



City of Mountain View

Agenda

Parks and Recreation Commission and Urban Forestry Board

Wednesday, June 17, 2026

6:00 PM

Plaza Conference Room and Video Conference, 500
Castro St., Mountain View, CA 94041

Spanish or Chinese interpretation via Zoom and translation of meeting materials are available at no cost upon request. Please contact the City by 5:00 p.m. at least two business days prior to the day of the scheduled meeting by phone at (650) 903-6608 or by email at mep@mountainview.gov.

Interpretación por medio de Zoom y traducción de los materiales de la reunión estarán disponibles sin costo alguno con solicitud previa. Favor de comunicarse con la Ciudad antes de las 5:00 p. m. al menos dos días hábiles antes de la reunión agendada al (650) 903-6608 o por correo electrónico a mep@mountainview.gov.

如有需要，可通过 Zoom 获取中文翻译版，会议材料翻译版免费提供。请至少在会议预定日期前两个工作日下午 5:00 前发送电子邮件至 mep@mountainview.gov 联系市政府。

This meeting is being conducted with a virtual component. Anyone wishing to address the Commission virtually may join the meeting online at: <https://mountainview.zoom.us/j/85027481875> or by dialing (669) 900-9128 and entering Webinar ID: 850 2748 1875. When the Chair announces the item on which you wish to speak, click the "raise hand" feature in Zoom or dial *9 on your phone. When the Chair calls your name to provide public comment, if you are participating via phone, please press *6 to unmute yourself.

1. CALL TO ORDER

2. ROLL CALL

3. MINUTES APPROVAL

3.1 Minutes Approval

Recommendation: Approve the June 10, 2026 minutes.

Attachments: [Minutes](#)

4. ORAL COMMUNICATIONS FROM THE PUBLIC

This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on the agenda. Speakers are limited to three minutes. State law prohibits the Commission from acting on non-agenda items.

5. NEW BUSINESS

5.1 Heritage Tree Removal Application Appeal - 560 Franklin Street

Recommendation: Adopt a Resolution of the Urban Forestry Board of the City of Mountain View to Deny the Appeal, Uphold Staff's Decision, and approve the removal of one (1) Heritage Tree at 560 Franklin Street, to be read in title only, further reading waived (Attachment 1 to the memorandum).

Attachments: [Memo](#)
[ATT 1 - Resolution](#)
[ATT 2 - Code](#)
[ATT 3 - Application & Arborist Report](#)
[ATT 4 - Notice of Decision](#)
[ATT 5 - Appeal & Notice](#)
[ATT 6 - Proposed Driveway Plan](#)

5.2 Heritage Tree Removal Application Appeal - 2714 Preston Drive

Recommendation: Adopt a Resolution of the Urban Forestry Board of the City of Mountain View to Deny the Appeal, Uphold Staff's Decision, and deny the removal of one (1) Heritage Tree at 2714 Preston Drive, to be read in title only, further reading waived (Attachment 1 to the memorandum).

Attachments: [Memo](#)
[ATT 1 - Resolution](#)
[ATT 2 - Code](#)
[ATT 3 - Application](#)
[ATT 4 - Notice of Decision](#)
[ATT 5 - Appeal and Notice](#)

5.3 Fiscal Year 2026-27 Parks and Recreation and Urban Forestry Board Work Plan

Recommendation: Review and approve the Fiscal Year 2026-27 Parks and Recreation and Urban Forestry Board Workplan (Attachment 1) to be forwarded to the City Council for approval.

Attachments: [Memo](#)
[ATT 1 - Draft Workplan](#)
[ATT 2 - Council Policy A-23](#)

6. COMMISSION/STAFF ANNOUNCEMENTS, UPDATES, REQUESTS, AND COMMITTEE REPORTS

No action will be taken on any questions raised by the Commission at this time.

7. ADJOURNMENT

NOTICE TO THE PUBLIC:

The agenda and staff reports are available online at mountainview.legistar.com.

Questions and comments regarding the agenda may be directed to the Community Services Department at (650) 903-6400 or prc@mountainview.gov.

The Commission may consider and act on items listed on the agenda in any order. Consideration of the matters noticed herein is not limited by the recommendations indicated herein.

Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance in this meeting, please contact the Community Services Department at (650) 903-6400. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b) (1))

ADDRESSING THE COMMISSION:

Interested persons are entitled to speak on any item on the agenda and should make their interest known to the Chair.

Anyone wishing to address the Commission on an item not on the agenda may do so during the "Oral Communications" part of the agenda. Speakers are allowed to speak once on any number of topics for up to three minutes. For any agenda item or for Oral Communications on nonagenda items, if there appears to be a large number of speakers, the Chair may reduce speaking time to no less than 1.5 minutes per speaker unless there is an objection from the Commission by majority vote.

Pursuant to Government Code Section 54954.3(b)(1), at least twice the allotted speaking time will be provided to a member of the public who utilizes a translator.



City of Mountain View

CITY HALL
500 CASTRO STREET

Legislation Text

File #: 206250, **Version:** 1

Minutes Approval

Approve the June 10, 2026 minutes.



City of Mountain View

Minutes - Draft

Parks and Recreation Commission and Urban Forestry Board

Wednesday, June 10, 2026

6:00 PM

Maple Room and Video Conference, 201 South Rengstorff Avenue, Mountain View, CA 94040

This meeting was conducted with a virtual component.

1. CALL TO ORDER

Chair Mitchner called the meeting to order at 6:10 p.m.

2. ROLL CALL

Present 5 - Commissioner Ronit Bryant, Commissioner Jonathan Davis, Commissioner IdaRose Sylvester, Vice Chair Sandy Sommer, and Chair Joe Mitchner

3. MINUTES APPROVAL

3.1 Minutes Approval

M/S Davis/Sommer - To approve the May 13, 2026 meeting minutes.

Yes: 5 - Commissioner Bryant, Commissioner Davis, Commissioner Sylvester, Vice Chair Sommer, and Chair Mitchner

4. ORAL COMMUNICATIONS FROM THE PUBLIC - None

5. NEW BUSINESS

5.1 Heritage Tree Removal Application Appeal-961 Eichler Drive

M/S Mitchner/Sommer - To hear Item 5.2 before Item 5.1.

Yes: 5 - Commissioner Bryant, Commissioner Davis, Commissioner Sylvester, Vice Chair Sommer, and Chair Mitchner

M/S Sommer/Sylvester- To continue Item 5.1 to a date to be determined by staff in working with the appellant.

Yes: 5 - Commissioner Bryant, Commissioner Davis, Commissioner Sylvester, Vice Chair Sommer, and Chair Mitchner

5.2 Heritage Tree Removal Application Appeal-500 W. Middlefield Road

Item 5.2 was heard before Item 5.1.

Urban Forest Manager Russell Hansen presented a report and answered the Commission's questions.

Speaking virtually:

-Gina and Dave Gwynn

-Evan Fuller

Speaking from the floor:

-Linda Jekel

-Monica Spiller

-Cheri Duperrault

M/S Davis/Bryant - To adopt a Resolution of the Urban Forestry Board of the City of Mountain View to Deny the Appeal, Uphold Staff's Decision, and deny the removal of one (1) Heritage Tree at 500 W. Middlefield, to be read in title only, further reading waived (Attachment 1 to the memorandum).

Yes: 5 - Commissioner Bryant, Commissioner Davis, Commissioner Sylvester, Vice Chair Sommer, and Chair Mitchner

5.3 Annual Canopy Update

Canopy Representatives Aubrey Knier, Evany Wang, Uday Bhuma, Michael DeBroeck provided an update and answered the Commission's questions.

Urban Forest Manager Russell Hansen and Assistant Community Services Director Brenda Sylvia answered the Commission's questions.

5.4 Fiscal Year 2026-27 Operating Budget

Senior Management Analyst Lindsay Wong provided an update and answered the Commission's questions.

