



CITY OF LOMPOC CALIFORNIA

STANDARD REQUIREMENTS FOR THE DESIGN AND CONSTRUCTION OF SUBDIVISIONS AND SPECIAL DEVELOPMENTS

SECTION 7 STREET TREE REQUIREMENTS

REVISED: JULY 3, 1990

SECTION 7

STREET TREES

GENERAL

These specifications are intended to provide reasonable standards for selection, planting and maintenance of street trees in residential, commercial and industrial areas of the City.

Type of Trees:

Trees have been selected and designated to conform to the overall Master Street Tree Plan. Deviations from the specific trees provided for in the list is permitted in two ways.

1. A developer of a subdivision having a continuity of architectural design may request deviation from the list and select substitute trees from the Master Street Tree List which are more compatible to the overall subdivision design upon approval of the Development Review Board (DRB). In order to secure approval of the DRB for a change in the List, the developer must submit landscaping and irrigation plans (concurrent with submittal of the subdivision building plans) to the DRB. Plans must show the proposed plantings both in the public right-of-way and on the adjacent private property. The plans must be found, at the discretion of the DRB, to be acceptable.
2. In new subdivisions or established areas without street trees, the form (to be provided by the City) used to notify the owner of impending street tree plantings shall indicate the type of tree to be planted, based on the Lompoc Master Tree List. The notification form shall provide a section where the owner indicates approval or disapproval of the type of tree which is to be planted. If the owner disapproves, the Urban Forester shall have the authority to select another type of tree from the official street tree list which is mutually acceptable to the owner and the Urban Forester.

Tree planting within the public areas other than streets, roads, highways, and tree planting easements shall be of the type specified by the Urban Forester in cooperation with the public official having jurisdiction and responsibility for said public area.

Minimum Standards:

All trees to be planted within the right-of-way of public streets, roads, or highways or within tree planting easements adjacent thereto shall meet the following minimum standards:

1. Height - the height and diameter of street trees must conform to the standards of the California Association of Nurserymen.

2. Disease - There shall be no visible evidence of any disease or harmful insect. Any such evidence of disease or harmful insect shall require the removal of said specimen from the proposed planting site.
3. Root System - Any circling, kinking, girdling or possible constriction by the root system that will have an adverse effect on the plant and is a direct result of cultural practices will not be accepted. The root system shall be free of sucker growth, cracks, and abrasions.
4. Quality - The nursery stock shall be first-class and representative of the normal species or variety equal to or exceeding the standards of the California Association of Nurserymen and applicable Federal, State or County codes and of the size specified. Only fresh, vigorous, healthy, well-rooted, full, well-branched, bushy not leggy, and well-established nursery stock shall be accepted. The central leader shall be straight with no modification, unless otherwise indicated, and no broken branches. Plants that become wilted any time before planting shall be rejected. If trees have been grafted, the callus formation must be smooth and well healed. Bare root stock may be planted between December 15 and March 15. No trees shall have been pruned prior to delivery or at the time of planting, unless otherwise indicated.
5. Inspection - Request for inspection shall be made twenty-four hours prior to planting. All tree stock shall be inspected at the planting site by the Urban Forester prior to the planting. Only such stock that meets the minimum standards shall be planted. Any stock planted without inspection and approval shall be deemed defective and shall be removed by the person or persons responsible for the planting.
6. Outside County Inspection - Landscape material brought in from outside the County of Santa Barbara shall first be inspected by the Santa Barbara County Agriculture Department.

Planting Procedures:

1. Notification of Impending Planting - In new subdivisions, every effort shall be made to ensure that street trees are planted prior to occupancy. In the event that circumstances prevent such timely planting, the developer shall require each person purchasing a home within the subdivision to complete a form provided by the City, stating that said owner is aware of the impending planting of a street tree(s). In developed areas of the City which do not have street trees, it shall be the responsibility of the [Urban Forester to secure a completed notification form from the owner affected. The form shall indicate the type of tree and the approximate location of the proposed planting. Additionally, the form shall provide provisions for the owner to indicate approval or disapproval of the proposed City action. This notification must be provided to the owner at least 30 days prior to the proposed planting, the Urban Forester or an authorized representative shall contact the owner to establish the reason for disapproval.

