak (Quercus morehus)
- Oregon Oak (Quercus garryana) Redwood (Sequoia sempervirens) Valley Oak (Quercus lobata)

## California Bay (Umbellularia california) and their hybrids. Sec. 26-88-010 (m). Tree Protection Ordinance

General Provisions. Projects shall be designed to minimize the destruction of protected trees. With development permits, a site plan shall be submitted that depicts the location of all protected trees greater than nine inches (9") and their protected perimeters in areas that will be impacted by the proposed development, such as the building envelopes, access roads, leach fields, etc. Lot line adjustments, zoning permits and agricultural uses are exempt from this requirement. The provisions of this section shall not apply to trees which are the subject of a valid timber harvesting permit approved by the state of California. This section shall not be applied in a manner that would reduce allowable density lower than that permitted as a result of C.E.Q.A. or by other county ordinances or render a property undevelopable. To achieve this end, adjustments may be made.

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Construction Standards. Applicants are encouraged to use a qualified specialist to establish tree protection methods.

(1) Protected trees, their protected perimeters and whether they are to be retained or removed are to be clearly shown on all improvement plans. A note shall be placed on the improvement plans that "Construction is subject to requirements established by Sonoma County to protect certain trees."

(2) Before the start of any clearing, excavation, construction or other work on the site, every tree designated for protection on the approved site plan shall be clearly delineated with a substantial barrier (steel posts and barbed wire or chain link fencing) at the protected perimeter, or limits established during the permit process. The delineation markers shall remain in place for the duration of all work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of brush, earth, and other debris so as to avoid injury to any protected tree.

(3) Where proposed development or other site work must encroach upon the protected perimeter of a protected tree, special measures shall be incorporated to allow the roots to obtain oxygen, water, and nutrients. Tree wells or other techniques may be used where advisable. No changes in existing ground level shall occur within the protected perimeter unless a drainage and aeration scheme approved by a certified arborist is utilized. No burning or use of equipment with an open flame shall occur near or within the protected perimeter (except for authorized controlled burns).

(4) No storage or dumping of oil, gasoline, chemicals, or other substances that may be harmful to trees shall occur within the drip line of any tree, or any other location on the site from which such substances might enter the drip line.

(5) If any damage to a protected tree should occur during or as a result of work on the site, the county shall be promptly notified of such damage. If a protected tree is damaged so that it cannot be preserved in a healthy state, the planning director shall require replacement in accordance with the arboreal value chart. If on-site replacement is not feasible, the applicant shall pay the in-lieu fee to the tree replacement fund.

(6) The following design standards for protected trees shall be adhered to:

(i) Underground trenching for utilities should avoid tree roots within the protected perimeter. If avoidance is impractical, tunnels should be made below major roots. If tunnels are impractical and cutting roots is required, it shall be done by hand-sawn cuts after hand digging trenches. Trenches should be consolidated to serve as many units as possible.

(ii) Compaction within the drip line or protected perimeter shall be avoided.

(iii) Paving with either concrete or asphalt over the protected perimeter should be avoided. If paving over the protected perimeter cannot be avoided, affected trees shall be treated as removed for purposes of calculating arboreal values.

(iv) Wherever possible, septic systems and/or leach lines shall not be located on the

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uphill side of a protected tree.

5. If a tree or trees, that have been designated to be protected, are determined to

A. New Commercial and/or Residential (2 or more parcels) Development Projects. In the

2. All protected trees, determined by the project arborist to have fair (3) or marginal

3. All protected trees, determined by the project arborist to have poor (1) health or

c. Tree Mitigation. 1) A tree designated for preservation in a development project must have a proposed development impacts. Simply preserving a tree does not excuse it from designated mitigation requirements; it must, in the professional opinion of the project and/or City arborist, have a good chance to survive after all the