6. COMMISSION/STAFF ANNOUNCEMENTS, UPDATES, REQUESTS, AND COMMITTEE REPORTS

Community Services Director John Marchant updated the Commission on the following:

-Terra Bella property acquisition

-Recreation special events

-World Cup events

7. ADJOURNMENT

Chair Mitchner adjourned the meeting at 8:52 p.m.



Legislation Text

File #: 206251, Version: 1

Heritage Tree Removal Application Appeal - 560 Franklin Street

Adopt a Resolution of the Urban Forestry Board of the City of Mountain View to Deny the Appeal, Uphold Staff's Decision, and approve the removal of one (1) Heritage Tree at 560 Franklin Street, to be read in title only, further reading waived (Attachment 1 to the memorandum).

DATE: June 17, 2026

TO: Urban Forestry Board

FROM: Russell Hansen, Urban Forest Manager

SUBJECT: **Heritage Tree Removal Application Appeal—560 Franklin Street**

RECOMMENDATION

Adopt a Resolution of the Urban Forestry Board of the City of Mountain View to Deny the Appeal, Uphold Staff’s Decision, and approve the removal of one (1) Heritage Tree at 560 Franklin Street, to be read in title only, further reading waived (Attachment 1 to the memorandum).

BACKGROUND

Article II, Protection of the Urban Forest, Sections 32.22 through 32.39 of the Mountain View City Code (MVCC or Code) was established to preserve certain trees designated as Heritage trees within the City of Mountain View. The preservation program contributes to the welfare and aesthetics of the community and retains the great historical and environmental value of these trees. The Code requires a permit be obtained prior to removal of a Heritage tree, and City staff, under the authority granted in the Code to the Community Services Director, has been designated to review and approve, conditionally approve, or deny removal permit applications. Under the Code, there are specific criteria for granting a permit to remove a Heritage tree. The determination on each application is based upon a minimum of one of the conditions set forth in the Code (Attachment 2).

MVCC Section 32.31 allows any person aggrieved or affected by a decision on a requested removal to appeal the decision by written notice within 10 calendar days after the notice of the decision is posted or mailed.

HERITAGE TREE REMOVAL APPLICATION

An application to remove one (1) *Platanus x hispanica*, London Plane Tree (hereinafter referred to as “London Plane”) at 560 Franklin Street was submitted by Kyle Smith (“Applicant”) of Neovi home builders, on March 10, 2026 (Attachment 3). On the application, the Applicant marked two (2) of the boxes under reasons for removal for the consideration of the tree:

- “Tree is in poor health.”
- “Tree removal is necessary to construct new improvements”

The Applicant also provided the following comments for consideration within the removal application:

“Tree is in poor health based on the arborist report and it is in the way of our proposed driveway and driveway approach design.”

The London Plane was approved for a permit for removal by staff because it met the criteria under MVCC Section 32.35. Specifically, the approval set forth the following:

“Tree is located within proposed location of new driveway alignment of building permit #25-11295. Other alternate driveway locations and configurations were considered to preserve tree and were determined to be infeasible. Tree is located directly under high voltage power lines and has been pruned for utility line clearance creating a poor, V-shaped structure on the tree. Tree to be replaced with a more suitable species for under high voltage power lines.”

Notice of the City’s decision was posted on March 27, 2026 (Attachment 4).

An appeal (Attachment 5) was filed on April 3, 2026, by a Mountain View resident disputing staff’s findings and expressing concerns about the loss of a street tree, shade, wildlife, air quality and the lack of necessity for the removal.

Notice of the appeal was posted on April 27, 2026 (Attachment 5).

SPECIE PROFILE

PLATANUS X hispanica

The *Platanus x hispanica* London Plane is a hybrid cross between the American Sycamore (*Platanus occidentalis*) and the Oriental plane tree (*Platanus orientalis*), it can grow to a height of eighty feet (80) feet and provide as much as fifty (50) feet of canopy spread. The tree is tolerant of many forms of pollution and thrives in city environments.

The London Plane is susceptible to the recently introduced Invasive Shothole Borer, which can kill the tree. In addition, the tree can be subject to Anthracnose, Powdery Mildew, Scales, and Spider Mites.

STAFF’S EVALUATION

When evaluating Heritage tree removal applications, staff consider if the reason(s) for removal on the application match what is observed in the field and whether any of the criteria under Section 32.35 of the MVCC are met, with an emphasis on the intent to preserve heritage trees, as required by the City Code.

Platanus x hispanica

This London Plane is located in the planter strip (between the sidewalk and street) of the property and provides canopy cover to at least one (1) property. This London plane is considered a street tree because it is located within the Public Right of Way, within ten (10) feet of the roadway. As such, the City of Mountain View provides pruning services for this tree.

Staff estimate this London plane to be approximately thirty (30) feet tall with a spread of approximately thirty (30) feet and a diameter of twenty-four (24) inches. Overall, the canopy is in poor condition due to the inherent conflict between reduction pruning cuts for the necessary PG&E power line clearance and crown raising for vehicle clearance. Staff estimate the tree to be sixty (60) years old. The London plane is

a heritage tree under MVCC Sec. 32.23(c)(1) as its circumference is greater than forty-eight (48) inches in circumference when measured at fifty-four (54) inches above natural grade.

Staff's initial inspection of the London plane showed an overall limited canopy with poor structure and no pest or disease issues. There were no reports of prior large limb failures and the main branches of the tree away from the electrical lines contained overextended branches.

The property at 560 Franklin Street originally contained two London plane street trees. The northern London plane tree was cut down by a PG&E contractor in February 2025 without knowledge or approval from the property owner or City of Mountain View. Unfortunately, the applicant designed the new home and driveway to remove the southernmost tree and preserve the northernmost London plane. As that layout is no longer an option and redesigning around the remaining London plane would require extensive plan revisions resulting in additional costs and delays the applicant is hoping to remove the second tree and replant where the northern tree has already been removed.

The Applicant submitted building plans to demolish the existing single-family residence and build a new one-story prefabricated home with a one-car attached garage. It should also be noted that the building review for this project is based solely on ministerial review of the project, as it is a prefabricated structure already approved by the State.

The Applicant originally applied for removal of one Magnolia and one London plane on September 11, 2025. Staff rendered an approved decision for both trees, and the removal of the London plane was timely appealed on October 13, 2025. The Applicant conducted follow-up meetings with Forestry Staff and Public Works and determined the appeal hearing was several months in the future and the appeal would hold up the issuance of the building permit. As a result, the Applicant decided to rescind the portion of the heritage tree application related to the London plane on November 19, 2025, and the application was closed. After the application was closed, the building permit was issued and the contractor started work on the site.

The existing single car concrete driveway approach on site is approximately ten (10) feet wide and located along the property line with 570 Franklin Street. The Applicant is proposing to shift and expand the existing driveway approach to approximately fifteen (15) feet wide to align with the proposed Public Works approved parking pad on site according to the Proposed Driveway Plan (Attachment 6). Forestry Staff, Public Works Staff and the Applicant conducted meetings to confirm the proposed driveway design meets current codes and setbacks. The expanded driveway design will necessitate the removal of the London plane tree because the tree is entirely located within the proposed driveway approach. The owner desires a second paved parking spot on site, and the tree makes it difficult to exit the second off street parking location.

The issuance of the building permit allowed the construction of the foundation and wall panels for the new prefabricated home. For the panels to be brought on site, materials were staged on the adjacent neighbor's driveway at 550 Franklin Street, and a large crane relocated the panels to the property. The crane operator notified the City of Mountain View Forestry Division that two limbs of the London Plane (7" and 8") needed to be pruned to allow for necessary clearance for crane mobility. The limbs were pruned and canopy on the tree was reduced from these pruning cuts. Although the pruning cuts limited the canopy on the west side of the tree, the cuts were not considered excessive.

In looking at the criteria for removal under MVCC Sec. 32.35, staff's evaluation found the criteria were met, as follows:

1. The condition of the tree with respect to age of the tree relative to the life span of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services.

Staff's evaluation of the tree found that the condition of the tree required its removal, as its overall health is good, but structure is poor due to the power line clearance pruning.

2. The necessity of the removal of the heritage tree in order to construct improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties.