If the reason for owner disapproval is based on the type of tree to be planted, a substitute tree from the City Master Street Tree List shall be chosen as described in paragraph (2) of the section of this resolution dealing with "Type of Trees."

If an owner simply does not want a street tree, the owner may not be required to accept a City street tree in the public right-of-way adjacent to his property if the owner submits to the Architectural Review Committee (ARC) an acceptable landscaping plan for the property adjacent to the public right-of-way. The proposed plan must be as good as or superior to the landscaping provided under the street tree program. Said plan must be received by the ARC within 30 days after notification that a tree is to be planted. Once the landscaping plan has been received, no action shall be taken on the proposed planting until the ARC has considered and acted on the owner's landscaping plan.

In the event City street trees have already been planted (within 180 days from date of planting), the owner may request permission of the ARC to remove the City tree to accommodate a special landscaping design. If the landscaping plan is acceptable to the ARC and permission is granted for removal of the tree(s), all costs, including labor, material and equipment, for tree removal shall be borne by the owner, payable in advance. All requests for the removal of trees must be submitted to ARC within 180 days after planting.

2. Location of Trees - in locating street trees the following dimensions shall be observed and no trees shall be planted closer to existing installations than indicated:

- | | | |
|----|--|--|
| a. | Tree spacing minimum | Minimum 35 feet
Optimum 45 feet
Maximum 70 feet |
| b. | Water mains | 10 feet |
| c. | Fire hydrants | 10 feet |
| d. | Sewer laterals | 10 feet |
| e. | Driveways and alley aprons | 10 feet |
| f. | Street corners from the intersecting curb line projected | 35 feet right side
(facing street)
50 feet right side
(facing street) |
| g. | Utility poles and lines and street light standards | 15 feet |
| h. | Private walkways | 5 feet |
| i. | Underground Electric | 10 feet |
| j. | Sidewalks - Clearance from sidewalk must have a minimum of 3' in all directions from the center of the tree. | |

SUPERVISION BY CONTRACTOR

The Contractor will supervise and direct the work. He will be solely responsible for the means, methods and techniques, sequences, and procedures of construction. The Contractor will employ and maintain on the work, a qualified supervisor or superintendent. The supervisor shall have full authority to act on behalf of the Contractor and all communications given to the supervisor shall be as binding as if given to the Contractor. The supervisor shall be present on the site at all times as required to perform adequate supervision and coordination of the work.

DUST CONTROL

All work shall be done in conformance to the City's Standard Specifications. In regard to noise, dust and cleanup, the work will be carried out in conformance with Sections 23-44 and 23-52 of the Lompoc City Code.

DISPOSAL OF EXCESS MATERIAL

Where material is excavated in excess of that required for the site, such excess materials shall be removed and disposed of by the Contractor as directed by the Engineer. All excess materials shall be removed from the right-of-way and disposed of by the Contractor. The location of the disposal site shall be the responsibility of the Contractor and shall be subject to approval of the City Engineer, with written approval of the disposal site owner and a grading permit issued by the affected public agency must be provided. Removal of excess material shall be done immediately following operations. Any spoils piles, bedding gravel, base material and the like shall be properly lighted and barricaded for traffic safety. In all cases, such piles shall be placed as far out of the traveled way as is possible, and shall be removed within 24 hours.

WORKMANSHIP

Contractor shall employ men skilled in their respective trades and skilled in the field of methods, tools, and appliances developed in order to obtain the highest quality of workmanship throughout the project. Any person the City may deem unacceptable or disorderly must be promptly removed by the Contractor and not employed on the project.

EXISTING FACILITIES

The destruction, obliterating, removing, remodeling, modifying, relaying, resetting, as required or indicated on the Plans, of any facility including, but not limited to, all existing utilities and survey monuments and street signs shall be done by the Contractor and shall conform to Section 15 of the Standard Specifications and to the Standard Drawings of the City.

a basin 6" deep and as wide as the planting hole shall be constructed around the tree to hold water and then a 2" layer of mulch applied. After planting, tree shall be thoroughly deep-root watered, deleting all air from root ball. All further watering shall also be deep-root watering.