(7) Security posted for the purpose of insuring the proper construction of public or private improvements shall also include an amount sufficient to secure any requirements imposed pursuant to this section. In addition, security for potential tree damage shall be twenty-five percent (25%) of the amount posted for planned tree replacement. In lieu fees shall be paid prior to recording any maps. Such security shall not be released until protection requirements, including planting replacement trees, and any long-term maintenance requirements have been satisfactorily discharged. The initial bond amount

may be reduced to cover only the maintenance and replacement of trees after

construction is completed. (8) The Valley Oak-Quercus lobata shall receive special consideration in the design review process to the extent that mature specimens shall be retained to the fullest extent feasible. Valley Oaks contribute greatly to Sonoma County's visual character, landscape and they provide important visual relief in urban settings. On existing parcels created without the benefit of an accompanying EIR, design review shall focus on the preservation of Valley Oaks to the fullest extent feasible. Where such preservation would render a lot unbuildable, partial protection with accompanying appropriate mitigations developed by a certified arborist shall be incorporated into the project design. In such cases where only partial protection can be achieved, full replacement in

accordance with the arboreal value chart shall be required. Arboreal Value Charts. One of the following charts is to be used for determining arboreal values. The applicant shall indicate at time of application which chart is to be used. Chart No. 1 requires analysis to be done only in the development areas (building envelopes, access roads, etc.) and requires one hundred percent (100%) replacement or in-lieu fees. Chart No. 2 requires analysis of the entire site but allows for removal of up to fifty percent (50%) of the arboreal value. Compensation for the loss of greater than

Chart No. 1: To Be Used For Measuring Trees Removed Only in The Development Areas.

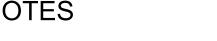
fifty percent (50%) arboreal value will require replacement by using the chart.

d.b.h. (inches) Removed Trees Weighted Value Over 21-27 Over 27-33

This value (the A.V.) is used to calculate the replacement number.

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ARBORIST REPORT AND NOTES







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# Chart No. 2 Complete Site Analysis.

a. To Be Used For Measuring Existing Trees On The Entire Site.

d.b.h. (inches)	Existing Trees	Weighted Value	Existing Arboreal Value
9-15		1	
Over 15-21		2	
Over 21-27		3	
Over 27-33		4	
Over 33		5	
Total	b. To Be Used For Measu	ring Trees To Be Removed	1.

d.b.h. (inches)	Removed Trees	Weighted Value	Removed Arboreal Value
9-15		1	
Over 15-21		2	
Over 21-27		3	
Over 27-33		4	
Over 33		5	

Subtract the removed arboreal value from the existing arboreal value. If the removed arboreal value is more than fifty percent (50%) of the existing arboreal value, the developer must replace the difference between removed arboreal value and fifty percent (50%) of existing arboreal value using the arboreal valuations.

Arboreal Valuations. All trees to be replaced shall be the same native species as that removed unless specific approval has been granted by the planning director.

1 point A.V. = six 5-gallon trees (can be existing trees on site that are below 9" d.b.h. if preservation methods are a part of the development permit) = two 15-gallon trees\*\* = \$200 in-lieu fee\*\*\*

2 points A.V. = 24" Box Tree\*\* = \$400 in-lieu fee\*\*\*

\*\* The large trees must come from nurseries where they have been irrigated. They must have on-site irrigation to insure their survival. \*\*\* Annual average retail cost can be changed to reflect cost increases.

Replacement trees may be located on residentially zoned parcels of at least one and one-half acres and on any commercial or industrial zoned parcel, regardless of size, where feasible. Where infeasible, they may be located on public lands or maintained private open space. In-lieu fees may be used to acquire and protect stands of native trees in preserves or place trees on public lands.

Sec. 26D-4. Designation of heritage or landmark trees.

A tree may be nominated for heritage or landmark status by the director of the planning department. Any person may request the planning director to consider any particular tree or

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trees for nomination. A form for this purpose is available at the planning department. After nomination by the planning director, the planning department shall notify the property owner of record, as shown on the latest assessor's roll, by certified mail.

The planning director must receive written approval from the property owner that the tree or trees may be designated as a heritage or landmark tree. If the property owner accepts the designation, staff shall make an inspection of the site and determine whether the tree(s) meets the criteria of heritage or landmark status. If the criteria are met, action will be taken to designate the tree(s) as a heritage or landmark tree.