Staff's evaluation of the tree found the removal is necessary due to submitted building plans (BLDG #25-11295) and the tree being located within the proposed location of the new driveway.

3. The nature and qualities of the tree as a heritage tree, including its maturity, its aesthetic qualities such as its canopy, its shape and structure, its majestic stature and its visual impact on the neighborhood.

Staff's evaluation of the tree found that the structure of the canopy to be poor, therefore this criteria was met.

4. Good forestry practices such as, but not limited to, the number of healthy trees a given parcel of land will support and the planned removal of any tree nearing the end of its life cycle and the replacement of young trees to enhance the overall health of the urban forest.

Staff's evaluation of the tree found that the tree should be removed due to good forestry practices as the London plane is not appropriate under high voltage electric lines.

Representative Photos

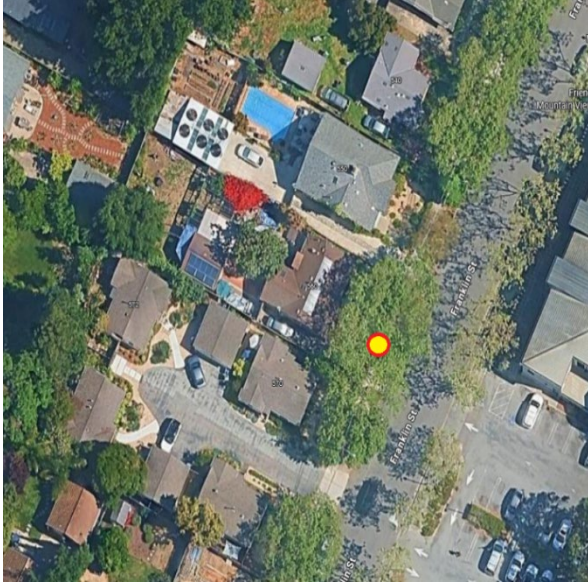


Photo #1 Aerial image showing tree of concern.



Photo#2 Streetside view of tree of concern.



Photo #3 Tree of concern looking north.



Photo #4 Tree of concern looking south.



Photo #5
Photo of pruning cuts May 2026



Photo #6
Photo of crane used to build home



Photo #7
Photo of home construction panels



Photo #8
Photo of PGE removed tree

URBAN FORESTRY BOARD

The Parks and Recreation Commission serves as the Urban Forestry Board (Board) for Heritage tree appeals under MVCC Section 32.26. The Board must consider whether to uphold staff's decision and deny the appeal or overturn that decision using the criteria set forth in MVCC Section 32.35. The Board must support its decision with written findings. Staff has provided the Board with a draft resolution with findings upholding staff's decision to approve the removal of the one (1) Heritage Tree. If the Board overrules staff's decision and deny the removal of the one (1) Heritage Tree, staff recommends the Board make their findings orally, and staff will include the findings and decision in this meeting's written minutes.

SUMMARY

Staff recommends denying the appeal and approving the removal of the one (1) Heritage Tree.

~~RH/AF/4/CSD~~
~~228-10-09-24M~~

- Attachments:
1. Resolution
 2. Mountain View City Code, Article II, Protection of Urban Forest
 3. Heritage Tree Application for Removal Permit
 4. Heritage Tree Notice of Decision
 5. Heritage Tree Appeal and Notice
 6. Proposed Driveway Plan

CITY OF MOUNTAIN VIEW URBAN FORESTRY BOARD
RESOLUTION NO.
SERIES 2026

A RESOLUTION OF THE URBAN FORESTRY BOARD OF THE CITY OF MOUNTAIN VIEW TO
DENY THE APPEAL, UPHOLD STAFF'S DECISION, AND APPROVE THE REMOVAL OF ONE
HERITAGE TREE AT 560 FRANKLIN STREET

WHEREAS, an application was received for the removal of One Heritage Tree at 560 Franklin Street on March 10, 2026; and

WHEREAS, the Forestry Division issued a decision on the application approving the removal of One Heritage Tree on March 27, 2026; and

WHEREAS, the decision approving the removal of the Heritage Tree was timely appealed; and

WHEREAS, at its duly noticed public hearing on June 17, 2026, the Urban Forestry Board considered the appeal of the application for removal of the Heritage Tree and independently reviewed and considered the application, staff report, public testimony, Heritage Tree Ordinance, and other information in the record; now, therefore, be it

RESOLVED by the Urban Forestry Board of the City of Mountain View that the Heritage Tree Removal Permit appeal is hereby denied, and the Heritage Tree shall be removed, based on the required findings pursuant to Mountain View City Code Section 32.35 set forth below:

1. The City Code requires the preservation of all healthy Heritage trees unless specific criteria are met pursuant to Mountain View City Code Section 32.35.
2. The City Code places emphasis on the preservation of trees and when mitigation is possible, efforts should be made to preserve trees as opposed to removal.
3. The Urban Forestry Board determines that the removal of the Heritage tree does not meet any of the criteria set forth in City Code Section 32.35 as follows:
 - a. The condition of the tree with respect to age of the tree relative to the life span of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services. (Section 32.35(a)(1))

The Urban Forestry Board agrees with staff's evaluation of the tree which found that the condition of the tree required its removal as its overall health is good but structure is poor due to power line clearance pruning.

- b. The necessity of the removal of the Heritage tree in order to construct improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties. (Section 32.35(a)(2))

The Urban Forestry Board agrees with staff's evaluation of the tree that found the removal of the heritage tree is necessary based on building plans submitted under submittal (#BLDG 25-11295) and the tree being located within the proposed locations of the new driveway.

- c. The nature and qualities of the tree as a Heritage tree, including its maturity, its aesthetic qualities, such as its canopy, its shape and structure, its majestic stature, and its visual impact on the neighborhood. (Section 32.35(a)(3))

The Urban Forestry Board agrees with staff's evaluation of the tree found that the structure of the canopy to be poor, therefore this criteria was met.

- d. Good forestry practices, such as, but not limited to, the number of healthy trees a given parcel of land will support and the planned removal of any tree nearing the end of its life cycle and the replacement of young trees to enhance the overall health of the urban forest. (Section 32.35(a)(4))

The Urban Forestry Board agrees with staff's evaluation of the tree that did find that the tree should be removed due to good forestry practices as the London Plane is not appropriate under the high voltage wires.

This decision of the Urban Forestry Board is final. The time within which judicial review of this decision must be filed is governed by Code of Civil Procedure Section 1094.6. Notice of this decision shall be posted at the site, City Hall and at the Forestry Division Office.

ARTICLE II. PROTECTION OF THE URBAN FOREST***SEC. 32.35. Criteria for removal; Conditions; Findings.**

- a. **Criteria for removal.** The determination on each application shall be based upon a minimum of one of the following criteria; however, the decision-maker shall consider additional criteria, if applicable, in weighing the decision to remove a heritage tree, with an emphasis on the intent to preserve heritage trees.
 1. The condition of the tree with respect to age of the tree relative to the life span of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services.
 2. The necessity of the removal of the heritage tree in order to construct improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties.
 3. The nature and qualities of the tree as a heritage tree, including its maturity, its aesthetic qualities such as its canopy, its shape and structure, its majestic stature and its visual impact on the neighborhood.
 4. Good forestry practices such as, but not limited to, the number of healthy trees a given parcel of land will support and the planned removal of any tree nearing the end of its life cycle and the replacement of young trees to enhance the overall health of the urban forest.
 5. **Balancing criteria.** In addition to the criteria referenced above which may support removal, the decision-maker shall also balance the request for removal against the following which may support or mitigate against removal:
 - A. The topography of land and effect of the requested removal on erosion, soil retention, water retention, and diversion or increased flow of surface waters.
 - B. The effect of the requested removal on the remaining number, species, size and location of existing trees on the site and in the area.
 - C. The effect of the requested removal with regard to shade, noise buffers, protection from wind damage and air pollution and the effect upon the historic value and scenic beauty and the health, safety, prosperity and general welfare of the area and the city as a whole.

