



PARKS AND RECREATION COMMISSION AGENDA REPORT

MEETING DATE: JULY 23, 2015

ITEM NUMBER:

10b

SUBJECT: TREE REMOVAL REQUEST - 3106 MURRAY LANE

DATE: JULY 13, 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 parkway tree, designated as S-1, and deny the removal of a second tree (S-2), growing in the public right-of-way on the Belfast Avenue side of 3106 Murray Lane.

BACKGROUND

The Maintenance Services Division was initially contacted by the Applicant via telephone on February 6, 2015, stating that the roots of the City parkway trees growing on Belfast Avenue were causing property damage to hardscape in their backyard. The City Arborist was in communication with the Applicant, but the issue was not resolved. The work records for the initial request indicated that the Arborist had informed the Applicant that the removal request would need to be considered by the Parks and Recreation Commission, but this may not have been communicated clearly. The City Arborist that initially contacted the Applicant is no longer with the City. The Applicant contacted the Division on June 16, 2015, inquiring as to the status of the initial request. On June 23, 2015, the Acting City Arborist met with the Applicant to familiarize himself with the Applicant's concerns and attempt to resolve the concerns. At that meeting, the Arborist determined that the trees did not appear to meet criteria for removal and informed the Applicant. The Applicant requested a meeting with the Director of Public Services and the Maintenance Services Manager to potentially approve the removal of the trees once the private property conditions were observed and discussed. That meeting took place on June 30, 2015.

ANALYSIS

Two parkway trees are growing in the parkway on the Belfast Avenue side of the property. Both trees are American Sweetgum trees, *Liquidambar styraciflua*. Tree S-1 is approximately thirty-five feet (35') in height, with a trunk diameter of fifteen inches (15"). Tree S-2 is approximately twenty-five feet (25') in height, with a trunk diameter of fourteen inches (14"). The trees were pruned last on December 8, 2011. The trees are growing in a five and one half foot (5.5') irrigated parkway adjacent to a four foot (4') wide sidewalk. See Attachments 2 and 3.



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On June 18, 2015, the Acting Maintenance Superintendent inspected the tree and found it to be in good condition. It was observed that the curb and gutter had been replaced recently; likely within the past 6-12 months. One sidewalk panel appeared to have been replaced, but when that occurred is unknown. It was observed that the sidewalk has been ground previously and is currently lifted on one side over the length of several feet. There is also some minor cracking present. The roots on the sidewalk side of the trees were pruned, with twelve inch (12") root barriers installed on August 11, 2000.

On June 30, 2015, the Public Services Director and the Maintenance Services Manager met with the Applicant and inspected the trees and observed the property damage that the Applicant attributes to the roots of the parkway trees. Although there were root sprouts observed in the back yard planters and there were roots observed growing through cracks or gaps in the hardscape, it was not obvious that the roots were causing the cracking or lifting of all the concrete, as alleged by the Applicant. It was obvious, however, that roots of the tree were lifting the sidewalk and were growing into private property with a foreseeable risk of future liability. The Director determined that the tree removal request should be agendized for Commission consideration, but that he would recommend removal.

The City received a letter from the Applicant (Attachment 1) dated May 23, 2015, requesting that the two (2) trees be removed. The Applicant's letter provided the following reason for the removal request:

- Roots from the trees have grown into the backyard planter and are lifting the cement sidewalk and brick planter along with the house foundation.

The trees do not currently meet criteria for a staff level authorization for removal, as stated in the Streetscape and Median Development Standards. The City Arborist evaluated the trees for possible relocation, but believes due to the size and cost of relocating the trees, relocation is not recommended. The trees do not meet Category 1 or 2 removal criteria. Due to the presence of roots in private property, there is a likelihood that there may be future property damage attributable to the roots if no action is taken. Removing tree S-1 would provide immediate and future relief from that possibility. The potential for similar damage was not as apparent for Tree S-2, therefore, staff recommends additional root pruning and deeper root barriers (18") be installed to preserve the tree and protect public and private property from future damage. The sidewalk is scheduled to be replaced within the next six months, per Engineering Division staff.

The Applicant has been notified of the Parks and Recreation Commission meeting and has been sent a copy of this staff report.

