



**City of Davis**  
**Tree Commission Special Meeting Minutes**  
**Remote Meeting**  
**Thursday, November 4, 2021**  
**5:30 P.M.**

Commissioners Present: Colin Walsh-Chair, Larry Guenther-Vice-Chair, David Robinson, Jim Cramer, John Reuter, Tracy DeWit, Tony Gill, Allen Lowry (Alternate)

Commissioners Absent: None

Council Liaison(s) Present: None

Staff Present: Rob Cain, Urban Forest Manager  
Chelsea Becker, Administrative Aide  
Adrienne Heinig, Assistant to the Director

Also in Attendance (names voluntarily provided) Matt Keasling & Marissa Fuentes: Taylor & Wiley, APC  
Alan Hirsch

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**1. Call to Order and Roll Call**

Chairperson Walsh called meeting to order at 5:30 p.m.

**2. Approval of Agenda**

J Cramer moved to approve the agenda, seconded by T DeWit. Approved by the following votes:

Ayes: Walsh, DeWit, Robinson, Reuter, Guenther, Cramer, Gill

Noes:

Absent:

**3. Public Comment**

One member of the public provided a comment:

- Alan Hirsch: Stated that the DiSC project is very important, and that there is a chance for it to be a success. There is an opportunity to do it right with what we have learned from the Sutter trees, with more attention on enforcement. He stated we should not rely on the ordinance, rather we should look to the development agreement, and put things in the agreement to ensure what needs to be accomplished is done. The City should require an independent arborist to "audit" the site, paid for by the developer, and the report could be used for necessary enforcement. The trees should be treated as street trees, inventoried and tracked. Also stated that he recently realized that

there trees failing prematurely because they were not appropriately cared for early on. Noted examples of splits in City trees, showing failure “v” joints. Trees were badly pruned and not set up for success in early life (20-30 years ago). The result is the City is losing trees decades earlier. For enforcement, need to have auditing arborist schedule tree check-ups, with blocks of 0-5 years, 6-10 years, and 11 years through perpetuity. He stated if the tree dies, the clock should be reset. Fees should be applied to trees that failed.

#### 4. Regular Items

##### A. Davis Innovation and Sustainability Campus 2022 (DiSC 2022)

The item was introduced by C Walsh, stating that the discussion for the special meeting a continuation of the last meeting of the Tree Commission in October. C Walsh indicated that he spoke with Matt Keasling before the meeting, who said that he had a limited time to attend the meeting, and that questions for him should be focused at the beginning of the discussion. C Walsh asked that high level questions or comments be addressed first, followed by a review section by section of the draft recommendations from the subcommittee (developed from reviewing previous recommendations on the project completed by the Commission in 2020).

High level questions and comments included the following:

- Overall consideration of how individuals consulted or proposed to be consulted through the recommendations be addressed in the document (with a preference to general description rather than naming any particular entity).
- In response to a request from a commissioner to detail the process on the recommendations for the DiSC project so far (as well as goals for the meeting), C Walsh indicated that any recommendations for the DiSC project need to be completed during the discussion, as Council requested feedback within two weeks of their deliberation on the item. He outlined that the established subcommittee had been working to refine recommendations for full Commission consideration. The project is subject to voter approval. The Commission is requested to consider two sets of recommendations: baseline recommendations (alterations to which would require an additional vote) and recommendations for the development agreement (the legal contract between the City and the developer).
- That it is reasonable for developer to be cautious in committing to specific details. While the focus of the developer in concept should be taken seriously, at this stage in the process it is not reasonable to commit to specific numbers, as there are no guarantees. It is most important to have the developer commit to the best they can do, with specific questions that should be addressed in future stages of the project.

- Concerns around trees being City trees or not can be addressed through the tree ordinance and the Urban Forest Management Plan, as the requirements within those documents would be assumed to apply to the project.
- If the Commission should recommend a *minimum* number of trees, rather than a defined maximum that might not be possible at the stage of the project.
- Concerns that features of development projects that are not designated as “baseline features” may not make it into the development agreement, so ensuring items are included as baseline features increases the likelihood that the feature will be included in the development if approved/built out.