- b. **Conditions of approval.** Approval of an application for a permit may include reasonable conditions to insure compliance with the content and purpose of this article, including but not limited to:
1. Requiring the replacement or placement of an additional tree or trees on the subject property or off-site to offset the loss of a tree, limbs, or encroachment into the drip line. The number, species, size and location of said replacement tree(s) shall be determined by the director upon recommendation of the city arborist.
 2. Requiring construction fencing or barriers to protect adjacent heritage trees or other landscaping.
 3. Requiring protective grading requirements to avoid damaging the root structure of the tree or adjacent trees.
 4. Requiring posting of a security bond to ensure that replacement trees are planted and become established (one year after planting) and to compensate for the lost trees due to illegal removal.
 5. Requiring the relocating of a tree on-site or off-site, or the planting of a new tree on-site or off-site to offset the loss of a tree.
 6. Requiring a maintenance and care program be initiated to ensure the continuing health and care of heritage trees on the property.
 7. Requiring payment of a fee or donation of a boxed tree(s) to the city or other public agency to be used elsewhere in the community should a suitable replacement location of the tree not be possible on-site. The fee for replacement of a tree or trees shall be, at a minimum, based on the cost of a 24" boxed tree of same species, delivered and installed.
- c. **Findings.** If a permit is denied or conditions are attached, the director or decision-maker shall provide the applicant with a written statement of the reasons for said denial or conditions based upon the criteria and conditions set forth in this section.
- d. **Off-site replacement option.** An applicant for a preremoval permit may request that any replacement trees be placed off-site or that he/she be permitted to pay a fee in lieu of replacement. The decision-maker shall consider the request in light of the balancing criteria set forth in Section 32.35(a)(5), above.

Application History

- 3/10/2026 09:41:5 am - Application started
- 3/10/2026 10:11:38 am - Status Update: SubmitStart
- 3/10/2026 10:11:39 am - Created project HTR-16945 in PDox
- 3/10/2026 10:11:39 am - Status Update: Complete
- 3/10/2026 10:11:38 am - Application submitted

Request Name: removal of 1 heritage street tree

Heritage Tree Removal Permit Application

Project Information

COMPLETE

Address information is verified using the City of Mountain View's address database, which can be accessed using the [City's online GIS](#). If your address does not appear after typing in the address numbers, please contact the Mountain View Building Division at 650-903-6313. Please note: Street directions are abbreviated (e.g. West = W) and no punctuation is included (e.g. 500 W Castro St.)

Project Address *

560 Franklin St

REQUIRED: Address must be entered and selected from the dropdown list to populate all required address fields. If all required address fields are not populated, the application will not be accepted.

Project City *

Mountain View

Project State *

CA

Project Zip Code *

94041

Project Assessor Parcel Number

15810015

permit approval) *

Tied to timing of construction project

Property Owner Information

COMPLETE

Property Owner is logged in as current user.

First Name *

Michael

Last Name *

Halleck

Address *

560 Franklin St

Address (Continued)

City *

Mountain View

State *

CA

Zip Code *

94041

Email

Phone Number *

Applicant Information

COMPLETE

Applicant is current logged in user.

Applicant First Name *

Kyle

Applicant Last Name *

Smith

Applicant Phone Number *

Applicant Email Address *

Applicant Address *

Applicant Address (Continued)

Heritage Tree Removal Information

COMPLETE

Property Type *

Single-Family Residential Property

Where is the Heritage Tree(s) located on the property? *

Adjacent to the street or sidewalk (in the public right-of-way)

Number of Trees Proposed to be Removed *

1

Proposed Tree Removal No. 1

COMPLETE

Type of Tree Species *

London Plane

Tree Circumference (in inches, measured 54" above grade) *

24.3

Reason for Tree Removal:

Tree is in poor health based on the arborist report and it is in the way of our proposed driveway and driveway approach design.

Current Condition of Tree (Check all that apply) *

- Tree is in poor health
- Tree is in danger of falling
- Tree is diseased with pests, insects, and/or beetles
- Tree is near end of the life span
- Tree is dead
- Tree has poor structure and/or an unbalanced canopy
- Tree is in good or fair health

Is the tree impacted by construction activity or existing conditions? Check all that apply: *

- Tree does not have proper growth space
- Tree removal is necessary to construct new improvements
- Tree is interfering with utility services (.g. electricity, gas, sewer, and/or water lines)
- Tree is growing in close proximity to a structure(s) and causing damage (or will in the near future)
- Other reason

Please briefly describe your effort(s) to preserve the tree *

2 new replacement trees

Tree Replanting Information

COMPLETE

No. of Trees Proposed to be Replanted *

2

The City's standard replacement requirement is 2 new trees for every 1 heritage tree removed. An in-lieu fee may be authorized if replacement is not feasible.

Estimated Time to Plant Replacement Trees (following

Applicant City *

Applicant State *

Applicant Zip Code *

Signature

INCOMPLETE

I hereby declare that I have read and understood the above information, and:



I acknowledge that:

1. I understand and agree that clicking on the box above identifies that I am the authorized applicant, as designated by the property owner(s), on this permit;
2. I hereby declare, under penalty of perjury, that the information stated on forms, plans, documents, and other materials submitted herewith in support of the application is true and correct to the best of my knowledge; and
3. It is my responsibility to inform the City, through the staff assigned to my permit, of any changes to information represented in this application submittal, including subsequent submittals, in a timely fashion.

Applicant: Kyle Smith

Signature date: 2026-03-10 10:11 AM

Payment Details

[Home](#) | [Profile](#)

560 Franklin Street (Application cont.)

Tree is in poor health based on the arborist report and it is in the way of our proposed driveway and driveway approach design

560 Franklin Street Mountain View, CA Arborist Report 2025



Prepared For:
Michael Halleck & Robin Lin

Site: 560 Franklin Street
Mountain View, CA 94041



Submitted by:
David Beckham
Certified Arborist
WE#10724A
TRAQ Qualified



DAVID BECKHAM
WE#10724A



DAVID BECKHAM
WE#10724A

KIELTY
ARBORISTS SERVICES LLC
Certified Arborist WE#10724A TRAQ Qualified



March 12, 2025

Attn: Michael Halleck & Robin Lin
 Subject: Tree protection plan for 560 Franklin Street, Mountain View, CA 94041

INTRODUCTION AND OVERVIEW

Kielty Arborists Services LLC visited the property at 560 Franklin St, Mountain View, on February 11, 2025, to evaluate the trees present with respect to the proposed construction project. The report below contains an analysis of the site visit. Michael Halleck & Robin Lin are planning the construction of a new, 2-story home with a garage, uncovered parking, and landscaping. The site consists of a residential home, driveway, landscaping, and mixed tree species. The findings and recommendations presented in this report are based on the preliminary plans titled *Site Plan A1.0* by VRchitects. These plans were electronically provided to us via email and are dated January 7, 2025. By thoroughly analyzing these plans in conjunction with our field observations, we have developed an accurate and reliable assessment of the tree conditions and how best to mitigate potential impacts.

Data Summary:

Total Trees	Total Street Trees	Neighboring Trees	Protected Trees		Non-Protected Trees		Overall Condition Rating		
			Total	Proposed for Removal	Total	Proposed for Removal	<50%	50%-69%	70-100%
9	3	2	5	2	4	1	3	6	0

There are seven trees located on the property, three of which are protected (#1, 2, and 7). Two neighboring street trees were included in the survey, both of which are protected (#8 and #9). Protected trees #1, 2, and non-protected tree #7 are proposed for removal, as they are in decline or conflict with proposed project features. Protected coast live oak (*Quercus agrifolia*) #5 should be retained and protected as detailed in the recommendations below. With proper protection and cultural practices, all retained trees are expected to survive and thrive during and after construction.

ASSIGNMENT

At the request of Michael Halleck & Robin Lin, Kielty Arborists Services LLC conducted a site visit on February 11, 2025 to prepare a comprehensive Tree Inventory Report/Tree Protection Plan for the proposed construction project. This report is a requirement when submitting plans to the City of Mountain View.

