



PARKS AND RECREATION COMMISSION AGENDA REPORT

MEETING DATE: JUNE 25, 2015

ITEM NUMBER: 9c

SUBJECT: TREE REMOVAL REQUEST - 871 PROSPECT PLACE

DATE: JUNE 15, 2015

FROM: PUBLIC SERVICES DEPARTMENT, MAINTENANCE SERVICES DIVISION

PRESENTATION BY: BRUCE A. HARTLEY, MAINTENANCE SERVICES MANAGER

FOR FURTHER INFORMATION CONTACT: BRUCE A. HARTLEY (714) 754-5123

RECOMMENDATION

Approve the request to remove one (1) City owned tree (Tree S-1) as a Category 1 – 'Health and Safety' removal with all removal costs paid for by the City; determine the number and size of the replacement/mitigation trees, if any, to be planted and deny the request to remove one (1) City owned tree (Tree S-4) growing in the landscaped set-back on Yukon Avenue, immediately to the rear of 871 Prospect Place.

BACKGROUND

The City of Costa Mesa owns three 'lettered lots' as defined by the tract map associated with the development of the homes in the Yukon-Klondike-Prospect neighborhoods. See Attachment 1. The lots are landscaped and were granted to the City by the developer for landscape purposes (landscape set-back) when the tract map was recorded. The landscape, including the trees, was installed by the builder and has been maintained continuously by the City to present day.

The area receives monthly landscape maintenance and the trees are trimmed on a three to five (3-5) year pruning cycle. In addition to the lettered lots, there are parkways along Yukon Avenue that contain landscape and trees. These areas are maintained at the same time and in the same manner as the lettered lots. The entire area is currently under renovation, with new electrical service, irrigation controller, wiring, sprinklers and plants being installed. The trees associated with the removal request are located in the Yukon Avenue landscape set-back immediately to the rear of 871 Prospect Place and are identified in the City's tree inventory as trees S-1 and S-4. They are growing in a grouping of four similar trees (S-1, S-2, S-3 and S-4), with two of the trees, S-1 and S-4, growing closest to the private property wall.

Over the past eighteen months, several tree removal requests regarding individual trees and the entire inventory of twenty-eight trees that were growing along Yukon Avenue have been heard by the Commission. The result of the Commission actions on those requests resulted in the approval of the removal of three (3) trees associated with 3081 Klondike Avenue at the Applicant's expense; five (5) trees associated with 883 Prospect Place at City expense; and one (1) tree associated with 875 Prospect Place at the Applicant's expense.

On April 21, 2014, West Coast Arborist, Inc. (WCA), the City's tree maintenance contractor performed root pruning of the S-13 tree and installed a 12" deep root barrier on the sidewalk side of the tree. City crews ground the raised concrete area associated with that tree prior to the root pruning. WCA completed an extensive root pruning and root barrier installation on March 20, 2015, along one hundred fifty (150) linear feet of block wall starting at the corner of Klondike Avenue and proceeding east behind the private property walls directly behind the Prospect Place homes. Trenching was completed along the private property wall adjacent to Trees S-1 thru S-4, for the installation of low voltage irrigation wiring and sprinkler pipe; resulting in 'root pruning' the entire length of the private property wall along the north boundary of the landscape setback. However, similar to the root pruning conducted by WCA, there were several locations where roots were excavated around or underneath due to their large size and the potential for negative impacts on the trees if they were cut.

ANALYSIS

The two trees (S-1 and S-4) being requested for removal are Canary Island Pine trees, *Pinus canariensis*. Tree S-1 is approximately fifty-five feet (55') in height with a trunk diameter of twenty-two inches (22"). The tree is in good condition, with multiple leaders, but no observable structural defects or signs of disease. See Attachment 2. The roots on the north side of the tree were cut during utility trenching to varying depths from twelve to eighteen inches (12-18"). However, some larger roots were left uncut. There are two raised sidewalk panels associated with this tree; each one with displacement heights of approximately one-half inch (1/2") in height. The trunk of this tree is thirty-eight inches (38") from the private property wall. The roots of this tree have lifted the foundation of the wall, resulting in a significant separation between two sections of the wall. See Attachment 3.