Specific questions for representatives of Taylor & Wiley:

- If four trees on the proposed site would be removed. M Keasling indicated that three of the four trees are in a drainage channel, with a recommendation to be preserved. The fourth tree is within a proposed walking/biking path, and may conflict with uses, but the project is not at the level of detail to know for sure.
- How a planter is defined. M Keasling indicated that a planter is the space within the ground necessary to accommodate the planting.
- Clarification regarding the interpretation of requirements for planting trees over paved parking lots. M Keasling indicated that the development plan assumed the majority of the paved parking areas would be covered by photovoltaic arrays (defined as structures) so the 50% shade requirement associated with trees would apply to the remaining uncovered paved parking areas.
- Clarification regarding expectations for residential areas in regards to photovoltaics. M Keasling outlined that in the sustainability commitment for the project, every conducive residential structure would be required to have solar on the roof.
- Clarification that parking structures for residential areas will be covered,
- In response to a commissioner question regarding the plan for landscaping common areas, M Keasling responded that the plan would look for the installation of common areas as support for buildings. With the next phase of the project (to further define building design and landscape layout), common areas and their layout would be dictated. Common areas are assumed to be throughout the development, as M Keasling indicated a focus on communal area “campus” concepts.
- Clarification on the plan for the agricultural buffer surrounding the development, with the north side containing limited plantings as the area is focused on water conveyance. There are plans for groves in open space area & areas for trails, with a focus on developing a variety of habitat types.
- In response to a question around mitigating impacts of the environment on residential areas, M Keasling indicated that in the mitigation plan, areas with residential buildings would have more densely planted vegetation, utilizing

hedgerows. He also indicated that the plans were flexible, and based on assumptions that would be further refined as the project moves forward.

- If the developer had reviewed existing open areas and City parks to develop recommendations, and concern about using assumptions that are not concrete illustrations of what the landscaping expectations are. M Keasling indicated that the designer is very familiar with Davis and its open spaces, and the ultimate goal of the landscape design is to ensure a successful urban canopy.
- Calculations used to assume the number of trees to be planted in parks were discussed.

Discussion also included the refinement and modification of the recommendations from the subcommittee, summarized below:

	<b>Subcommittee Recommendation</b>	<b>Final Recommendation</b>
<i>Preamble - no changes</i>		
<i>Recommendations:</i>		
TC 1 <sup>1</sup>	<b>Previously TC 2</b>	No trees currently on site Shall be removed as part of the baseline features.
TC 2	Tree Quantity - The DiSC 2022 will have a minimum of 1500 trees, (as Tree is defined in the City of Davis Tree Ordinance 37.01). If the final site plan cannot accommodate 1,500 trees on site, up to 300 trees can be planted at another location in Davis. Any offsite trees will be subject to an annual maintenance fee. This shall be a baseline feature.	Tree Quantity - The DiSC 2022 will have a minimum of 1500 trees, (as Tree is defined in the City of Davis Tree Ordinance 37.01). If the final site plan cannot accommodate 1,500 trees on site, up to 300 trees can be planted at another location in Davis. Any offsite trees will be subject to an annual maintenance fee. This shall be a baseline feature.
TC 3	All bike paths, bike parking areas or another amenity related to bicycle use shall have an 80% tree canopy coverage after 15 years. Bike parking shelters do not preclude the need for tree coverage. This shall be a baseline feature.	All bike paths, bike parking areas or another amenity related to bicycle use shall have an 80% tree canopy coverage after 15 years. Bike parking shelters do not preclude the need for tree coverage. This shall be a baseline feature.
TC 4	Areas where people gather, use public transit or pedestrian walkways: 80% TREE canopy coverage after 15 years. Transit shelters do not preclude the need for tree coverage. This shall be a baseline feature.	Designated areas where people gather, public transit stops, common areas, or pedestrian walkways throughout the development: 80% TREE canopy coverage after 15 years. Transit shelters do not preclude the need for tree coverage. This shall be a baseline feature.