The primary focus of this report is as follows:

- Identification and assessment of trees on the construction site that may be affected by the proposed development.
- Determination of potential impacts on tree health and stability, considering factors such as root damage and crown damage.
- Provision of recommendations for tree protection and preservation measures during the construction process to mitigate potential impacts.

- Ensuring compliance with local regulations pertaining to tree preservation, protection, and removal within the construction plans.

Please note that the report will provide specific details regarding tree assessments, impacts, and preservation measures.

The City of Mountain View requires the following tree reporting elements for development projects:

1. The number of each tree involved.
2. The species of each tree involved.
3. The size of each tree involved.
4. The exact location of each tree involved (include map).
5. A brief statement of the reason for the requested removal.
6. Any other pertinent information as may be required by the city.

LIMITS OF THE ASSIGNMENT

As part of this assessment, it is important to note that KIELTY Arborists Services LLC did not conduct an aerial inspection of the upper crown, a detailed root crown inspection, or a plant tissue analysis on the subject trees. Therefore, the information presented in this report does not include data obtained from these specific methods.

Furthermore, it is essential to clarify that no tree risk assessments were completed as part of this report unless stated otherwise. The focus of this assessment primarily centers on tree identification, general health evaluation, and the potential impacts of the proposed construction.

While the absence of these specific assessments limits the scope of the analysis, the findings and recommendations provided within this report are based on available information and observations made during the site visit.

METHOD OF INSPECTION

The inspections were conducted from the ground without climbing the trees. No tissue samples or root crown inspections were performed. The trees under consideration were identified based on the provided site plan. To assess the trees, their diameter at 54 inches above ground level (DBH or diameter at breast height) was measured using a D-Tape. For the surveying of multi-trunk trees, our methodology aligns with city ordinances. In cases where the city does not offer specific guidelines for measuring multi-trunk trees, we adhere to the standards outlined in the "Guide for Plant Appraisal, 10th Edition, Second Printing" by the Council of Tree and Landscape Appraisers. Additionally, the protected trees were evaluated for their health, structure, form, and suitability for preservation with the following explanation of the ratings:

EVALUATION FIELDS

Tree Tag #: Identification number for individual trees.	Protected Tree: Specifies whether the tree is protected by the city or county ordinance.
Height (ft.) / Canopy Spread (ft.): Measures both the height of the tree and the spread of its canopy.	Trunk (in.): Measures the primary trunk's diameter at the required height.
Comments: Any additional notes or observations about the tree.	Tree Picture: A photograph of the tree for visual assessment and record-keeping.
Preserve or Remove: Indicates the recommended action based on the tree's condition.	Common Name / Scientific Name: Specifies the name of the tree, both in common terms and scientific nomenclature.
If more than 1 Trunks, Total Diameter: If the tree has multiple trunks, this field indicates the combined diameter of all trunks.	6 ,8, 10 Times the Diameter (ft.): Provides calculations based on the diameter to assist in various tree protection requirements.
Appraised Value: An unbiased estimate of the tree's worth is performed in accordance with the current edition of the Guide for Plant Appraisal by the Council of Tree and Landscape Appraisers.	

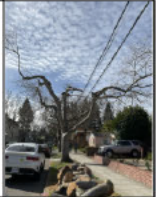
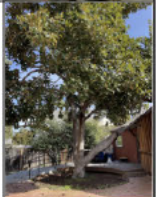
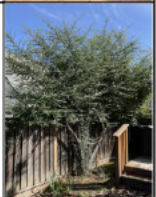
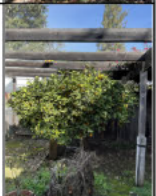

*Note that not all fields may be provided for every tree. Some might be left blank due to various reasons, such as lack of accessibility to the tree, incomplete data, or the parameter not being applicable for a particular tree.





<p>Tree Structure Ratings:</p> <p>Poor: Major uncorrectable structural flaws present; significant dead wood, decay, or multiple trunks; potentially hazardous lean.</p> <p>Fair: Structural flaws exist but less severe; issues like slight lean and crowding on trunk; some uncorrectable issues through pruning.</p> <p>Good: Minor flaws; mainly upright trunk, well-spaced branches; flaws correctable through pruning; symmetrical or mostly symmetrical canopy.</p>	<p>Tree Health Ratings:</p> <p>Poor: Minimal new growth; significant dieback and pest infestation; expected not to reach natural lifespan.</p> <p>Fair: Moderate new growth; canopy density 60-90%; potential external threats; not in decline but vulnerable.</p> <p>Good: Vigorous growth; healthy foliage; 90-100% canopy density; expected natural lifespan.</p>
<p>Suitability for Preservation:</p> <p>Poor: Adds little to landscape; poor health and potential hazards; unlikely to survive construction impacts.</p> <p>Fair: Contributes to landscape; survival possible with protection during minor construction impacts.</p> <p>Good: Valuable landscape asset; likely survival during minor to moderate construction impacts with protection.</p>	<p>Tree Form Ratings:</p> <p>Poor: Highly asymmetric or abnormal form; visually unappealing; little landscape function.</p> <p>Fair: Significant asymmetries; deviation from species norm; compromised function or aesthetics.</p> <p>Good: Near ideal form; minor deviations; consistent aesthetics and function in landscape.</p>





*Suitability for Preservation: This rating is based solely on the tree itself, irrespective of potential construction impacts.

Overall Condition Ratings:	
Very Poor	1-29
Poor	30-49
Fair	50-69
Good	70-89
Excellent	90-100

The trees were assigned a condition rating based on a combination of existing tree health, tree structure, and tree form using the following scale.

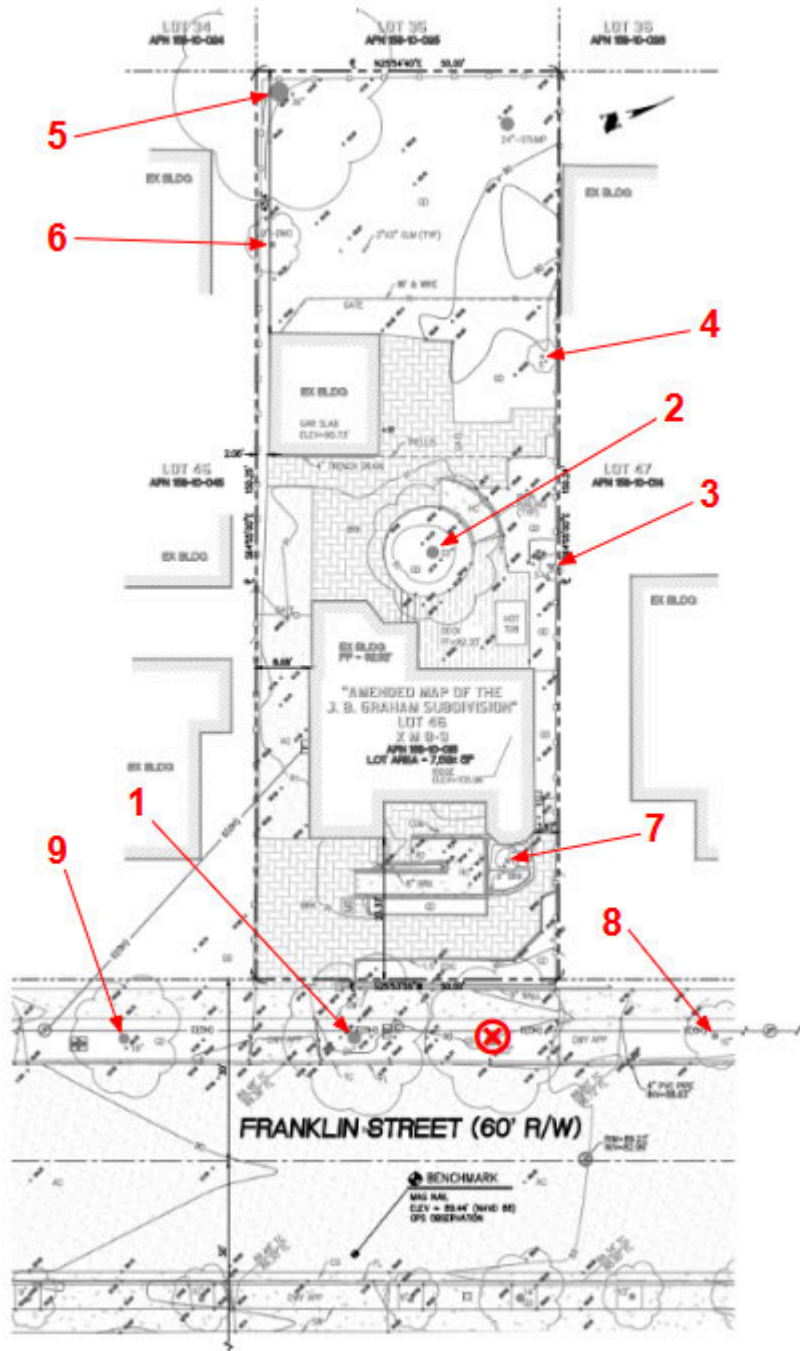
Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk (in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
1	Yes	(R)	London plane <i>Platanus x hispanica</i>	24.3	40/45	Poor	Poor	Poor	Poor	40	Street tree. Between sidewalk and street. V-shaped crown, pruned for high voltage utility line clearance.	
2	Yes	(R)	Southern magnolia <i>Magnolia grandiflora</i>	14, 14.5, 15.5	40/30	Poor	Fair	Poor	Fair	40	Codominant at 30 inches. In circular landscape area. Surrounded by hardscape and deck. Limb failures in past, uneven crown. Bacterial flux/ooze visible on all stems.	
3	No	(P)	scarlet firethorn <i>Pyracantha coccinea</i>	4,4,2.7,3,3,3	15/15	Fair	Poor	Fair	Fair	50	At property boundary. Codominant at grade. Hedge maintained.	
4	No	(P)	lemon <i>Citrus limon</i>	5	10/8	Fair	Fair	Fair	Good	50	2 feet from property boundary. Decay along branch. Abundance of fruit.	
5	Yes	(P)	coast live oak <i>Quercus agrifolia</i>	24,24	45/35	Fair	Poor	Fair	Fair	60	At rear property boundary. In contact with fence. Codominant at 4.5 feet. Cavity with debris and standing water at union. Included bark. One stem upright, other stem growing towards site at angle. Wire support cable attached to laterals.	

