



Town of Tiburon

STAFF REPORT

Three single-family homes at 100, 106 & 110 Avenida Miraflores are located across the street from the trees to be removed. All three of these residences are single-story homes, and each has substantial screening landscaping in the front yard. As a result, the removal of the subject trees should not create substantial privacy impacts on these neighboring homes. The planting of the proposed replacement trees should provide appropriate substitute screening for these nearby residences.

Section 15A-6 of the Tiburon Tree Ordinance states that the following factors shall be considered in evaluating an application for removal of trees:

- a. The condition of the trees with respect to disease, hazard, proximity to existing or proposed structures or interference with utility services.

As noted above, the leaves and bark shed by the trees onto the athletic field create hazardous conditions for students and others using the field.

- b. The necessity of removal of the trees in order to develop the property.

The removal of the subject trees is not necessary for the development of the Del Mar Middle School property or any planned improvements to Avenida Miraflores.

- c. The topography of the land and effect of tree removal on protection from wind, soil erosion or increased flow of surface water.

The topography of the land in the vicinity of the subject trees is relatively level, sloping down slightly toward Tiburon Boulevard. The removal of these trees would not have a significant effect on the protection of this or adjoining properties from wind, soil erosion or increased flow of surface water, but would help with drainage for the adjacent athletic field by lessening the shade provided by these trees. The planting of replacement vegetation would help minimize any minor potential soil erosion caused by the removal of these trees.

- d. The number of trees in the neighborhood, and the effect of removal of the trees on the character of the neighborhood, including privacy impacts on neighboring properties.

There are a number of other mature trees in the vicinity of the subject trees. Several large trees close to the intersection with Tiburon Boulevard would continue to provide screening for the homes on Pine Terrace; these trees would also contribute to the aesthetic condition of the site if the subject trees are removed. Any minor impact to privacy for the homes across Avenida Miraflores that would result from the removal of these trees would be addressed by the planting of the proposed replacement trees. The replacement trees would not grow too tall and prevent in view impacts for residences uphill from the school property.

- e. Good forestry practices, i.e. the number of healthy trees that a given property will

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support.

The subject trees do not create an overcrowded condition in terms of the number of trees on the property.

f. The historical significance and age of the trees.

The subject trees do not appear to have any particular historical significance. The age of these trees is undetermined, but appears to be more than 40 years.

PUBLIC COMMENT

As of the date of this report, no letters have been received regarding this project. RUSD officials have spoken to surrounding property owners and have indicated that the neighbors appear to be generally supportive of the proposal to remove the trees.

RECOMMENDATION

The Board should review this project with respect to the Tiburon Tree Ordinance and determine that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) as specified in Section 15301. If the Board finds the design to be acceptable and in conformance with the Tree Ordinance, Staff recommends that the attached conditions of approval be applied.

EXHIBITS

1. Conditions of approval
2. Application and supplemental materials
3. Submitted plans

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CONDITIONS OF APPROVAL

TREE PERMIT T07-08

1. The trees and other vegetation shall be planted in conformance with the replacement planting plan dated March 5, 2007. Any modifications to the approved plan must be reviewed and approved by Planning Division Staff.
2. All trees to be planted under the approved landscaping plan shall be 48 inch box in size.
3. The stumps for all trees removed under this permit shall be ground down to eight inches (8") below the ground surface.