Tree S-4 is approximately fifty feet (50') in height with a trunk diameter of eleven inches (11"). It is in fair to poor condition, with visible symptoms of bark beetle infestation in the lower ten feet (10') of the trunk. Although the tree is not showing significant stress at this time, it is not as vigorous or as full of needles as the surrounding pine trees and the bark is shedding, which is uncharacteristic for this species. The sidewalk adjacent to this tree has a minor crack in the concrete, but no uplift. The roots of this tree are not currently causing any observable damage, but due to the size and proximity of the roots to the wall, there is a relatively high probability that the roots of this tree will cause damage to the wall in the near future. The trunk of this tree is thirty-four inches (34") from the wall.

Both trees have been continuously maintained by the City on a three to five year rotation; with the most recent pruning taking place on April 25, 2014. Both trees were observed to have roots growing above and below ground that appeared to impact the adjacent slump stone block wall. Some of the roots were cut by the pruning process, while some large roots were intentionally left uncut due to concerns for the stability of the trees.

The Applicant requested the trees be removed due to the observable damage to the private property wall that is alleged to have been caused by the roots of the City trees growing in the landscape set-back immediately adjacent to the origins of the damage. See Attachment 4. The Applicant observed the excavation for the electrical wiring and irrigation systems, and took photographs depicting the locations of the roots of the trees in relationship to the wall. The location of these roots correlates to the damage to the

block wall in one location; but the photos of Tree S-4 show the contact of the tree roots with the wall, but no observable damage. See Attachment 4.

In previous actions taken by the Commission regarding trees growing in the landscape set-back behind Prospect Place, the Commission approved requests for removal when actual damage was observed and could be definitively attributed to the City tree. In this instance it is apparent that one of the two trees in question is causing damage to the private property wall; with the second tree not currently causing any visible damage, but poised to do so in the future. The Maintenance Services Manager, a Certified Arborist, examined the walls, roots and trees associated with the removal request and confirmed that adjacent to Tree S-1, but not Tree S-4, there is uplifting present and that the cracking of the wall correlates to root locations. It was this determination that supported the recommendation to the Commission to remove one of the trees at City expense as it 'presents a foreseeable risk of liability to the public', meeting the criteria for a Category 1 – Health and Safety Removal as stated in Section 4.0.1 of the City's Streetscape and Median Development Standards, the guiding authority on tree removal determinations; and to deny the second request.

The Applicant was mailed a copy of the Agenda and the Staff Report. A Public Notice of the meeting was mailed to 132 homes within the tracts that are accessed by Yukon Avenue. See Attachment 5.

ALTERNATIVES CONSIDERED

1. The Commission could authorize the removal and replacement of one or both of the trees requested to be removed, per the Streetscape and Median Development Standards, Section 4.0.1 – Health and Safety Removals, which would be at no cost to the Applicant and/or Section 4.0.3 Category 3 – Discretionary Removals, which would be at the cost of the Applicant and require the replacement of each tree with one (1) twenty-four inch box-size tree and two (2) fifteen gallon-size trees to be planted elsewhere on City property.

If approved by the Commission, the trees must be removed and mitigation trees provided to the City within one year from the date of final approval, after which the approval expires.

2. The Commission could deny the requests.

FISCAL REVIEW

If the Commission were to approve the removal of one tree (S-1) as a Category 1 – Health and Safety Removal, as recommended by staff, and deny the removal of the second tree (S-4), the total cost to the City for removal would be \$440, with an additional \$200 in cost if the Commission directs staff to replant a tree.

If the Commission were to approve the request to remove both of the trees as Category 1 - Health and Safety Removals, with the City paying removal and replacement costs, the cost for the removal of the trees would be as shown below, with a cost of replanting 1 – 24" box size tree of \$200, for each tree removed, if the Commission determined that a replacement tree was needed.

Tree S-1: \$440 removal and \$200 replacement, for a total of \$640
Tree S-4: \$170.50 removal and \$200 replacement, for a total of \$370.50

If the Commission were to approve the request to remove the tree(s) as a Section 4.0.3 Category 3 – Discretionary Removal, there would be no fiscal impact to the City, as the Applicant would pay all costs.