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk (in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
6	No	(P)	plum <i>Prunus domestica</i>	10.3	15/5	Fair-Poor	Poor	Poor	Poor	10	At property boundary. Main stem removed, one branch remaining. In decline.	
7	No	(R)	Japanese cheesewood <i>Pittosporum tobira</i>	3, 1"x12, 2"x3	10/7	Fair	Poor	Fair	Fair	50	2 feet from existing home. In small landscape area, limited soil volume. Topiary prune.	
8*	Yes	(P)	jacaranda <i>Jacaranda mimosifolia</i>	10	30/20	Good	Fair	Good	Good	65	Neighboring street tree. Between sidewalk and street. Located directly beneath high-voltage utility lines. Codominant at 4.5 feet.	
9*	Yes	(P)	London plane <i>Platanus x hispanica</i>	18	40/40	Fair	Fair	Fair	Fair	55	Neighboring street tree. Between sidewalk and street. Codominant at 5 feet. Located directly beneath high-voltage utility lines. Pruned for utility line clearance in past.	

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6	No	(P)	plum <i>Prunus domestica</i>	10.3	15/5	Fair-Poor	Poor	Poor	Poor	10	At property boundary. Main stem removed, one branch remaining. In decline.	
7	No	(R)	Japanese cheesewood <i>Pittosporum tobira</i>	3, 1"x12, 2"x3	10/7	Good	Poor	Fair	Fair	50	2 feet from existing home. In small landscape area, limited soil volume. Topiary prune.	
8*	Yes	(P)	jacaranda <i>Jacaranda mimosifolia</i>	10	30/20	Good	Fair	Good	Good	65	Neighboring street tree. Between sidewalk and street. Located directly beneath high-voltage utility lines. Codominant at 4.5 feet.	
9*	Yes	(P)	London plane <i>Platanus x hispanica</i>	18	40/40	Good	Fair	Fair	Fair	55	Neighboring street tree. Between sidewalk and street. Codominant at 5 feet. Located directly beneath high-voltage utility lines. Pruned for utility line clearance in past.	

An (*) next to the tree tag number indicates a neighboring tree

TREE MAP



Tree indicated with x is no longer present, as verified by the field survey.

OBSERVATIONS

Species List:

Seven trees were surveyed on the property, and consist of the following species:

- London plane - *Platanus x hispanica*
- Southern magnolia - *Magnolia grandiflora*
- scarlet firethorn - *Pyracantha coccinea*
- lemon - *Citrus limon*
- coast live oak - *Quercus agrifolia*
- plum - *Prunus domestica*
- Japanese cheesewood - *Pittosporum tobira*

Two trees included in the survey are located on neighboring property, and consist of the following species:

- jacaranda - *Jacaranda mimosifolia*
- London plane - *Platanus x hispanica*

Trees Proposed For Removal:

Total Removed Trees	Significant / Protected Trees	Non-Protected Trees
3	2	1

Protected trees to be removed:



Tree tag #1 - London plane street tree was assigned a poor condition rating. The tree is located in the park strip between the sidewalk and street. A V-shaped crown, very commonly seen on trees planted directly under electrical facilities, is the result of directional pruning completed on a regular basis for high voltage utility line clearance.

While a healthy tree can typically overcome stress related to the constant, irregular pruning, it can lead to weak attachments at the stem or along lateral branches. These growth characteristics are not ideal for the long term health and structure of any tree, and pose a safety hazard for pedestrians, homes, and vehicles parked near the tree. The planting of a tree species that fits the "right tree, right place" methodology would be much more appropriate for this specific location.

The tree is requested for removal and aligns with the following criteria set forth by the City of Mountain View Municipal Code Chapter 32.1-32.21: *the tree is dead, dying, structurally unsound, or creating a problem that cannot be resolved without causing great harm to the tree.*

The City of Mountain View Forestry & Roadway Division should be contacted in order to have a staff member evaluate the property to see if there is appropriate planting space. A determination on the planting of a new street tree will take into consideration spacing, proximity to sewer, gas and water service lines, as well as proximity to sidewalks, driveways, and streetlights.



Tree tag #2 - Southern magnolia was assigned a poor condition rating. Codominance of the main stem occurs 30 inches above grade. The tree is located in a circular landscape area, surrounded by a concrete access ramp, brick patio hardscape and deck. Limb failure and removal has occurred in the past, resulting in an uneven crown. Bleeding cankers are visible on all stems.

The tree is requested for removal and aligns with the following criteria set forth by the City of Mountain View Municipal Code Section 32.35:

- 1. The condition of the tree with respect to age of the tree relative to the life span of that particular species, **disease**, infestation, **general health**, damage, public nuisance, danger of falling, **proximity to existing or proposed structures**, and interference with utility services.*
- 2. The necessity of the removal of the heritage tree in order to construct improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties.*

Non-Protected Trees to be Removed:



Tree tag #7 - Japanese cheesewood was assigned a fair condition rating. The tree is located in a small landscape area with limited soil volume, 2 feet from the existing home, and exhibits topiary pruning. The tree is located within the footprint of the new home proposed for construction on site and is to be removed.