The board of supervisors shall be the decision-making body designating Sonoma County heritage or landmark trees. A notice shall be recorded with the Sonoma County recorder's office stating, "NOTICE OF HERITAGE OR LANDMARK TREE DESIGNATION" — The Sonoma County Board of Supervisors, by Resolution \_\_\_\_\_has designated a Heritage or Landmark Tree on certain real property described below and has caused this Notice to be recorded with the County Recorder.

i. Description of Real Property—Official Record of Sonoma County Document #\_\_\_\_\_.

ii. Owners of Real Property"

Notice to Property Owners. To remove or damage a designated heritage or landmark tree, a tree permit shall be obtained, unless otherwise exempted, as outlined in this chapter of the Sonoma County Code.

If the designated tree is on land with timber harvest potential a copy of the board of supervisors' resolution shall be sent to the California Department of Forestry with the request that the tree be protected if a timber harvest plan is filed.

To remove a designated heritage or landmark tree, a tree permit shall be obtained, unless otherwise exempted.

## Sec. 26D-5. Permit processing procedures.

(a) In any situation which requires removal of or possible damage to a heritage or landmark tree or trees, including application for a building, grading or demolition permit, a tree permit application must be filed.

(b) The following are the steps involved in obtaining such a permit:

### Formal Application.

- i. The applicant shall provide a completed application form, assessors' parcel map, location map (U.S.G.S. map), a site plan and three (3) photographs of the heritage or landmark tree(s) taken from different angles. The site plan shall be drawn in a scale of one inch (1") equals forty feet (40') or an acceptable numerically larger scale (ex. One inch (1") equals fifty feet (50') to the planning department showing the height, species, diameter and location of all heritage
- ii. The name, address and phone number of the applicant, and the owner of record of the land on which the tree cutting is proposed;

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- iii. The written consent of the owner of record of such land, if such owner is a person other than such applicant;
- iv. The rationale for the request;
- landmark trees has been denied, why and when and how is the present application any different? (2) Application Review. On receipt of an application for a tree permit, the planning

v. If at any time in the past an application to remove any of the same heritage or

- department shall review the application for accuracy and completeness and, if necessary, will make an inspection of the project site, to be within fifteen (15) working days.
- (3) The applicant shall be issued a summary notice to be posted on a pole or tree or fence nearest to the front of the lot. Copies shall be posted on each corner of the lot or site visible to the public. The notice will state, "Application has been made to the Planning Department to cut and/or damage certain trees on this site, previously described in a Board of Supervisors resolution as a Landmark or Heritage Tree. A copy of the tree removal plan is on file with the Planning Department.

If any person has any comment or objections, they should be made to:

Sonoma County Planning Department, 575 Administration Drive, Room 105-A, Santa Rosa, California 95401-2885, by \_\_\_\_\_ (date) (15 working days from day of posting permit). All comments and objections received by this date will be considered. This application is for Tree Permit Number \_\_\_\_\_."

The applicant shall post the copies of the summary notice within two (2) days after receiving the posters for the application for a tree permit. The notices shall not be removed for fifteen (15) working days thereafter. The applicant shall submit an affidavit that the posting has been done. The project may not begin until after:

 The fifteen (15) working days have passed; and ii. The tree permit has been issued; and

- iii. The tree permit is posted in plain view of the site before and while the project is under way.
- (4) The applicant shall pay the fee established by the fee schedule (unless the applicant is a county department in which case there is no fee) for tree permit review. Public agencies must also follow the above rules; posting at the site of the proposed project and allowing for public comment etc., (except for trees which have fallen
- (5) Application Determination. Based on the required application information and any other information, the planning director shall approve, condition or deny the application. In approving a tree permit, the director shall impose conditions to ensure that proper preservation techniques are employed.
- (c) The applicant shall be notified by mail of the director's decision. The decision of the director shall become final and effective ten (10) calendar days after the date of the director's determination letter provided no appeal of the action taken has been filed.