ALTERNATIVES CONSIDERED

1. The Commission could authorize the removal and replacement of the trees, per the Streetscape and Median Development Standards, Section 4.0.3 Category 3 – Discretionary Removals, which would require the replacement of the trees with one (1) twenty-four inch box-size tree and two (2) fifteen gallon-size trees to be planted elsewhere on City property for each tree removed. The applicant would pay all removal and replacement costs.

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 authorize the removal of the trees as a Category 1 – ‘Health and Safety’ removal with all removal and replacement costs paid for by the City and determine the number and size of the replacement/mitigation trees, if any, to be planted.
3. The Commission could authorize the removal of either one of the trees, with a determination as to the Category of removal and party responsible for the associated removal costs and replacement requirements.

FISCAL REVIEW

There would be no fiscal impact to the City if the request to remove the trees were denied or approved as a Category 3 - Discretionary Removal, as the Applicant would pay all costs.

For the Commission's information, removal and stump grinding cost for the trees would be \$300 for the S-1 tree and \$280 for the S-2 tree. The replanting costs for the mitigation trees (1 – 24" box size and 2 – 15 gallon size) would be \$425 for each tree removed. Costs are based on current City contract prices. Total cost for removal and replacement would be dependent on the action taken by the Commission.

LEGAL REVIEW

No legal review is required for this item.

CONCLUSION

The City-owned trees that have been requested to be removed are located within the public right-of-way on the Belfast Avenue side of 3106 Murray Lane. The S-1 tree is causing significant impacts to the adjacent sidewalk and appears to be sprouting from roots on the interior of the Applicant's private property, impacting hardscape; staff recommends the tree be removed. The S-2 tree, while affecting the adjacent sidewalk does not appear to be contributing to the root-sprouting that was observed in the back yard of the Applicant, therefore, staff recommends root pruning this tree to a depth of eighteen inches (18") and installing an appropriate root barrier to preserve the tree.


BRUCE A. HARTLEY
Maintenance Services Manager


ERNESTO MUNOZ
Public Services Director

- ATTACHMENTS:
1. Letter from Applicant requesting removal of parkway tree.
 2. Tree Information and Maintenance History.
 3. Photographs.

C: Wendy Geiser
3106 Murray Lane
Costa Mesa, CA 92626

Date: May 23, 2015

TO: Doug Kokesh
Superintendent, Parks & Urban Forestry
City Arborist (WE-1637A)
Public Services Department
City of Costa Mesa, CA

