

Additional information required for Tree Protection/Relocation:

2. Provide a Tree Protection Plan for trees to remain. Show the type and location of the durable portable temporary fencing (generally chain link) surrounding the protected tree(s) and any trees in the adjacent public right-of-way, extending as close to the drip line(s) as feasible. Standard City issued signage on the temporary fencing indicated that the tree(s) is/are protected and no storage or other disturbance is allowed within the fenced area will be required to be posted.
3. Provide information on any proposed thinning or pruning of protected tree(s). Any pruning of branches or roots must comply with the American National Standards Institute ANSI A300 pruning standards. The standards are available to non-members at the online store for the Tree Care Industry at http://www.natlarb.com/code/gov_standards_a300.htm . Neglect, damage, mutilation, or injury of a protected tree is a violation of the tree preservation regulations.
4. A Tree Protection Acknowledgement form shall be required to be completed and signed prior to the issuance of a demolition or building permit when protected trees are to remain on the property. (Attached)

Information required for both Tree Protection/Relocation and Tree Removal/Replacement:

The following are generally needed in order to obtain a Tree Permit. Where there is no associated construction proposed, less detail may be provided.

1. Provide a Tree Plot Plan (scaled 1/8 inch = 1 foot, minimally) showing the following. A survey will be required for demolition or development projects (see Survey Requirements handout):
 - (a) Property line, sidewalk, curb, parkway, parkway trees and street locations.
 - (b) Footprint (farthest extent of the exterior walls of the building) of all existing and proposed buildings and/or additions to buildings on the property. Indicate if plans for a new building or addition are in plan check with the Building Division.
 - (c) Location and height of all existing and proposed fences, walls, walkways, patios, structures, septic tanks, underground utilities or improvements in the front and streetside yards.
 - (d) Location of all tree(s) within the front and streetside yards, in the adjacent public right-of-way and on adjacent properties within 10 feet of the subject property adjacent to the front and streetside yards.
 - (e) Location (actual trunk location and diameter shown to scale), size (trunk diameter at 4'-6" above the ground, add up all the trunks for multi-trunk trees), and species (botanical and common name), for all trees.
 - (f) Location of drip line for each tree, which is the farthest extent of the canopy of the leaves of the tree.
 - (g) Designation of tree(s) to be protected/relocated, and removed and/or replaced.
 - (h) Proposed location, size, and type of replacement tree(s). Generally a minimum 36" size box tree and 1 new tree for each tree removed is required. Size, location and species of replacement trees subject to Planning approval.
5. Provide photos of all tree(s) in the front and streetside yards. Provide close up views as well as overall views of the tree(s) on the subject property, in the adjacent public right-of-way and on adjacent properties within 10 feet of the subject property adjacent to the front and streetside yards.
6. A bond, cash deposit or other financial security may be required as determined by the Urban Forester to ensure required replacement trees are planted and/or that existing trees are properly protected.

Note: Violations of the requirements of Section 10.52.120 of the MBMC are punishable as a misdemeanor or infraction and a stop work order may be issued on construction work that violates these Code requirements. Additionally, violations of the Tree Preservation requirements may result in Administrative fines up to the cost of an equal size replacement tree or the appraised value of the tree, whichever is higher. Fines are placed in a Tree Canopy Restoration Fund to plant new trees throughout the City.



PROPERTY OWNER TREE PROTECTION ACKNOWLEDGMENT FORM AREA DISTRICTS I AND II

CITY OF MANHATTAN BEACH
PUBLIC WORKS DEPARTMENT
3621 BELL AVENUE
(310) 802-5305

Address: _____

Plan Check No: _____ Tree Permit No.: _____

Date: _____

I hereby acknowledge that there are tree(s) on my property as shown on the approved plans that are protected in accordance with Section 10.52.120 of the Manhattan Beach Municipal Code, and that I have read and understand the requirements of this Section of the Code. I understand that I am responsible to ensure all of these requirements are met, including but not limited to the following:

- Protected tree(s) may not be removed or relocated without prior approval.
- Tree(s) shall be protected with required fencing and advisory signs with tree protection requirements shall be clearly posted on the site.
- Tree(s) shall be properly maintained, watered and cared for to maintain the trees health.
- No trash, construction material or debris, dirt, portable toilets, or any other material shall be placed within the protective fencing area.
- No grading within the protective fencing area.
- Any pruning of branches or roots must comply with American National Standards Institute (ANSI A300) pruning standards.
- All construction shall be in accordance with the approved plans. Any proposed revisions require prior approval by the City of Manhattan Beach.
- A security deposit may be required to ensure the existing tree(s) are protected.
- Violations of the Tree Preservation regulations may result in fines up to the cost of an equal size replacement tree or the appraised value of the tree, whichever is higher.

Signature

(please print name)

THIS FORM, WHEN SIGNED, SHALL BE ATTACHED TO THE APPROVED SET OF BUILDING PLANS.