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Appeals of the determination shall be heard directly by the Sonoma County board of supervisors. If a recognized tree is to be removed, all notices in reference to the tree

- (d) A tree permit allowing removal or damage of a heritage or landmark tree shall be approved only if one or more of the following criteria are met:
- (1) That the tree was dead or was likely to promote the spread of insects or diseases;
- (2) To ensure the public safety as it relates to the health of the tree, potential hazard to life or property, proximity to existing or proposed structures, and/or health and welfare of the general public.
- (3) That the presence of the tree or trees creates an unreasonable negative economic impact on the property.
- (e) A finding of any one of the following situations is grounds for denial:
- (1) Removal or damage of a healthy tree could be avoided by:
- (i) Reasonable redesign of the site plan, prior to construction; (ii) Trimming, thinning, tree surgery or other reasonable treatment, as determined by the planning director.
- (2) Adequate provisions for drainage, erosion control, land stability, windscreen, buffers along the road and between neighbors have not been made where such problems are anticipated as a result of the removal.
- (3) The tree to be removed contains an active bird nest of a rare and endangered species and relocation of the nest is not possible.
- (f) Any person applying for a development permit in Sonoma County for a site that has one or more heritage or landmark trees shall attempt to protect and preserve said trees. The planning department has information available to aid in the preservation. Some of the measures deemed necessary may include any of the following:
- (1) Before the start of any clearing, excavation, construction or other work on the site, every heritage or landmark tree deemed to be endangered by said site work shall be securely fenced off at the protected perimeter, which shall be either the dripline or other limits as may be established by the permit reviewer. Such fences shall remain in place for duration of all such work. A scheme shall be established for the removal and disposal of brush, earth and other debris as to avoid injury to any heritage or landmark tree. All heritage or landmark trees to be removed shall be clearly marked.
- (2) Where proposed development or other site work is to encroach upon the perimeter of a heritage or landmark tree, special measures shall be incorporated to allow the roots to obtain oxygen, water and nutrients as needed. Tree wells or other techniques may be used where advisable. Any excavation, cutting, filling or compaction of the existing ground surface within the protected perimeter shall be minimized. No adverse significant change in existing ground level shall occur within

the dripline of the heritage or landmark tree. No burning or use of equipment with

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an open flame shall occur near or within the protected perimeter (except for authorized controlled burns).

- (3) No storage or dumping of oil, gas, chemicals or other substances that may be harmful to trees shall occur within the dripline of any heritage or landmark trees, or any other location on the site from which such substances might enter the dripline. No construction materials shall be stored within the dripline.
- (4) If any damage to a heritage or landmark tree should occur during or as a result of work on the site, the contractor, builder or owner shall promptly notify the department of planning of such damage. If such tree cannot be preserved in a healthy state, the planning department shall require replacement of any heritage or landmark tree removed with another tree or trees on the same site deemed adequate to compensate for the loss of the tree that is removed.
- (5) If any related permits are denied, the tree permit shall be withheld.
- (6) The applicant shall make an effort to achieve a design which will accommodate any jeopardized heritage or landmark tree or trees.
- (7) When an application is made to subdivide a large tract on which heritage or landmark trees grow, the site plan shall show all heritage or landmark trees and an attempt will be made to divide the lots in such a way that the trees may be saved.
- (8) Road and lot grades should not be changed to a degree that would jeopardize heritage or landmark trees on site, when possible.
- (9) Underground trenching for utilities shall avoid major tree roots. If avoidance is impractical, tunnels shall be made below major roots. Trenches should be consolidated to service as many units as possible. Avoid trenching within the dripline of heritage or landmark trees when possible.
- permitted if appropriate backfilling standards are followed. (11) Avoid paving with either concrete or asphalt over the root systems or at least within
- the dripline when possible.

(12) Significant compaction within the dripline shall be avoided when possible.

(10) Backfilling with earth or rock around heritage or landmark tree trunks shall only be

(13) Caution shall be used when placing a septic system and/or leach line on the uphill side of a heritage or landmark tree.

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DEER CREEK APARTMENTS I PETALUMA, CA

Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.

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