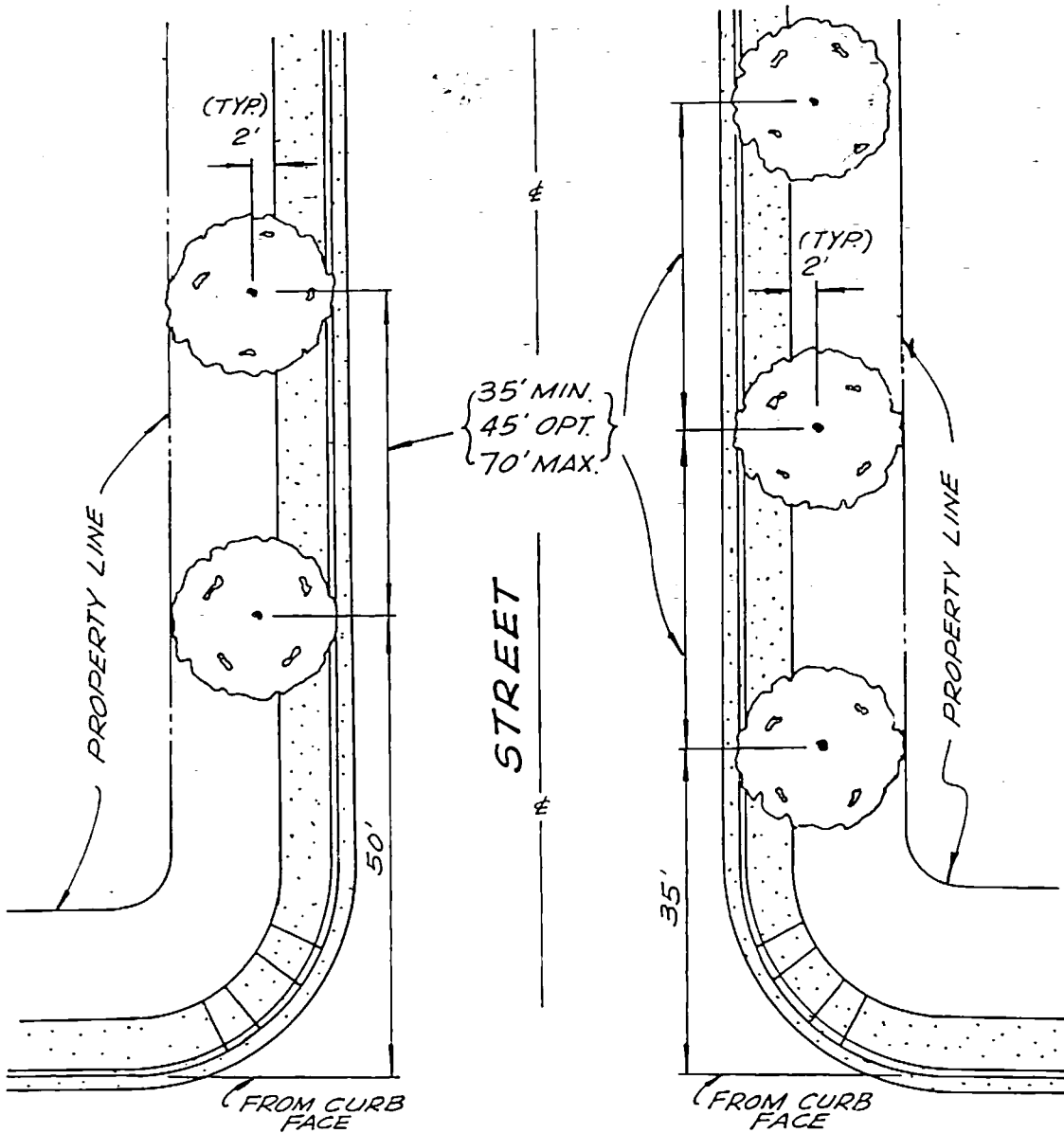
5. Staking and tying -

- a. All stakes shall be redwood or better, free from knots, splits, or cross grains, which materially reduce the strength of the stake. Stakes shall be tamped, not driven into the ground. All trees shall be double staked and "nursery stakes" must be removed.
- b. All tying of trees to supporting stakes will be done using a minimum 9 gauge wire covered with rubber or plastic hose to protect the tree from cutting.