<sup>1</sup> TC 1 as presented in the final recommendations shifts the numbering of the subcommittee document by one. For the purposes of direct comparison, the subcommittee recommendations are presented one below their original number in the table.

TC 5	Fifty percent of the paved parking lot shall be with tree canopies within fifteen years of securing building permit; development of such canopy shall be in accordance with master parking lot tree list guidelines according to 40.25.100 of the Davis Municipal Code. If solar arrays are a desired use in parking lots at the time of lot construction, final decisions should await final recommendations by TC and NRC as part of the 2x2 process. Regardless, all parking lot required shade requirements should not be supplied by PV structures. This shall be a baseline feature.	Fifty percent of the paved parking lot shall be covered with tree canopies within fifteen years of securing building permit; development of such canopy shall be in accordance with master parking lot tree list guidelines according to 40.25.100 of the Davis Municipal Code. If solar arrays are a desired use in parking lots at the time of lot construction, final decisions should await final recommendations by TC and NRC as part of the 2x2 process. Regardless, all parking lot required shade requirements should not be supplied by PV structures. This shall be a baseline feature.
TC 6	Manufacturing area: 15% minimum Tree canopy coverage after 15 years in the landscape area. This shall be a baseline feature.	Manufacturing area: 15% minimum Tree canopy coverage after 15 years in the landscape area. This shall be a baseline feature.
TC 7	Housing, mixed-use, office R&D and commercial areas, including hotels: 30% Tree canopy coverage after 15 years. Designated places where people gather or rest, should also have 30% tree canopy coverage after 15 years. A minimum of 1 tree per lot is required for residential areas with individual lots. This shall be a baseline feature.	Housing, mixed-use, office R&D and commercial areas, including hotels: 30% Tree canopy coverage of landscape areas after 15 years. A minimum of 1 tree per lot is required for residential areas with individual lots. This shall be a baseline feature.
TC 8	Parks: 30% minimum tree canopy coverage after 15 years. Park benches, picnic tables, grills or other park amenities where people gather shall have an 80% tree canopy cover. This shall be a baseline feature.	Parks: 30% minimum tree canopy coverage after 15 years. Park benches, picnic tables, grills or other (except athletic fields) park amenities where people gather shall have an 80% tree canopy cover. This shall be a baseline feature.
TC 9	All new bike path/greenbelt or pedestrian walkway that connects the DISC project to the rest of Davis (grocery stores, schools, churches) shall have an 80% Tree canopy cover will be in addition to the 1,500 tree requirement for the development in TC1. This shall be a baseline feature.	All new bike path/greenbelt or pedestrian walkways that connect the DISC project to the rest of Davis (grocery stores, schools, churches) shall have an 80% Tree canopy cover. Cover for these paths West of Mace shall be in addition to the 1,500 tree requirement for the development in TC1. This shall be a baseline feature.

TC 10	The project will have a Tree Management Plan. The Tree Management Plan will allow for each tree to have an assigned number to easily locate and identify specified trees. This shall be a baseline feature.	The project will have a Tree Management Plan. The Tree Management Plan will allow for each tree to have an assigned number to easily locate and identify specified trees. This shall be a baseline feature.
TC 11	<p>For inclusion in the project development agreement.</p> <p>Tree planting practice and location, monitoring of individual tree health, inspection of project urban forest, and inspection of maintenance practices will be subject to inspection by an independent, third party, certified arborist hired by the City and after consultation by the Developer. The maintenance, health and growth of all on-site trees will be monitored and evaluated by the arborist on an annual cycle for the first five years as the tree is established. Thereafter the inspection shall be on a biennial cycle. The arborist will submit a written report to the City Arborist and the Developer for each inspection. This report should include, but is not limited to, condition and health of all individual trees, changes in tree condition over time, functioning of irrigation system, recommendations for maintenance such as pruning, mulching and pest control.</p>	Tree planting practice and location, monitoring of individual tree health, inspection of project urban forest, and inspection of maintenance practices will be subject to inspection by an independent, third party, certified arborist hired by the City. This shall be a baseline feature.