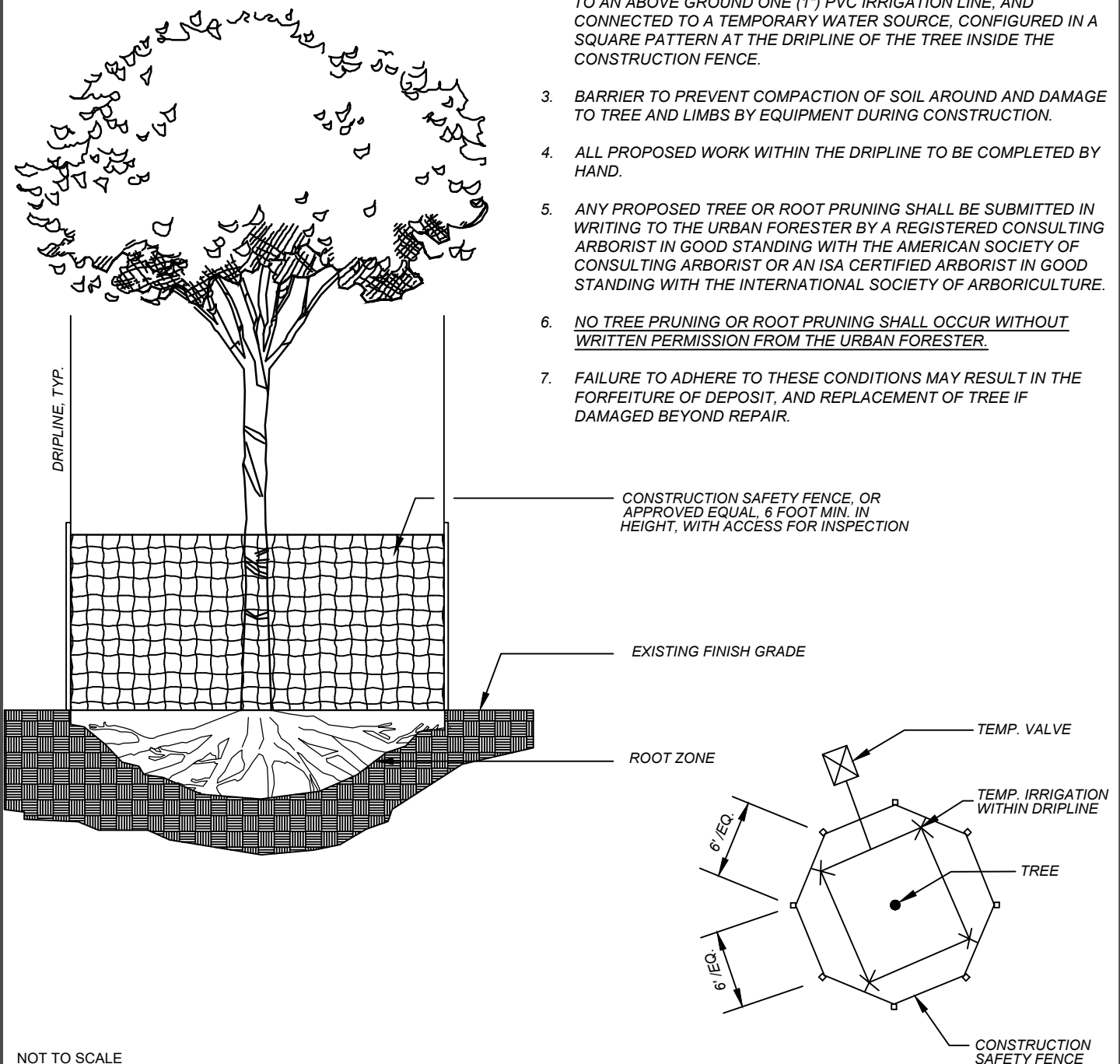


CITY OF MANHATTAN BEACH COMMUNITY DEVELOPMENT DEPARTMENT

TREE PROTECTION DETAIL

NOTES

1. FOR EVERY ONE (1) INCH OF TRUNK CALIPER THERE SHALL BE ONE (1) FOOT OF RADIAL TREE PROTECTION.
2. TEMPORARY/EXPOSED ABOVE GROUND IRRIGATION: TORO MANUFACTURE OR EQUIVALENT, BUBBLERS, FOUR (4) EACH, 0.50 GPM BUBBLERS & CHECK VALVES AFFIXED AT EACH CORNER TO AN ABOVE GROUND ONE (1") PVC IRRIGATION LINE, AND CONNECTED TO A TEMPORARY WATER SOURCE, CONFIGURED IN A SQUARE PATTERN AT THE DRIPLINE OF THE TREE INSIDE THE CONSTRUCTION FENCE.
3. BARRIER TO PREVENT COMPACTION OF SOIL AROUND AND DAMAGE TO TREE AND LIMBS BY EQUIPMENT DURING CONSTRUCTION.
4. ALL PROPOSED WORK WITHIN THE DRIPLINE TO BE COMPLETED BY HAND.
5. ANY PROPOSED TREE OR ROOT PRUNING SHALL BE SUBMITTED IN WRITING TO THE URBAN FORESTER BY A REGISTERED CONSULTING ARBORIST IN GOOD STANDING WITH THE AMERICAN SOCIETY OF CONSULTING ARBORIST OR AN ISA CERTIFIED ARBORIST IN GOOD STANDING WITH THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
6. NO TREE PRUNING OR ROOT PRUNING SHALL OCCUR WITHOUT WRITTEN PERMISSION FROM THE URBAN FORESTER.
7. FAILURE TO ADHERE TO THESE CONDITIONS MAY RESULT IN THE FORFEITURE OF DEPOSIT, AND REPLACEMENT OF TREE IF DAMAGED BEYOND REPAIR.



NOT TO SCALE