Showing tree #7

Replacement Tree Plan:

The City of Mountain View *Tree Technical Manual* was used to determine the number of replacement trees that would be required on site. Two, ordinance sized trees are being removed, therefore a minimum of two new replacement trees is required. The plan for replacing one protected London plane street tree, and one protected, Southern magnolia tree should consider the following:

- Think long-term: Consider long-lived trees that will be able to provide shade and other benefits for a long time, especially when selecting larger landscape and street trees.
- Right Tree Right Place: Plan tree planting with the tree species and location (site characteristics) in mind. Some common scenarios include:
 - If planting under overhead power lines, only plant trees that do not grow over 25 feet tall. This reduces potential branch conflicts, which requires less pruning maintenance long-term.
 - Know the root and canopy characteristics to reduce conflicts with existing or future site conditions, (Eg. future addition, utilities, drainage, driveway, foundation, or fence). Each tree species requires a different trunk and root clearance radius, but generally you should plant larger trees farther from structures and hardscape.
 - Plant trees that drop fruit or seeds further away from hardscape areas.
 - Consider the mature size of the tree when making planting site decisions: For example, plant larger canopy trees where there are no obstructions from buildings, utilities, or hardscape. Plant small or medium trees where there are site constraints, such as nearby buildings, utilities, or hardscape.

Species Selection:

- Consider planting trees that are locally native, drought-tolerant, and/or climate adapted species.
- Locally native trees are usually compatible with the current climate, weather patterns, and native soils. They are also likely to attract native birds, pollinators (like bees and butterflies), and hummingbirds, which are valuable for ecological resilience and enjoyment for wildlife viewers.
- Drought tolerant trees require less water and are more likely to survive drought conditions. In California this is especially important when water conservation measures are increased.
- Climate adapted trees are those that are well suited for anticipated climate changes, such as being tolerant of warmer temperatures and less rainfall than the historical averages for the area. Trees from more arid conditions and locations can be integrated into our local plantings in anticipation of these kinds of climate changes.
- Plant species that are locally adapted and suited to the microclimate and soils in which they are to be planted. It is recognized that there is a limited palette of native plants that are both site-adapted and available in the nursery. Therefore, plants from similar Mediterranean climates having low to very low water requirements are commonly accepted.

Ratio of Replacement:

- Expect at least a 1:1 replacement for non-Heritage tree removal. Since two “Ordinance size” trees are being removed, a minimum of two new trees is required to be planted.
- Planning Division staff will specify the minimum number of trees to be preserved and/or planted on site. Applicants are expected to try to plant as many trees as reasonably possible, but if the site does not have enough room for the full replacement number, Planning staff may specify alternatives such as:
 - Upsize the container size for the replacement trees that do fit on site, and/or
 - Pay in lieu fees for the trees that do not fit on site.

PROJECT PLAN REVIEW

The following report’s recommendations are contingent upon the contractor adhering to the stated responsibilities. It is the contractor's responsibility to contact the project arborist to schedule all required inspections promptly. Failure to schedule these inspections as needed may result in fines or stop work orders from the city.

Preliminary plans titled *Site Plan A1.0* by VRchitects, dated January 7, 2025, and survey plans titled *Topographic Survey* by LE Engineering, dated November 11, 2024, were reviewed for the findings in this report. The proposed construction activity for the site will consist of a new, 2-story home with a garage, uncovered parking, and landscaping.

Protected oak tree #5 is required to be protected by Type I Tree Protection Fencing. No impacts to any of the retained trees are anticipated given they are protected by tree protection fencing throughout the project.

Pre-Construction Care:

In the pre-construction phase, it is critical to prepare the trees for the upcoming stress and disturbances. Implementing a deep watering schedule is foundational, ensuring trees receive adequate moisture deep within their root zones. Depending on the recommended soil test analysis, fertilizing may be needed. Within the tree protection zones, it is recommended that an inline drip emitter system be installed in a grid-like manner to provide deep irrigation during the dry season. The irrigation system should be placed on top of the existing grade and require no excavation. The irrigation system shall be turned on by the project arborist as seen fit during the required monthly inspections. Regardless of the soil test results, the use of NutriRoot is still strongly advisable for trees that will be impacted by construction activities. The stresses caused by construction, such as root disturbance, soil compaction, and changes in water availability, can severely affect a tree's health. NutriRoot provides essential nutrients, promotes root growth, and enhances water management, helping trees withstand and recover from these stresses. Importantly, NutriRoot is low in macronutrients, which means it should not cause issues associated with over-fertilization, such as nutrient runoff or root burn. This makes it a safe and effective option for supporting the resilience and vitality of trees during and after construction, ensuring their long-term health and stability.

Post-Construction Care:

Following the completion of construction activities, it's vital to continue supporting the trees' recovery and growth. Annual inspections by a Certified Arborist are recommended to ensure the tree remains in good health. Maintaining the deep watering schedule will ensure that trees remain adequately hydrated. A post-construction application of NutriRoot is advised to sustain soil moisture control and support ongoing root health. It is also pertinent to reintroduce microbial inoculants to restore beneficial microbial communities that may have been disrupted during construction. Additional applications of soil amendments like Biochar and HydraHume will continue to enhance soil structure, fertility, and water-holding capacity, supporting the trees' long-term health and resilience. Employing air spading techniques can also be advantageous to aerate the soil and gently introduce these amendments without causing root damage.

By adopting this dual-phase approach, (pre- and post-construction) leveraging a combination of deep watering, nutritional support, and soil health enhancement, the strategy aims to not only protect the trees during construction but also promote their recovery and thriving in the post-construction landscape. This holistic care plan underscores a commitment to sustainable tree management, ensuring that the trees remain a valuable and vibrant part of the ecosystem for years to come.

TREE PROTECTION PLAN**Detailed Tree Protection Plan**

For the aforementioned tree protection plan, this detailed guide has been designed by Kielty Arborists Services LLC. The following section offers an in-depth perspective on the recommended tree preservation guidelines. The aim is to ensure the conservation, vitality, and beauty of trees during construction and developmental endeavors, mitigating any potential detrimental effects. Adherence to these guidelines is essential to uphold both the ecological significance and visual allure of trees within the designated project vicinity. Effective tree protection during construction or development projects requires the use of fencing to demarcate and protect sensitive areas around trees. Should you have any questions or require further clarification, please contact Kielty Arborists Services directly.

Fencing Specifications:

The tree protection fencing should be established and maintained throughout the entire length of the project. It's essential that no equipment, materials, or debris are stored or cleaned inside these protection zones. The zones should remain free from human activity unless explicitly authorized. The choice of fencing type depends on the tree's location and the nature of the surrounding environment.

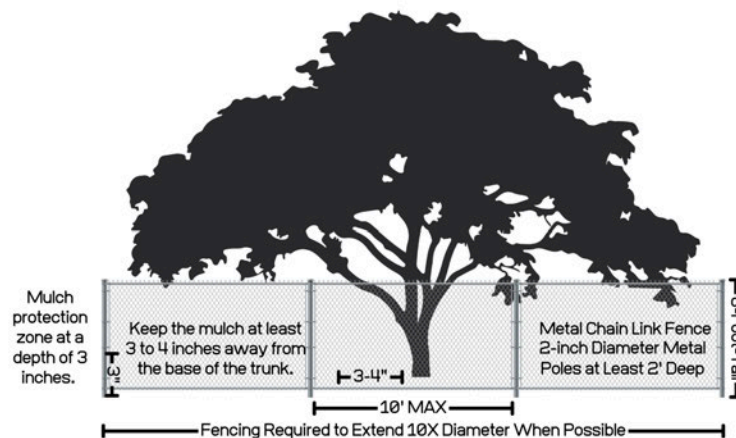
Type I Tree Protection:

Description: This is the most comprehensive form of tree protection fencing. It encompasses the full canopy dripline or Tree Protection Zone (TPZ) of trees designated for preservation.

Application: Typically used in areas where trees are a significant distance away from construction activity or when trees have a large canopy spread.