11.1	<b>Previously a portion of TC 10/11</b>	The maintenance, health and growth of all on-site trees will be monitored and evaluated by the arborist on an annual cycle for the first five years as the tree is established. Thereafter the inspection shall be on a biennial cycle until the tree's 10th year and then the tree shall be inspected every three years thereafter. The arborist will submit a written report to the City Arborist and the Developer for each inspection. This report should include, but is not limited to, condition and health of all individual trees, changes in tree condition over time, functioning of irrigation system, recommendations for maintenance such as pruning, mulching and pest control. This shall be included in the project development agreement.
11.2	Every stage of the project development, related to trees, will be reviewed by the Tree Commission. This shall be included in the project development agreement.	Every stage of the project development, related to trees, will be reviewed by the Tree Commission. This shall be included in the project development agreement
11.3	Urban Forest Manager will work with the arborist to develop a set of properties related to tree growth, health, maintenance and management. This shall be included in the project development agreement.	Urban Forest Manager will work with the arborist to develop a set of properties related to tree growth, health, maintenance and management. This shall be included in the project development agreement.
11.4	Mandatory Compliance with the arborist tree recommendations is the responsibility of the property owner. Failure to comply shall be considered a violation of the project and subject to penalty as specified in Chapter 37 of the Davis Tree Ordinance. This shall be included in the project development agreement.	Mandatory Compliance with the arborist tree recommendations is the responsibility of the property owner. Failure to comply shall be considered a violation of the project and subject to penalty as specified in Chapter 37 of the Davis Tree Ordinance. This shall be included in the project development agreement.
<i>Formerly</i> 10.4	Trees should be numbered to facilitate monitoring, tracking and reporting. This shall be included in the project development agreement.	

TC 12	<p>This shall be included in the project development agreement.</p> <p>On-site Tree Removal – If, at any time during the five years after the original planting date, a tree is not growing at its anticipated rate or is otherwise showing signs of failure, that tree will be identified by the third-party arborist and presented to the Urban Forest Manager to evaluate for its replacement. All tree replacements will be done at the expense of the Developer.</p>	<p>This shall be included in the project development agreement.</p> <p>On-site Tree Removal – In addition to standard city process, if, at any time during the five years after the original planting date, a tree is not growing at its anticipated rate or is otherwise showing signs of failure, that tree will be identified by the third-party arborist and presented to the Urban Forest Manager to evaluate for its replacement. All tree replacements will be done at the expense of the Developer.</p>
<i>Formerly 11.1</i>	<p>Recommendations by the arborist to remove dead or dying trees, trees that pose health and safety issues or trees that are diseased beyond recuperation shall be presented to the Tree Commission and follow the procedure in Chapter 37 for City Tree removal. This shall be included in the project development agreement.</p>	
12.1	<p>If the arborist determines that a tree requires removal due to negligence, mismanagement or improper care on the part of the Developer or property manager, mitigation will include the replacement of the removed tree plus a required planting of three additional trees with the City. Fines shall also be levied as recommended by the Urban Forest Manager. This shall be included in the project development agreement.</p>	<p>If the arborist determines that a tree requires removal due to negligence, mismanagement or improper care on the part of the Developer or property manager, mitigation will include the replacement of the removed tree plus a required planting of three additional trees with the City. Fines shall also be levied as recommended by the Urban Forest Manager. This shall be included in the project development agreement.</p>
TC 13	<p>All tree plantings throughout the project must be drought tolerant and climate-ready trees. There will be a minimum of 200 locally native Quercus sp.</p>	<p>All tree plantings throughout the project must be drought tolerant and/or climate-ready trees, with an emphasis on diversity. There will be a minimum of 200 locally native Quercus sp.</p>