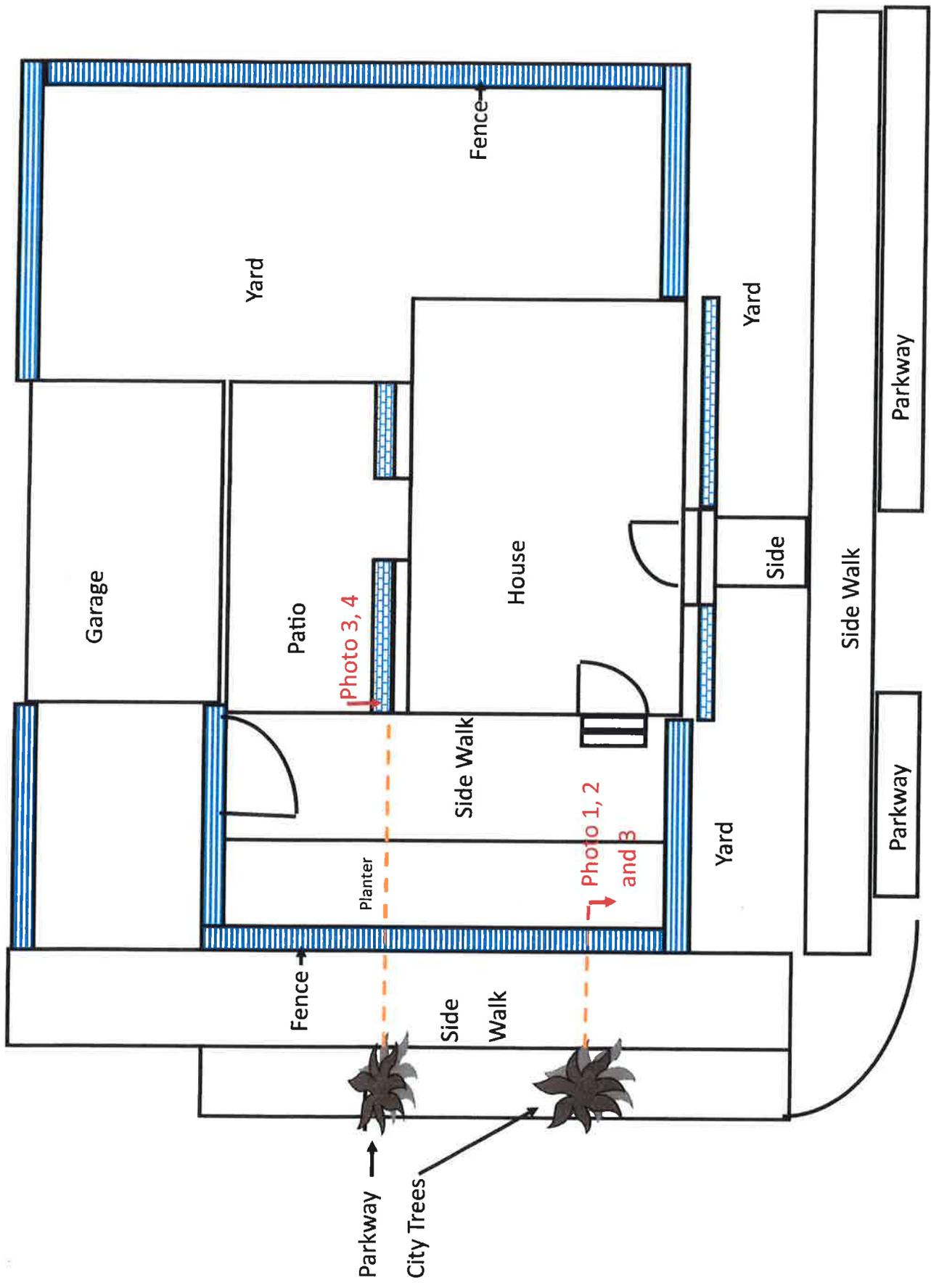
FROM: Wendy Geiser
3106 Murray Lane
Costa Mesa, CA 92626

RE: Parkway Street Removal
Damage on Foundation
Planters
Sidewalks

Attached are the photo's showing the items that have been damaged due to the parkway trees located on Belfast in the City of Costa Mesa. The roots from these trees have grown into my backyard planter and are up lifting the cement sidewalk and brick planter along with the house foundation.

I am requesting that the two trees be removed and I am compensated for the cost of all repairs. I have attached three estimates for the repairs to my property caused by the city parkway trees. Please note that the public sidewalks are also lifted by 4 -5 inches creating a hazard to the public and should be taken care of.

Sincerely,
Wendy Geiser (a residence for 30 years)





WENDY GEISER
3106 MURRAY LANE
CODTA MESA, CA 92626



Photo (P1)

BACK YARD

P1 - Lifted slab approximately 3" - and cracking

P2—Side view of P1 inside planter

P3—Sidewalk lifting approximately 2" above grass line



Photo (P2)



Photo (P3)



Photo (P4) Cement and Foundation due to root as seen in Photo 5

BACK YARD

P4—Planter next to house has been destroyed with the roots from the parkway trees. The roots are lifting the foundation of the house.

P5—Photo of the roots that have been lifting the planter and foundation



Photo (P5) Roots in Planter









Landscape Construction Services

Project: Geiser Residence

Date of Issuance: 3/19/15

Proposal Description: Landscape

To: Wendy Geiser
3106 Murray Ln
Costa Mesa / Ca

DESCRIPTION:

Purchase and install the following landscape construction items:

- Sprinklers
- Hardscape
- Photo Exhibit for Reference

PROPOSED SCOPE - FRONT AND BACKYARD

I. Sprinkler System: 2430

- Purchase and install the following landscape sprinkler system improvements:
 - o Complete new Netafim drip irrigation throughout all planter beds for both front and backyards (excluding turf areas)
 - o Turf areas to remain "as-is"
 - o Install filters and pressure reducers for all drip irrigation zones
 - 1. Netafim to be .9GPH at 12" on centers