6. Backfill and fertilization of planting holes - If the Urban Forester determines that the planting soil is of poor quality and will not support plant life, the soil shall be excavated and removed from the planting hole. The removed soil shall be disposed of by person doing the work at their own expense.

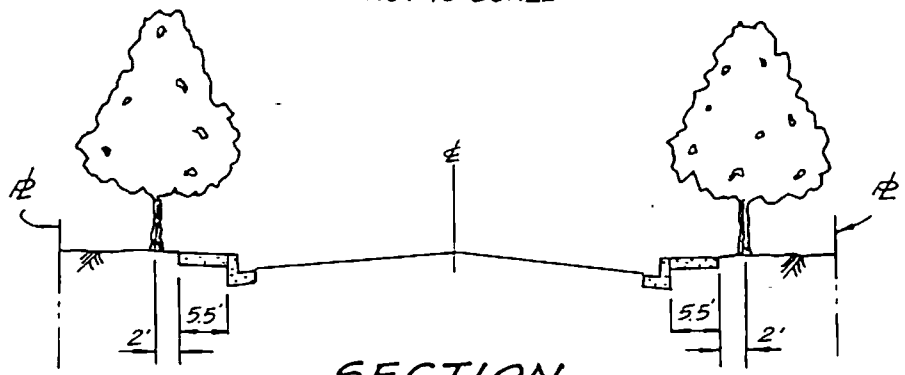
Backfill material shall be top soil, with soil amendments specified by the ^Public Works Department.

7. The Urban Forester or authorized representative may allow deviations from these specifications when circumstances make such specifications impractical or unfeasible.



PLAN VIEW
NOT TO SCALE

NOTE:
All trees planted on any street must be on the city's approved tree list.



SECTION

APPROVED 
CITY ENGINEER

DATE 7-3-84
R.C.E. 24658

CITY OF LOMPOC
ENGINEERING DIV.