TC 14	AG Buffer requirements: The AG buffer shall have tree diversity that provides habitat. Tree plantings throughout the ag buffer shall include Valley Oak trees, other locally native trees, and other drought tolerant and climate ready trees. Native species shall predominate the pallet. This shall be a baseline feature.	AG Buffer requirements: The AG buffer shall have tree diversity that provides habitat. Tree plantings throughout the ag buffer shall include Valley Oak trees, other locally native trees, and other drought tolerant and/or climate ready trees. Native species shall predominate the pallet. This shall be in the development agreement.
14.1	Location of trees should resemble a native 'forest' tree habitat and not an "orchard-like" configuration with trees planted in rows. This shall be a baseline feature.	Location of trees should resemble a native 'forest' tree habitat and not an "orchard-like" configuration with trees planted in rows. This shall be in the development agreement
14.2	There should be tree planting emphasis on the first 50 feet for shade on the bike path / green belt, as well as provide a hedgerow that will provide habitat and act as a windbreak, dust or other debris collector from agricultural land, and a trash collector from going onto farmland. This shall be a baseline feature.	There should be tree planting emphasis on the first 50 feet for shade on the bike path / green belt, as well as provide a hedgerow that will provide habitat and act as a windbreak, dust or other debris collector from agricultural land, and a trash collector from going onto farmland. This shall be in the development agreement.
14.3	There will be hedgerows planted with native species including Heteromeles arbutifolia, Toyon, Ceanothus sp., Ceanothus, Arctostaphylos sp. (Manzanita), Fremontodendron californicum, Cercis sp., Redbud, and Rhamnus californica (Coffeeberry) especially on the edge of the 50-foot portion of the Ag buffer. Hedgerows should be designed and located to mitigate foot traffic into the portion of the Ag Buffer without public access. Hedgerows should also be designed to provide habitat and help prevent trash from blowing into agricultural areas. This shall be a baseline feature.	There will be hedgerows planted with native species especially on the edge of the 50-foot portion of the AG buffer. Hedge rows should be designed and located to impede foot traffic into the portion of the Ag Buffer without public access. Hedgerows should also be designed to provide habitat and help prevent trash from blowing into agricultural areas. This shall be a baseline feature. (Formerly 2020TC12)
TC 15	In the riparian open space the project shall include at minimum 50% California Central Valley native riparian tree species. This shall be a baseline feature.	In the riparian open space the project shall include at minimum 50% California Central Valley native riparian tree species. This shall be a baseline feature.

