
Date: September 9, 2024

To: Sustainability Commission and Parks, Recreation and Tree Commission

From: Justin Carroll, Deputy City Administrator

RE: Tree Preservation and Protection Ordinance

The Mission City Council held a discussion on tree preservation and protection at their July meeting. The goal of the discussion was to provide staff with guidance in order to draft proposed changes and/or new ordinance(s) to ensure proper tree preservation and protection provisions are in place throughout the City. Part of the discussion also involved the request to have the Sustainability Commission and the Parks, Recreation and Tree Commission both examine any proposed changes as well. Below is a comprehensive summary of all tree preservation and protection ordinance changes staff is proposing for the City Council to consider at their October meeting.

1. Education
 - a. The most critical component. Residents should understand the value trees provide to the City and what the goals of the proposed changes are aiming to accomplish.
2. Tree Protection and Removal Plan
 - a. This is required for any new commercial or significant residential project. The plan will identify all trees on a site plan and which, if any, trees are marked for removal. Trees on the site plan require tree protection throughout the project.
 - b. All right-of-way trees are automatically protected.
 - c. Certain size trees within the front lot line, non-street property line, and throughout the other property areas are also automatically protected.
 - d. Tree protection fencing shall be wood, plastic, or chain link and shall encompass a minimum perimeter depending on the size of the tree itself.
 - e. Trees marked for removal must be approved as part of the permitting process.
 - f. Trees that are dead, diseased, or in a location where no other reasonable accommodation can be made are exceptions and able to be removed.

3. Tree Replacement

Protected Trees Removed	Table 1: Mitigation for Removal	
	Tree Replacement Rate*	Fee En Lieu Option
Low Priority: < 4" caliper	1 for 1 tree replacement	\$ per Caliper Inch \$100.00
Moderate Priority: 4" - 12" caliper/DBH	50% of caliper/DBH inch	\$200.00
High Priority: 12"-24" caliper/DBH	75% of caliper/DBH inch	\$300.00
Other: Trees prohibited from removal by 415.190(B), except as authorized in 415.190(D).	100% of caliper/DBH inch	\$400.00

* All replacement trees shall be at least 2.5" caliper and selected from the species list managed by the Parks, Recreation, and Trees Commission.

4. Nuisance Abatement

- a. Any dead trees within the City are considered a nuisance. The City's Codes Enforcement Officer has the authority to require removal of a dead tree. Tree removal nuisance abatements would be eligible for Mission Possible grant funding if a resident meets the program's income requirements.