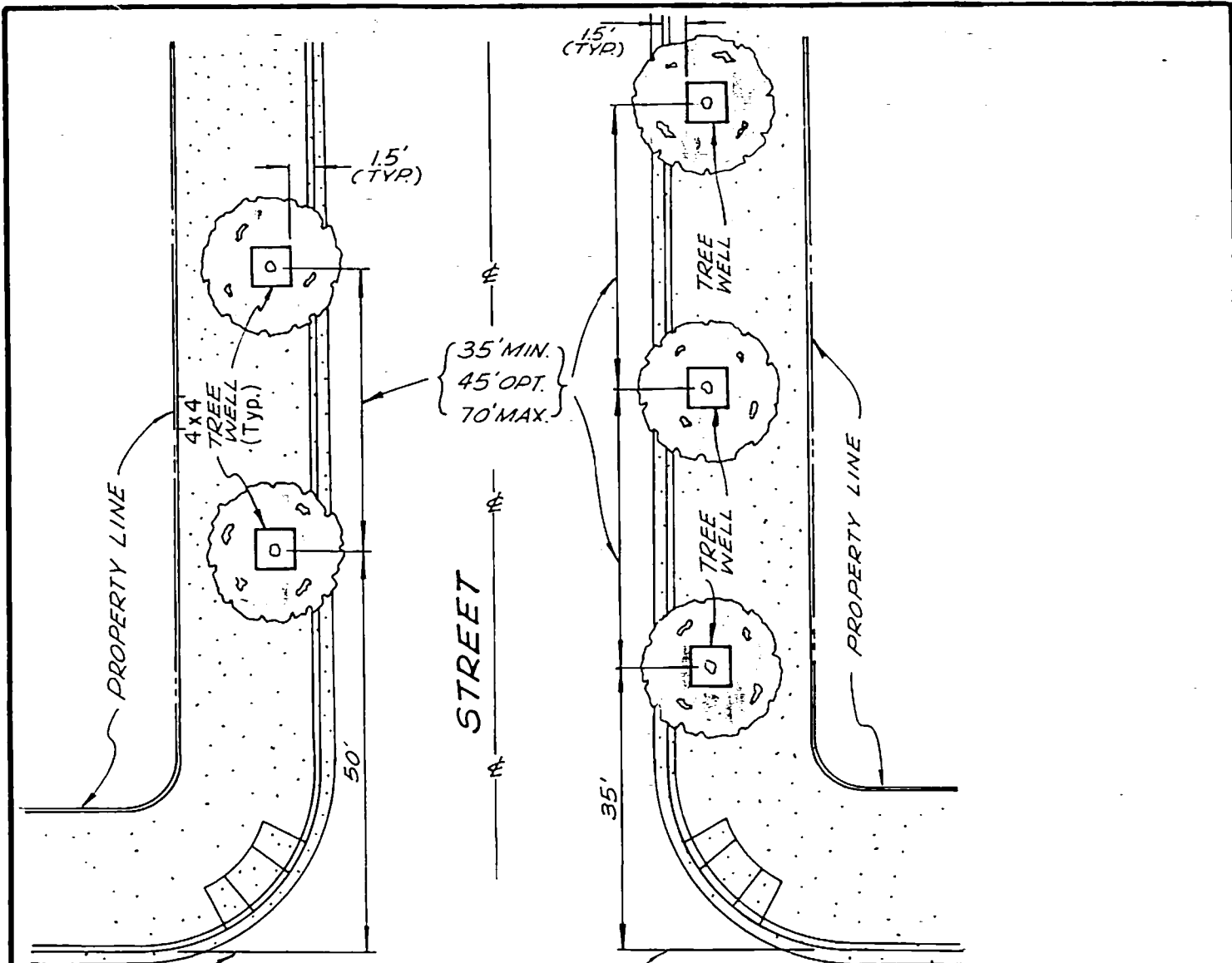
STREET TREE REQUIREMENTS
RESIDENTIAL ZONE

STANDARD DRAWING NO. 701

RESOLUTION NO. 3366 (84)

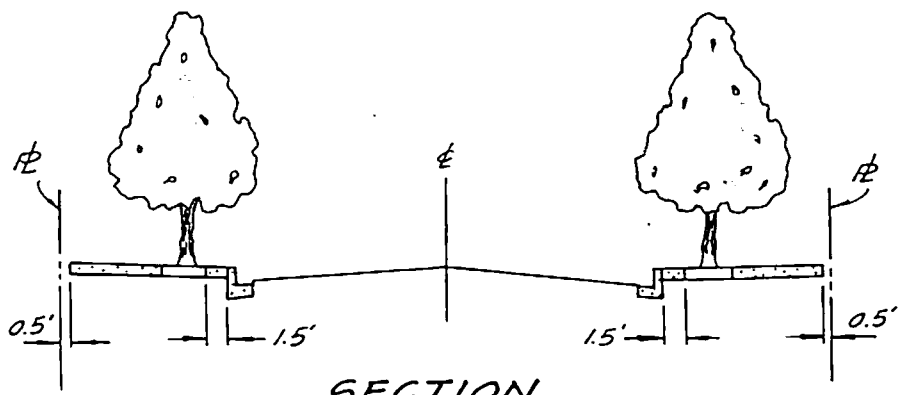
SHT. 1 OF 1

MARK	REVISIONS	APPR.	DATE



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NOT TO SCALE

APPROVED  CITY ENGINEER
DATE 7-3-84
R.C.E. 24658

CITY OF LOMPOC
ENGINEERING DIV.

STREET TREE REQUIREMENTS
COMMERCIAL/INDUSTRIAL ZONE

STANDARD DRAWING NO. 702

RESOLUTION NO. 3366(84)

SHT. 1 OF 1

MARK	REVISIONS	APPR.	DATE