<p>TC 16</p>	<p>Tree Planting Specifications and Irrigation</p> <p>A. Suspended substrate pavement and reduced and limited amount of pavement shall be used in parking lots and other areas where a paved surface prevents sufficient water to percolate to the roots of nearby trees or other natural, unhindered plants and vegetation. This shall be a baseline feature.</p> <p>B. Irrigation is required and must be indicated on the landscape plans. This shall be a baseline feature.</p> <p>C. Developer shall engage with Tree Davis, the Center for Land Based Learning, the UC Davis Arboretum, or other local experts to assist with design, selection of species and management of trees and all landscaped areas of the Project site. This shall be a baseline feature.</p> <p>D. Developer will submit a formal landscape plan to the City for review and approval. The Tree Commission will review and advise on landscape plans. This shall be a baseline feature.</p> <p>E. City will submit or distribute landscape plans for external review by experts in habitat, landscape architecture, and tree restoration ecology. This shall be included in the development agreement.</p> <p>F. When planting in parking areas or along paved thoroughfares, Developer will size pavement and planting areas to accommodate the tree varietal intended size, including the root network. This shall be included in the development agreement.</p> <p>G. Any removal of an established tree for the purpose of installing additional photovoltaic arrays will require tree replacement(s) that</p>	<p>Tree Planting Specifications and Irrigation</p> <p>A. Suspended substrate pavement and reduced and limited amount of pavement shall be used in parking lots and other areas where a paved surface prevents sufficient water to percolate to the roots of nearby trees or other natural, unhindered plants and vegetation. This shall be a baseline feature.</p> <p>B. Irrigation is required and must be indicated on the landscape plans. This shall be a baseline feature.</p> <p>C. Developer shall engage with local experts to assist with design, selection of species and management of trees and all landscaped areas of the Project site. This shall be a baseline feature.</p> <p>D. Developer will submit a formal landscape plan to the City for review and approval. The Tree Commission will review and advise on landscape plans. A version of the landscape plans that are the property of the city of Davis and is available for distribution to the public shall be provided. This shall be a baseline feature.</p> <p>E. City will submit or distribute landscape plans for external review by experts in habitat, landscape architecture, and tree restoration ecology. This shall be included in the development agreement.</p> <p>F. When planting in parking areas or along paved thoroughfares, Developer will size pavement and planting areas to accommodate the tree varietal intended size, including the root network. This shall be included in the development agreement.</p> <p>G. Any removal of an established tree for the purpose of installing</p>
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	<p>reflect the current environmental benefits provided by the tree to be removed. This shall be included in the development agreement.</p> <p>H. Landscaping Plan (hard copy) should be available to the public as an on-site reference showing the location and species of the tree. Drawing of tree planting regime must be to scale showing the exact number of trees not an exaggerated drawing, and expected canopy cover in 15 years. This shall be included in the development agreement.</p> <p>I. Incorporate a preference for permeable paving blocks is highly recommended around trees, but so is limited ground coverage approach as long as areas do not produce mud or hinder water from absorbing into soil. This shall be included in the development agreement.</p> <p>J. When planting in parking areas or along paved walkways, developer will size pavement treatment areas to adequately accommodate the tree roots of each varietal's intended size at full expected growth. This shall be included in the development agreement.</p> <p>K. All tree plantings must comply with ANSI A300 Standards and be inspected by the third party arborist before backfilling. This shall be included in the development agreement.</p> <p>L. Irrigation and a plan for monitoring and maintaining a functioning irrigation infrastructure for efficient and maximum tree growth is required and must be indicated on the landscape plans, and approved by the Urban Forest Manager. This shall be included in the development agreement.</p>	<p>additional photovoltaic arrays will require tree replacement(s) that reflect the current environmental benefits provided by the tree to be removed. This shall be included in the development agreement.</p> <p>H. Incorporate a preference for permeable paving blocks is highly recommended around trees, but so is limited ground coverage approach as long as areas do not produce mud or hinder water from absorbing into soil. This shall be included in the development agreement.</p> <p>I. When planting in parking areas or along paved walkways, developer will size pavement treatment areas to adequately accommodate the tree roots of each varietal's intended size at full expected growth. This shall be included in the development agreement.</p> <p>J. All tree plantings must comply with ANSI A300 Standards and be inspected by the third party arborist before backfilling. This shall be included in the development agreement.</p> <p>K. Pruning will follow ANSI A300 Standards. This shall be included in the development agreement.</p> <p>L. Irrigation and a plan for monitoring and maintaining a functioning irrigation infrastructure for efficient and maximum tree growth is required and must be indicated on the publicly available landscape plans, and approved by the Urban Forest Manager. This shall be included in the development agreement.</p> <p>M. Irrigation system must be designed to provide adequate water during all phases of a tree's life. This shall be included in the development agreement.</p>
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	<p>M. Irrigation system must be designed to provide adequate water during all phases of a tree's life. This shall be included in the baseline features.</p> <p>N. Trees in or adjacent to areas that will contain impervious cover shall be identified prior to grading. Grading/compaction of soil in areas designated for trees should not interfere with the ability of the roots to grow to their full structural potential. This shall be included in the development agreement.</p> <p>O. When practical, direct surface runoff for impervious cover to trees and other vegetation. This shall be included in the development agreement.</p>	<p>N. Trees in or adjacent to areas that will contain impervious cover shall be identified prior to grading. Grading/compaction of soil in areas designated for trees should not interfere with the ability of the roots to grow to their full structural potential. This shall be included in the development agreement.</p> <p>O. When practical, direct surface runoff for impervious cover to trees and other vegetation. This shall be included in the development agreement.</p>
TC 17	<p><i>Phasing of Tree Planting</i> Trees that provide shade for parking lots, bike paths, sidewalks, roads, etc. shall be planted during the first phase of the project. The hedgerow(s) TC13 shall also be planted on Phase 1 to ensure protections for adjacent farmers during construction. Trees help reduce freeway noise, dust and noise from agriculture, provide habitat for animals and offset the large amount of cement (pavement/buildings) reducing the heat island effect. This shall be part of the baseline features.</p>	<p><i>Phasing of Tree Planting</i> Trees on the peripheral bike path shall be planted during the first phase of the project. The hedgerow(s) TC13 shall also be planted on Phase 1 to ensure protections for adjacent farmers during construction. Trees help reduce freeway noise, dust and noise from agriculture, provide habitat for animals and offset the large amount of cement (pavement/buildings) reducing the heat island effect. This shall be part of the baseline features.</p>
TC 18	<p><i>Follow-up Tree Care Guarantees for Success</i> A. Developer or successor shall pay the City for arborist services to monitor all trees in the project. This will be done indefinitely into the future. This shall be part of the baseline features. B. Financial penalties to be specified in the development agreement. This shall be part of the baseline features. C. At the beginning of each planned phase of development there will be an assessment of compliance with</p>	<p><i>Follow-up Tree Care Guarantees for Success</i> A. Developer or successor shall pay the City for arborist services to monitor all trees in the project. This will be done indefinitely into the future. This shall be part of the baseline features. B. Financial penalties to be specified in the development agreement. This shall be part of the baseline features. C. At the beginning of each planned phase of development there will be an assessment of compliance with tree</p>