View of Netafim Drip Tubing

II. Hardscape: 3860

- Purchase and install the following hardscape improvements:
 - o Saw cut and remove existing walkway from back door to garage / gate.
 - o Disposal fees
 - o Install new concrete pathway and stoop. Widen stoop and add a step.
 - 1. Std. Gray Concrete
 - 2. Rebar reinforcement throughout
 - 3. Broom Finish

Total for Items I – II Above @ \$ 6290

Tolly Landscape Inc.
Lic 791230

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

ATTACHMENT #2

Date Request Received: 2/06/15
Name of Resident: Wendy Geiser Requesting Party: Same
Address: 3106 Murray Lane Developer: _____
Home Phone: _____ Address: _____
Work Phone: _____ City: _____

Date Inspected: June 16, 2015
Inspected By: Jim Ortiz, Acting Maintenance Superintendent
Parkway Maintenance Report:

Tree Species: Liquidambar styraciflua (S-1) Removal Cost: (DBH x \$ 20.00) = \$ 300.00
Height: 35 Feet Width of Sidewalk: 4 Feet
Trunk Diameter: 15 Inches Size of Right-of-Way: 10 Feet

Health: Good Fair Poor Date of Last Pruning: 8/11/2000

Is the Tree a good candidate for Relocation? Yes No

Likelihood of survival: Good Fair Poor

Comments: **Cost of transplanting exceeds value of tree.**

Concrete Damage: Yes No

If Yes, describe damage: **Sidewalk raised from side-to-side. New curb & gutter. Previously ramped approx. 20' to the east**

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

Root Pruning Comments: **Root pruned on August 11, 2000 w/12" root barrier installed. Could be re-pruned w/18" barrier installed.**

Date of Response to Resident: 6/17/15, 6/18/15, 6/24/15

Date Information Packet Mailed: N/A

Photos Taken: Yes No Date Photos Taken: 07-13-15

Photo #1: _____
Photo #2: _____
Photo #3: _____
Photo #4: _____

Site Detail (33.684165197317,-117.90950850967)					
District	Address	Location	Species	DBH	Height
6	3106 MURRAY LN <i>On: 1239 BELFAST AV</i>	Side-1	<i>Liquidambar styraciflua</i> AMERICAN SWEETGUM	13-18	30-45
Condition	Maintenance	Removal Priority	Estimated Value	Parkway Type	Parkway Size
Good	Grid Trim	N/A	\$3,260	Parkway	5
Utility	Valid				
No	Yes				
Work History					
Crew	Work Date	Work Type	Job #/Acct #	Amount	
WCA	12/8/2011	Grid Pruning	19252	\$46.60	
WCA	3/17/2009	Grid Pruning	12656	\$46.60	
WCA	8/11/2000	<u>Rt Prune & 12" RB Instal.</u>	3423	\$140.00	
Notes					

17

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

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Home Phone: _____ Address: _____
Work Phone: _____ City: _____

Date Inspected: June 16, 2015
Inspected By: Jim Ortiz, Acting Maintenance Superintendent
Parkway Maintenance Report:

Tree Species: Liquidambar styraciflua (S-2) Removal Cost: (DBH x \$ 20.00) = \$ 280.00
Height: 25 Feet Width of Sidewalk: 4 Feet
Trunk Diameter: 14 Inches Size of Right-of-Way: 10 Feet

Health: Good Fair Poor Date of Last Pruning: 8/11/2000

Is the Tree a good candidate for Relocation? Yes No

Likelihood of survival: Good Fair Poor

Comments: **Cost of transplanting exceeds value of tree.**

Concrete Damage: Yes No

If Yes, describe damage: **Sidewalk cracked, no displacement; raised from side-to-side. Previously ground. New curb & gutter.**

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

Root Pruning Comments: **Root pruned on August 11, 2000. Could be re-pruned w/18" barrier installed**

Date of Response to Resident: 6/17/15, 6/18/15, 6/24/15

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Photos Taken: Yes No Date Photos Taken: **07-13-15**