The costs for the mitigation trees (1 – 24" box size and 2 – 15 gallon size) would be \$425 for each tree removed. Total cost to the Applicant for the removal and replacement would vary depending on the number of trees removed, as shown below:

Tree S-1: \$440 removal and \$425 replacement, for a total of \$865
Tree S-4: \$170.50 removal and \$425 replacement, for a total of \$595.50

LEGAL REVIEW

No legal review is required for this item.

CONCLUSION

The two (2) City-owned Canary Island Pine trees that are being requested to be removed are located within the City-owned landscape set-back on Yukon Avenue to the rear of 871 Prospect Place. One of the trees is causing observable damage to the private property of the Applicant and although measures have been taken to reduce the likelihood of future damage to private property from the roots of the trees, it was determined that not all of the potentially damaging roots could be safely removed. It is therefore recommended that the Commission approve the request to remove the tree causing damage and deny the request for the removal of the second tree, determined by the City Arborist not to be causing any property damage at this time.



BRUCE A. HARTLEY
Maintenance Services Manager



ERNESTO MUNOZ
Public Services Director

ATTACHMENTS: 1. Tract Map – Tract No. 10513
 2. Tree Information
 3. Photographs of Trees & Site Conditions
 4. Applicant Request for Tree Removal via electronic mail April 30, 2015
 5. Resident Notice of Parks and Recreation Commission Meeting
 dated June 12, 2015

C: David Browne
 871 Prospect Place
 Costa Mesa, CA 92626

SHEET 3 OF 3 SHEETS
GROSS AREA 9.46 ACRES
41 LOTS AND LOTS A, B, C AND D
(ALL OF TENTATIVE TRACT NO 10513)

DUPLICATE
TRACT NO. 10513

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE
STATE OF CALIFORNIA

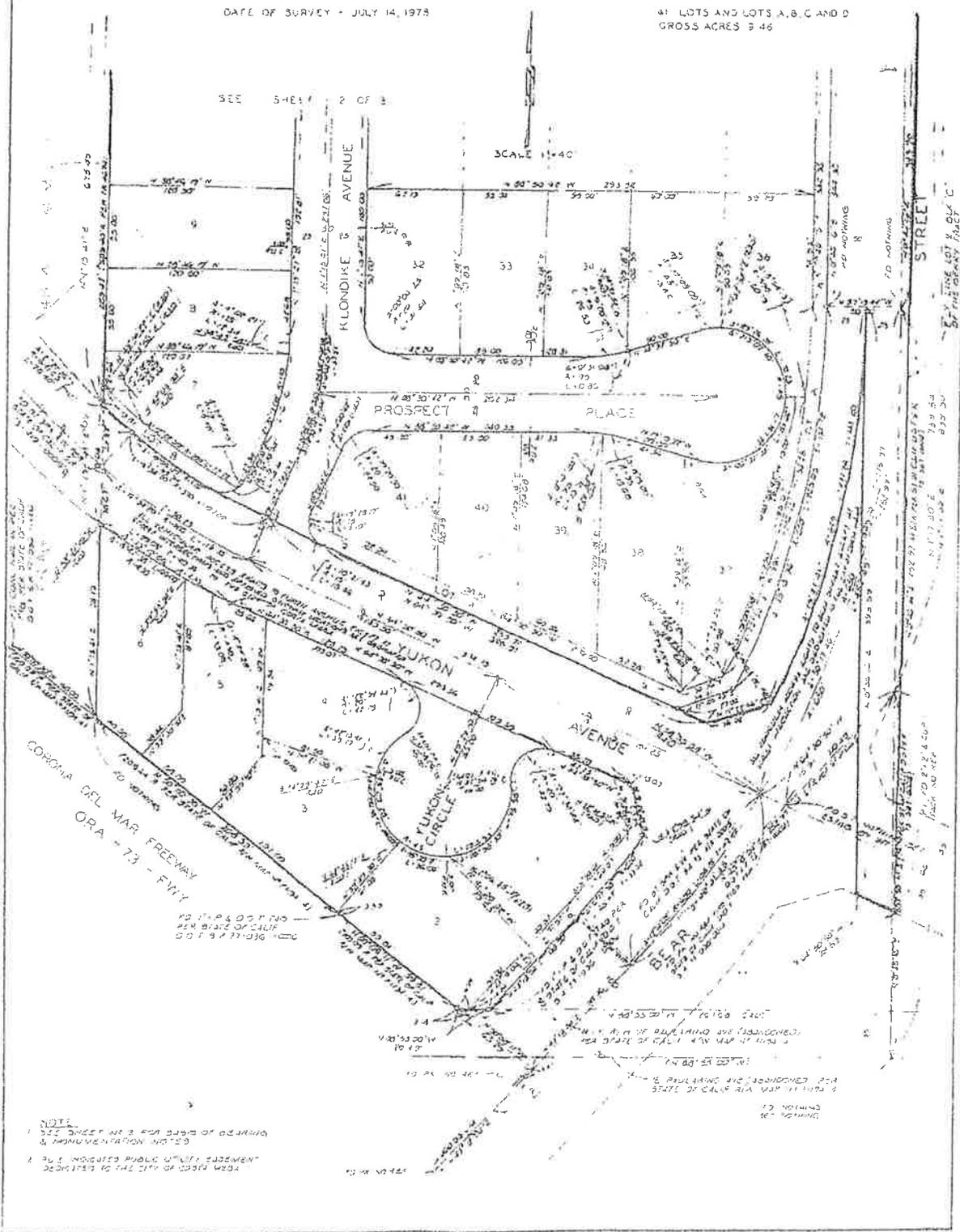
BEING A SUBDIVISION OF A PORTION OF LOT 2, OF BLOCK 'C' OF THE BERRY TRACT, AS
SHOWN ON A MAP RECORDED IN BOOK 9, PAGE 6 OF MISCELLANEOUS RECORDS IN THE
OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA

JULY, 1978 JAMES J BRENNAN - P.C.E. 20801
JAMES J BRENNAN - CONSULTING CIVIL ENGINEERS
DATE OF SURVEY - JULY 14, 1978

41 LOTS AND LOTS A, B, C AND D
GROSS ACRES 9.46

FEB 28 1979 11 44 AM
AT 2500 11 21
1170 JAVIERA FILE INS CO
COUNTY RECORDER
11 11 1978

4900



City of Costa Mesa
Maintenance Services Division
FIELD INSPECTION – TREE INFORMATION

ATTACHMENT #2

Date Request Received: _____
Name of Resident: David Browne Requesting Party: _____
Address: 871 Prospect Place Address: _____
Home Phone: _____ Home Phone: _____
Work Phone: _____ Work Phone: _____

Date Inspected: 6/10/15
Inspected By: Bruce Hartley
Parkway Maintenance Report:

Tree Species: Pinus canariensis (Tree S1) Removal Cost: (DBH) = \$440.00
Height: 55 Feet Width of Sidewalk: 4 Feet
Trunk Diameter: 22 Inches Size of Right-of-Way: 10 Feet

Health: Good Fair Poor Date of Last Pruning: 4/25/14

Is the Tree a good candidate for Relocation? Yes No

Likelihood of survival: Good Fair Poor

Comments: Estimated value in Arbor Access is \$9,110

Concrete Damage: Yes No

If Yes, describe damage: 2 sidewalk lifts approximately 1/2" each.

Can the Tree be Root Pruned: Yes No Date: _____

Root Pruning Comments: Cannot cut all roots due to stability concerns. Roots were cut up to 18" during landscape renovation.

Date of Response to Resident: _____

Date Information Packet Mailed: _____

Photos Taken: Yes No Date Photos Taken: 6/10/15

Photo #1: Trunk distance from wall.

Photo #2: Wall damage.