	<p>tree policies. Any shortfalls will be fixed and penalties paid prior to advancing to the next phase of the development. This shall be part of the baseline features.</p> <p>D. The tree maintenance in the Ag buffer shall be funded by a special assessment district as is described under 40A.01.050e “The city reserves its right to form a special benefit assessment district, or other applicable district as is permitted under state law, and to maintain the agricultural buffer and transition area once the land is improved, dedicated, and annexed.” The district will include the entirety of the DISC business park. This shall be part of the baseline features.</p>	<p>policies. Any shortfalls will be fixed and penalties paid prior to advancing to the next phase of the development. This shall be part of the baseline features.</p> <p>D. The tree maintenance in the Ag buffer shall be funded by a special assessment district as is described under 40A.01.050e “The city reserves its right to form a special benefit assessment district, or other applicable district as is permitted under state law, and to maintain the agricultural buffer and transition area once the land is improved, dedicated, and annexed.” The district will include the entirety of the DISC business park. This shall be part of the baseline features.</p>
TC 19	<p>Immediate financial consequences, shall be determined if the trees are not planted or trees are not being maintained. Trees that die due to negligence on the part of the Developer, future property owners or property managers shall be subject to additional monetary fines until remedied and shall require that three times the number for each tree be planted and paid for at the expense of the Developer or current property owner. Consequences should incentivize initial compliance. This shall be part of the baseline features.</p>	<p>Immediate financial consequences, shall be determined if the trees are not planted or trees are not being maintained. Trees that die due to negligence on the part of the Developer, future property owners or property managers shall be subject to additional monetary fines until remedied and shall require that three times the number for each tree be planted and paid for at the expense of the Developer or current property owner. Consequences should incentivize initial compliance. This shall be part of the baseline features.</p>
TC 20	<p><i>Reimbursement Protocol to City from Developer</i></p> <p>A. Developer, future property owners or property managers will reimburse the city for the full cost of both initial plantings and the annual follow-up care. Shall be included in the development agreement.</p> <p>B. City shall inspect the plantings, the irrigation system and any other feature of the project that affects tree health prior to accepting the project and shall require that the Developer,</p>	<p><i>Reimbursement Protocol to City from Developer</i></p> <p>A. Developer, future property owners or property managers will reimburse the city for the full cost of both initial plantings and the annual follow-up care. Shall be included in the development agreement.</p> <p>B. City shall inspect the plantings, the irrigation system and any other feature of the project that affects tree health prior to accepting the project and shall require that the Developer,</p>