Photo #1: _____

Photo #2: _____

Photo #3: _____

Photo #4: _____

Site Detail (33.68416228463,-117.90960869098)					
District	Address	Location	Species	DBH	Height
6	3106 MURRAY LN On: 1239 BELFAST AV	Side-2	Liquidambar styraciflua AMERICAN SWEETGUM	13-18	30-45
Condition	Maintenance	Removal Priority	Estimated Value	Parkway Type	Parkway Size
Good	Grid Trim	N/A	\$3,260	Parkway	5
Utility	Valid				
No	Yes				
Work History					
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19





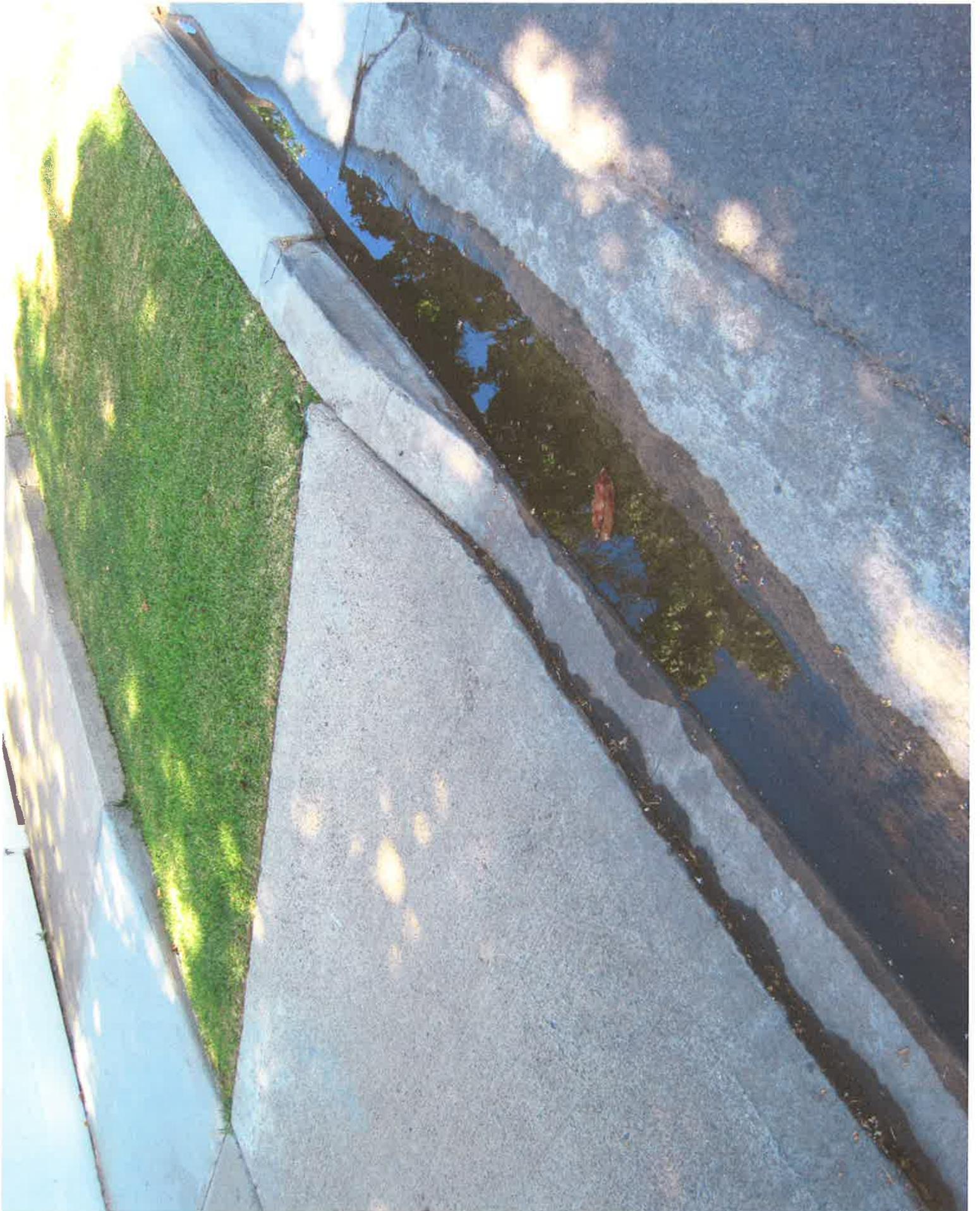




a3









27