Photo #3: _____

Photo #4: _____

**City of Costa Mesa
Maintenance Services Division
FIELD INSPECTION – TREE INFORMATION**

Date Request Received: _____

Name of Resident:	<u>David Browne</u>	Requesting Party:	_____
Address:	<u>871 Prospect Place</u>	Address:	_____
Home Phone:	_____	Home Phone:	_____
Work Phone:	_____	Work Phone:	_____

Date Inspected: 6/10/15
Inspected By: Bruce Hartley
Parkway Maintenance Report:

Tree Species:	<u>Pinus canariensis (Tree S4)</u>	Removal Cost: (DBH) = \$170.50
Height:	<u>50 Feet</u>	Width of Sidewalk: <u>4 Feet</u>
Trunk Diameter:	<u>11 Inches</u>	Size of Right-of-Way: <u>10 Feet</u>

Health: Good Fair Poor Date of Last Pruning: 4/25/14
Signs of bark beetle attack. Early stress symptoms.

Is the Tree a good candidate for Relocation? Yes No

Likelihood of survival: Good Fair Poor

Comments: Estimated value in Arbor Access is \$4,890

Concrete Damage: Yes No

If Yes, describe damage: Minor sidewalk crack, no lift.

Can the Tree be Root Pruned: Yes No

Date: Trenched April 2015 on the north and south side; no barriers.

Root Pruning Comments: Cannot cut all roots due to stability concerns. Roots were cut up to 18" during landscape renovation.

Date of Response to Resident: _____

Date Information Packet Mailed: _____

Photos Taken: Yes No Date Photos Taken: 6/10/15

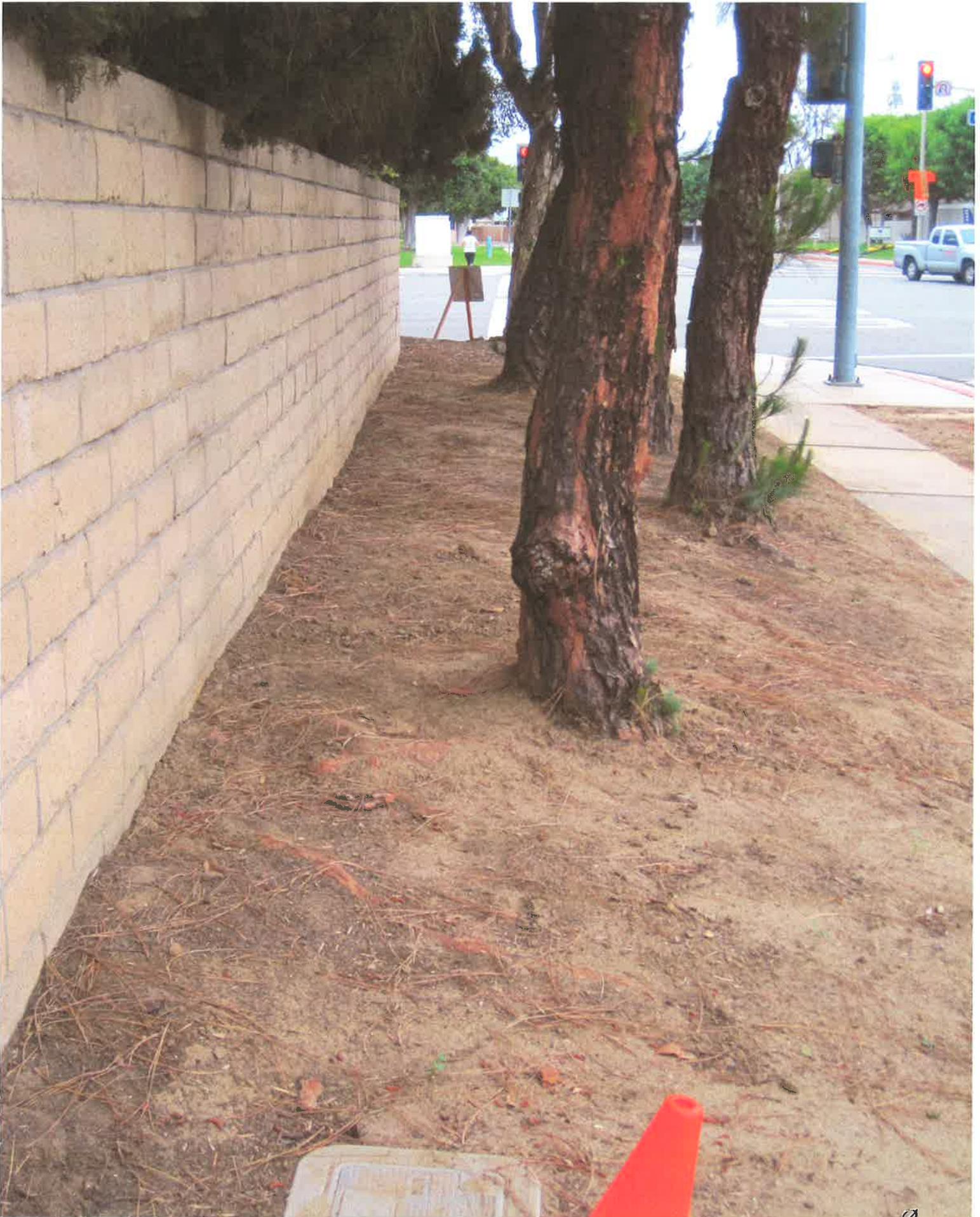
Photo #1: Trunk distance to wall.

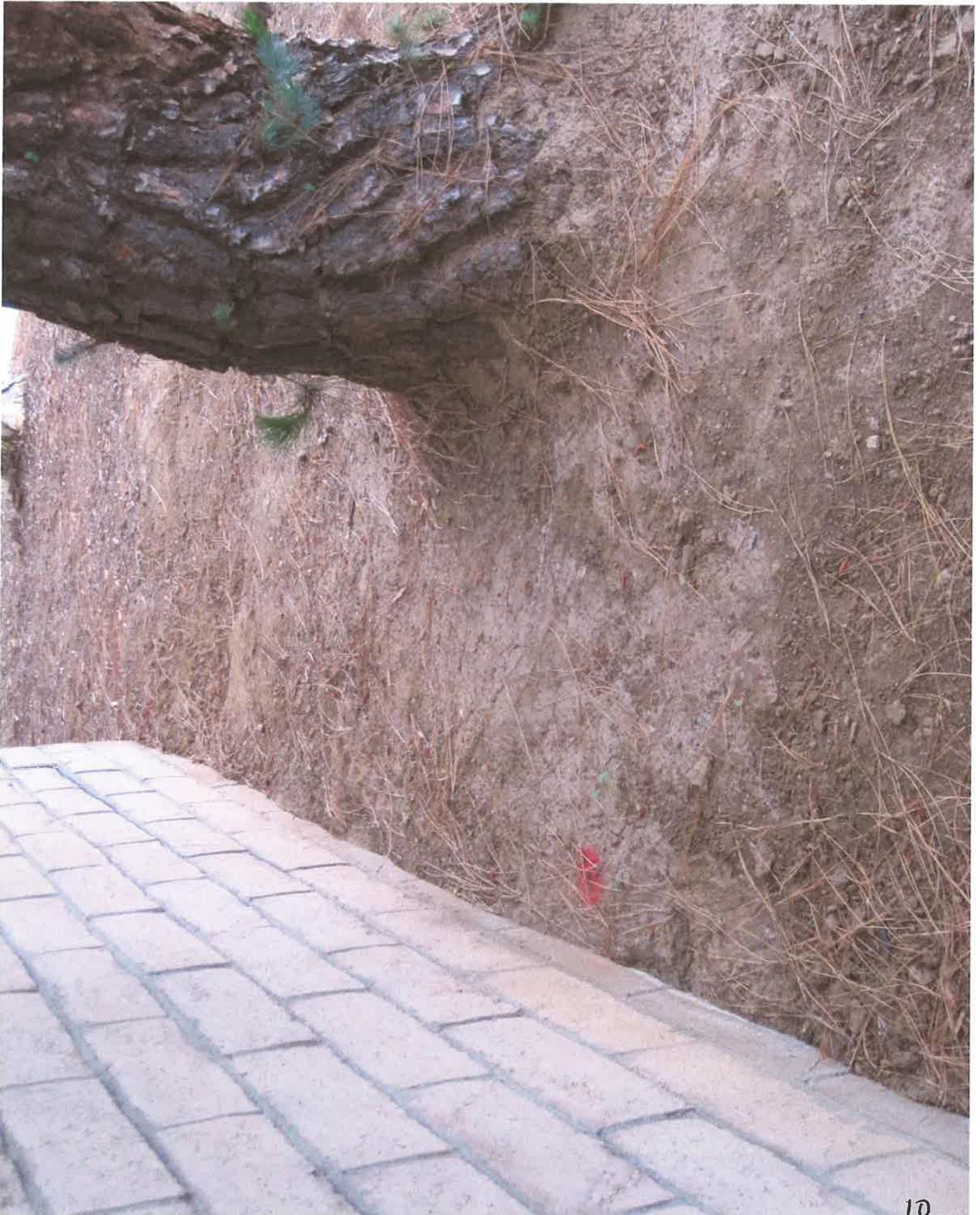
Photo #2: No wall damage.