	<p>future property owners or property managers have an inspection of plantings and irrigation systems every year for the first five years and every other year thereafter. Shall be included in the development agreement.</p> <p>C. The Full Cost of Care includes the third-party arborist and City Arborist's time to undertake the review of the annual/biennial reports and time needed to address significant issues raised in the reports. Shall be included in the baseline features.</p> <p>D. Cost of any new trees and their proper follow-up for the next phase of tree life. Shall be included in the development agreement.</p>	<p>future property owners or property managers have an inspection of plantings and irrigation systems every year for the first five years and every other year thereafter. Shall be included in the development agreement.</p> <p>C. The Full Cost of Care includes the third-party arborist and City Arborist's time to undertake the review of all tree reports and time needed to address significant issues raised in the reports. Shall be included in the baseline features.</p> <p>D. Cost of any new trees and their proper follow-up for the next phase of tree life shall be borne by the property owner. Shall be included in the development agreement.</p>
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<i>Burrowing Owls Statement</i>	
<p>The City of Davis Tree Commission is sympathetic to burrowing owls but find it to be the Open Space and Habitat Commission and Natural Resource Commission purview to oversee burrowing owl protection and our tree recommendations and requirements should be understood and implemented to fit with those other commission recommendations for burrowing owl protections.</p>	<p>The City of Davis Tree Commission is sympathetic to burrowing owls but find it to be the Open Space and Habitat Commission and Natural Resource Commission purview to oversee burrowing owl protection and our tree recommendations and requirements should be understood and implemented to fit with those other commission recommendations for burrowing owl protections. We intend not to create any conflicts between burrowing owls and trees.</p>

At the close of discussion, a motion was made to accept the edits to the subcommittee recommendation. The motion was made by L Guenther and seconded by J Cramer. Prior to the vote on the motion, the request was made to open the item for public comment, and a substitute motion was submitted, and the motion to accept the edits was withdrawn by the mover.

Substitute Motion: Open the item for public comment.

Moved by Reuter, and seconded by Guenther. Approved by the following votes:  
 Ayes: Walsh, DeWit, Reuter, Guenther, Cramer, Gill  
 Noes:  
 Absent:

Abstain: Robinson

No public comment was received. When public comment was closed, a motion was made to accept the edits to the subcommittee recommendation.

Motion: To accept the recommendations of the subcommittee as amended by the Tree Commission on November 4, 2021 and put them forward to City Council.

Moved by Guenther and seconded by Cramer. Approved by the following votes:

Ayes: Walsh, DeWit, Robinson, Reuter, Guenther, Cramer, Gill

Noes:

Absent:

Prior to adjournment of the meeting, Commissioners voiced their appreciation for the City's departing Urban Forest Manager, Rob Cain.

## **8. Adjourn**

Motion: To adjourn the Tree Commission meeting in honor of Rob Cain, an urban forester who taught the Commission a lot, and served the urban forest of Davis very well, at 10:11 p.m.

Moved by L Guenther, seconded by T DeWit. Approved by the following votes:

Ayes: Walsh, DeWit, Robinson, Reuter, Guenther, Cramer, Gill

Noes:

Absent: