



GUIDE TO TREES

FOR MOUNTAIN VIEW RESIDENTS

REMODELS, HOME PROJECTS AND NEW CONSTRUCTION:

Regulations and Guidance for Single Family Homes

THE FUTURE OF MOUNTAIN VIEW'S COMMUNITY URBAN FOREST DEPENDS ON HOW WE PRESERVE AND PLANT TREES TODAY.

Community Services Department
**Forestry & Roadway
Division**

Monday - Friday
8 a.m. - 4 p.m.

650-903-6273

Parks@MountainView.gov

231 North Whisman Road,
Mountain View, CA 94043



MountainView.gov



Canopy.org

Trees are valuable resources for our community health and wellbeing that improve air and water quality, cool our city and conserve energy, store carbon, and provide socioeconomic, aesthetic, and wildlife benefits.

Our community trees are prioritized in several City documents that you can reference online.

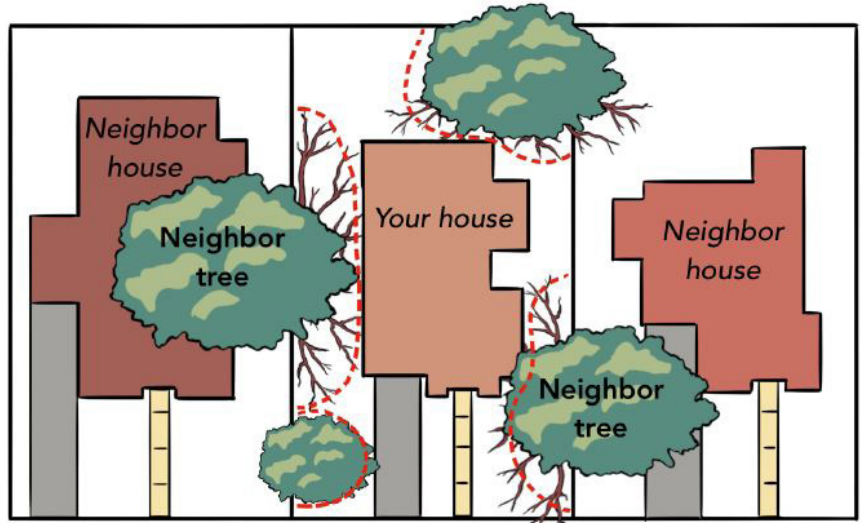
1. **The Community Tree Master Plan** is the road map that guides our goal to increase tree canopy cover and grow the ecosystem and societal benefits that come from trees. Continuing to plant trees and protect the mature trees we have are important parts of the plan.
2. **Municipal Code, CHAPTER 32 TREES, SHRUBS AND PLANTS**, defines city regulations that provide for the preservation, care, and protection of Mountain View's community and Heritage trees.
3. Mountain View's **Tree Technical Manual** presents detailed guidance for residents and businesses to use as a resource when planning to develop their property.

GETTING STARTED

WITH YOUR PROJECT

PLAN WITH TREES IN MIND

- Design your project around trees (preserving them) rather than through them (removing them). Building outside the dripline (dripline=edge of canopy) of a mature tree could save the tree and the benefits it provides (shade, beauty, increased property values, etc).
- Provide space for tree trunks, roots, and branches by placing pathways and structures further away. More space for trees = fewer potential conflicts now and in the future.
- Contact an ISA Certified Arborist (City staff or consultant) to advise you if there are a lot of mature trees on you or your neighbor's property and you have a lot of work to do (like expanding the footprint of the existing house). City Planners are also available to help advise on tree-friendly alternative site designs.



BE A TREE STEWARD

AND A GOOD NEIGHBOR

Before a shovel goes in the ground, consider your neighbors tree. Considering neighboring trees early can help protect others' property, reduce liability and ensure mutual understanding so the project stays on track.

THREE TIPS TO HELP YOU GET STARTED

1. **Assess the trees** next to each side of your property to determine if there are branches, trunks, or roots crossing into your planned workzone. Tree roots are mostly found in the top 3 feet of soil, and extend out to the dripline (edge of canopy) and sometimes farther.
2. **Communicate your plans** to minimize tree impacts. You can avoid conflict by talking to neighbors ahead of time about how your project will not interfere with their tree's health and functioning.
3. **Avoid root cutting, material storage, and soil disturbance within a tree's dripline.** Protecting tree rootzones helps ensure the tree remains stable and has access to water, air, and nutrients in the soil. And moving equipment and materials away from the tree reduces the potential for trunk or branch damage.

KNOW THE CITY REQUIREMENTS

FOR TREE REMOVAL AND PLANTING

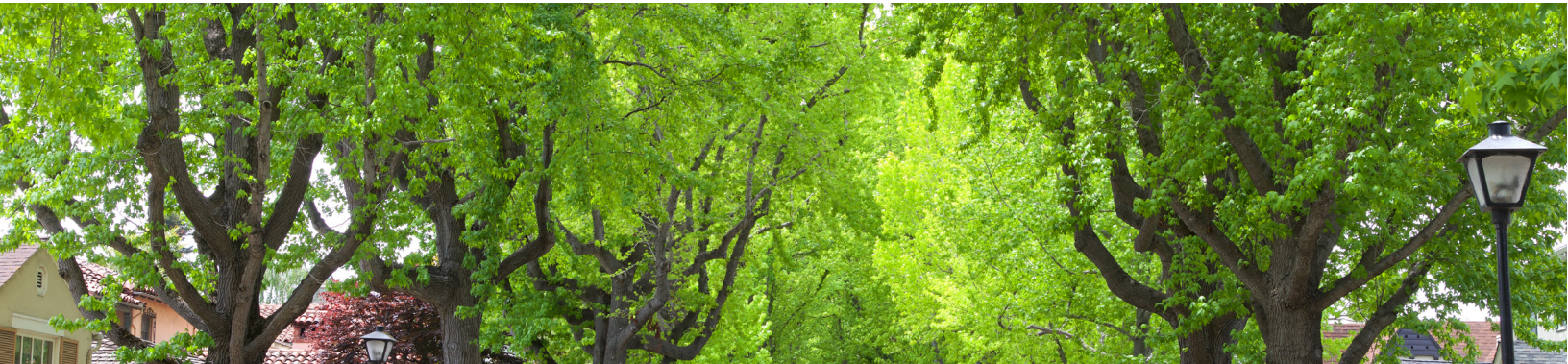
Heritage Trees shall be maintained and preserved in a state of good health and protected during construction and grading projects. The City Code defines a "Heritage tree" as any of the following:

- Any tree with a trunk circumference of 48 inches (15.3 inch diameter) or more measured at 54 inches above natural grade. Multi-trunk trees are measured just below the first major trunk fork.
- Any Quercus (oak), Sequoia (redwood), or Cedrus (cedar) tree with a circumference of 12 inches (3.8 inch diameter) or more when measured at 54 inches above natural grade.

Heritage Tree Removal

The removal of a Heritage Tree is only permitted when the tree meets the criteria for consideration, which are listed in the Heritage Tree Removal Permit application form.

Heritage tree removal requires a permit from the Forestry Division whether or not the removal is tied to a building permit. For information about permits, processes, and resources, visit MountainView.gov/HeritageTrees.



Planting requirements are based on project type and space available.
Common scenarios:



a) Expect to plant one 15 gallon tree on site for each Heritage tree removed. Staff will follow up on the status of the Heritage tree removal and replant every 6 months

b) For more extensive projects such as a new home, remodel, or adding a second story, you need to fill out a Street Tree Form to determine if the property has space for a street tree to be planted as part of the project.

c) If a second story is being added to a home, then you are required to plant one 24 inch box tree to help soften the visual impact on the neighborhood, unless staff determines that existing trees and canopy do not allow for more trees.

d) If replacement cannot be fulfilled onsite, the City will require in-lieu fees. Replanting onsite for all tree mitigation is preferred.

BEST PRACTICES

FOR PROTECTING YOUR TREES THROUGHOUT CONSTRUCTION

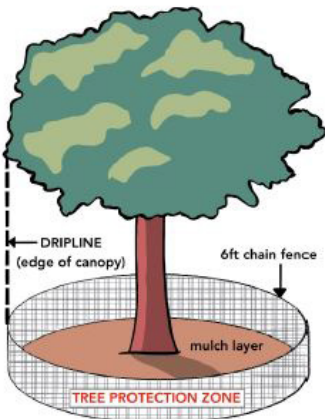
BEFORE CONSTRUCTION

- **Have your trees inspected:** Contact an ISA Certified Arborist (City staff or consultant) to provide site-specific advice for pre-construction treatments like pruning and establishing tree protection zones.
- **Protect your trees:** Install fencing (metal chain link or orange plastic) around the dripline (edge of canopy) and keep large equipment and other materials out. If fencing off the area is not possible or fences will be temporarily moved during construction, wrap trunks in straw wattle or 2 inch by 4 inch lumber set 6 inches apart.
- **Mulch the rootzone:** Apply a 6 inch layer of untreated wood chips from the base of the tree out to the dripline to help insulate and protect the roots and native soil. Do not pile mulch on the trunk.



DURING CONSTRUCTION

- **Avoid activity in the trees' dripline:** Prohibit contractors from dumping waste, storing materials, or driving/parking vehicles under the tree canopy. Avoid grade changes (up or down), and try directional boring or pipe bursting rather than trenching for utility lines. And if root cutting is unavoidable, try cutting as few as possible and use a clean sharp hand pruner/saw.
- **Water appropriately:** Mature trees should get slow and deep watering once a month, even during drought, and especially if you are cutting back on landscape irrigation during or after the project. Go to Canopy.org/Trees-and-Water for more watering instructions.
- **Monitor the trees:** If you start to notice crown dieback, pest and disease issues, damage, or another new health or structural issue, call an ISA Certified Arborist to inspect the tree.



AFTER CONSTRUCTION

- **Clean up the site and water your trees:** Make sure that construction materials are moved before tree protection fencing comes down, continue to water mature trees monthly, and follow any additional recommendations from the arborist.
- **Plant new trees:** Plant any City-required new/replacement trees on site per the approved plan and location. Install irrigation or hand water newly planted trees with 15 gallons per week for the first 3 years.
- **Continue monitoring your trees for at least 6 to 12 months** after work is complete. Construction activities can negatively impact or stress trees of all ages, so watch for any unhealthy changes in your tree over time.