Photo #3: _____

Photo #4: _____











HARTLEY, BRUCE

Subject: FW: Tree Damage at 871 Prospect Place, Costa Mesa CA 92626

From: David Browne [mailto:david.browne@costamesa.gov]
Sent: Thursday, April 30, 2015 5:00 PM
To: HARTLEY, BRUCE
Subject: Tree Damage at 871 Prospect Place, Costa Mesa CA 92626

Dear Mr. Hartley,

This is to formally request the City of Costa Mesa to remove the two mature Canary Island Pine trees that are located on the slope at the eastern end of Yukon and which are growing within 3 feet of my block wall. The reason for this request is because the massive roots of these two trees have already caused substantial damage to my wall in two different locations and I do not want the wall to collapse. I was able to view the roots causing the damage when the newly dug irrigation trench in between these trees and that wall was extended to a depth of approximately 15 inches.

In one damage location, adjacent to one of the trees, the wall has cracked from top to bottom. In the second location, in which your tree is also adjacent to my wall, my wall has been lifted off its footings for a length of at least 12 feet. It is possible for someone to see into the gardens through the gaps in between the concrete blocks. At the Parks and Recreation meeting on April 23, 2015, I provided photographs of the damage at these two locations. These pictures showed each tree in question as well as the roots emanating from these two trees and their passage to my wall. The fact that the trench had not yet been filled in, enabled the roots to be clearly shown.

The City of Costa Mesa has known for some time that damage was being caused by one or more Canary Island Pine trees to the wall of 883 Prospect so I am surprised that no action was taken to check the wall adjacent to all the other Canary Island Pine trees.

The cost of rebuilding these two damaged sections of wall will be considerable and I request the city to pay for this work to be performed after the two trees are removed.

I should add that there are many other places behind or beside other homes with a similar problem as mine.

I will send you these same pictures that I presented on April 23, 2015 at the Parks and Recreation Commission.

Respectfully yours,

David Browne.



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

FROM THE OFFICE OF MAINTENANCE SERVICES

June 12, 2015

Notice of Public Meeting - Yukon Avenue Tree Removal

Dear Resident:

You are receiving this letter to inform you of a formal request received from two (2) property owners in the Yukon Avenue corridor requesting the removal of four (4) City-owned trees located in the landscape set-back on the north side of Yukon Avenue between Klondike Avenue and Bear Street.

The requests have been agendized for the Parks and Recreation Commission meeting scheduled for Thursday, June 25, 2015 at 6:00 p.m. You are invited to attend the meeting, which will be held in the Council Chambers of City Hall located at 77 Fair Drive. The agenda report relating to this request can be found on the City's website at www.costamesaca.gov approximately one week prior to the meeting. The agenda has other very important issues being considered and may be lengthy. The City Council has empowered the Parks and Recreation Commission to make determinations on requests for the removal of City-owned trees.

If you have any questions or concerns, you may contact me at (714) 754-5164. Should you wish to provide written comments for the Parks and Recreation Commission regarding this topic, you may do so by mailing them to "Parks & Recreation Commission, City of Costa Mesa, P.O. Box 1200, Costa Mesa, CA 92628 or by electronic mail to ParksCommission@costamesaca.gov. All comments become public record and will be provided to the Commission prior to the meeting.

Sincerely,

Bruce A. Hartley

Bruce A. Hartley
Maintenance Services Manager