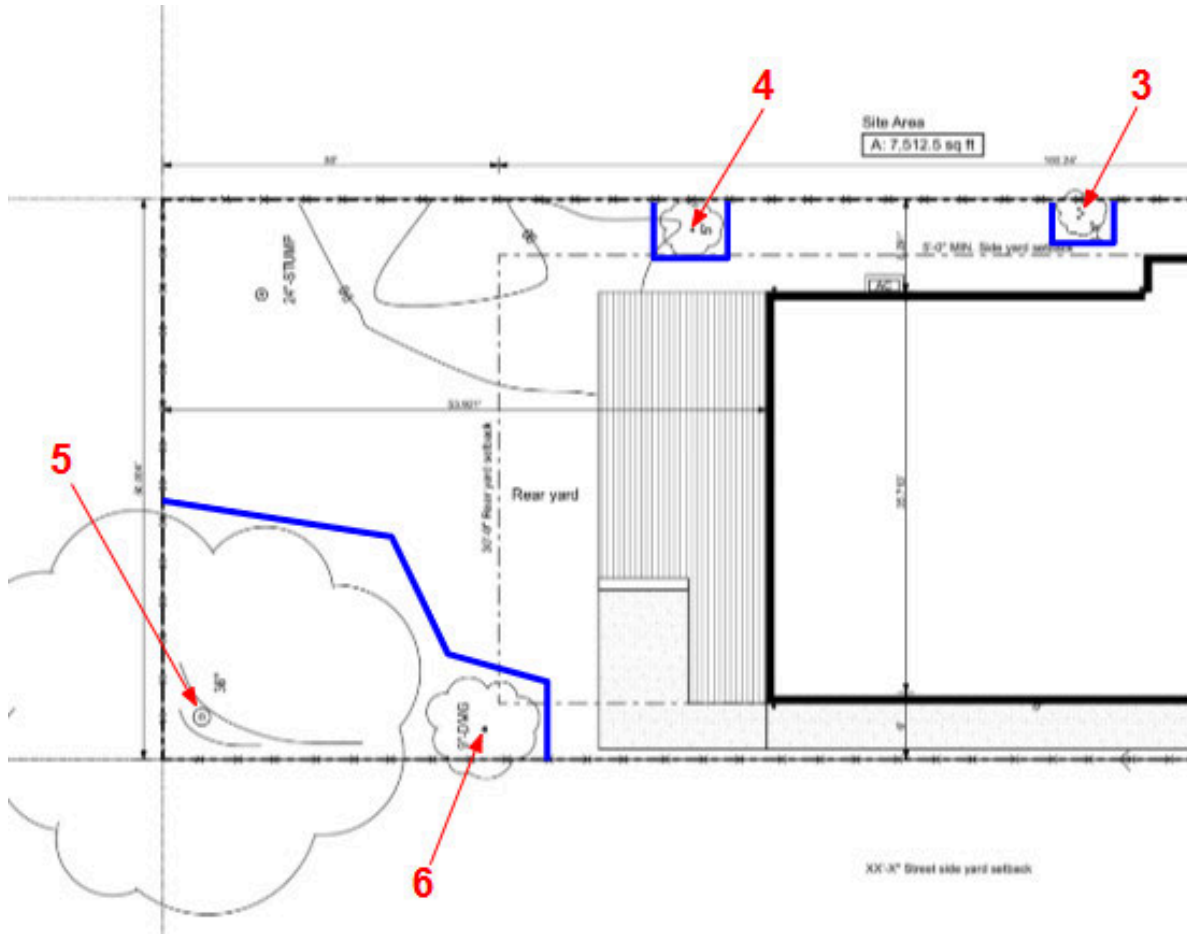
Specifications:

The fencing shall remain intact throughout the duration of the project or until activities within the TPZ are finalized. Tree protection fencing should be a 6-foot-tall metal chain link type supported by 2-inch thick diameter metal posts pounded into the ground to a depth of no less than 2 feet, ensuring stability even in challenging conditions. Poles should be spaced no more than 10 feet apart from center to center, providing a consistent and strong barrier. For trees near existing hardscapes or structures, tree protection fencing shall be placed as close as possible while still allowing access. Sensitive areas may require a landscape barrier if fencing needs to be reduced for access reasons. The location for tree protection fencing for the protected trees on site should be placed at 10x the tree diameters where possible (TPZ). All other non-protected trees are recommended to be protected by fencing placed at the drip line. No equipment or materials should be stored or cleaned inside protection zones. Apply mulch to the tree protection zones at a depth of 3 inches. Spread the mulch evenly throughout the designated area, ensuring it extends to, but does not touch, the tree trunk. Keep the mulch at least 3 to 4 inches away from the base of the trunk to prevent moisture buildup and potential rot. This will provide the necessary benefits of mulching, such as moisture retention and temperature regulation, while helping to maintain tree health. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". If fencing needs to be reduced for access or any other reasons, the non-protected areas must be protected by a landscape buffer. All tree protection and inspection schedule measures, design recommendations, watering, and construction schedules shall be implemented in full by the owner and contractor. Trees #3, 4, 5, and 6 are required to be protected by Type I Tree Protection Fencing.



Type I Fencing

TREE PROTECTION MAP



Approximate placement area of Type I Tree Protection Fencing outlined in **BLUE**.

Staging

All tree protection measures must be in place before the start of construction. An inspection prior to the start of construction is often required by the town. All vehicles must remain on paved surfaces if possible. Existing pavement should remain and should be used for staging. If vehicles are to stray from paved surfaces, 6 inches of chips shall be spread, and plywood laid over the mulch layer. This type of landscape buffer will help reduce the compaction of desired trees. Parking will not be allowed off the paved surfaces

Root Cutting

If for any reason roots are to be cut, the work shall be monitored and documented. Large roots (over 2 inches in diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching/excavation

Trenching or excavation for irrigation, drainage, electrical, foundation, or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near their original level, as soon as possible. Trenches to be left open for a period of time (24 hours), will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

Grading

All existing grades underneath the dripline of a protected tree shall remain as is where possible. Grading within the dripline of a protected tree is required to be done under the supervision of the project arborist.

Irrigation

Non native trees- Irrigating the retained mature trees in the landscape is important to ensure their health and vitality. Proper watering can help the trees continue to thrive. Deep irrigation is recommended to take place every other week during the dry season. During the dry season, trees typically need deep, infrequent watering. Watering every 2 weeks is sufficient for the retained trees on this site. Applying water slowly and consistently until it penetrates at least 12-18 inches into the soil is recommended. Avoid spraying water directly on the trunks, as this can lead to disease and decay. Mulch is recommended to be maintained with mulch added over time, as needed. Mulch helps retain soil moisture, regulates temperature, and prevents weeds, which can compete with the tree for water. The use of soaker hoses or an inline drip emitter system set up in a grid like manner to provide deep irrigation during the dry season is recommended. The irrigation system should be placed on top of grade and require no excavation. This will help to keep the trees healthy.

Native oak trees- Native oak trees are recommended to only be irrigated during the months of May and September or if their root zones are traumatized. Frequent irrigation during dry summer months can significantly raise the risk of oak trees developing oak root fungus disease and is the leading cause of oak tree death and failure in the urban landscape.

Tree Pruning

Tree pruning during construction is not just about aesthetics and safety; it's also about adhering to best practices and standards set by professional bodies like the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI A300 Pruning Standards). The ISA sets rigorous standards to ensure trees are cared for sustainably and scientifically. Under these guidelines, and for the well-being of trees during construction, it's imperative to have an expert arborist oversee any pruning. Their knowledge guarantees that only the necessary branches are removed, ensuring both safety and tree health. The guideline to prune no more than 25% of the tree's total foliage is grounded in sound arboricultural practices. This safeguards the tree's photosynthetic capability, reduces undue stress, and preserves the balance between its roots and canopy. Homeowners should be aware of these standards and ensure they are being met, trusting in the expertise of their arborist and keeping open communication about their tree care decisions. This approach not only ensures the tree's compatibility with new construction aesthetics but also its long-term health and vitality.

Traffic Within TPZs

Strictly prohibit driving vehicles or heavy foot traffic on bare soil within the TPZs of protected trees. Such activities can crush roots directly and compact the soil, impeding oxygen and water infiltration. In areas without existing pavement, use temporary anti-compaction materials, such as wood chips covered with plywood, to prevent damage to tree roots (landscape barrier). Temporary pathways or boardwalks can be constructed to facilitate access while minimizing soil compaction within the TPZ.

Chemical and Material Handling

Store chemicals and construction materials away from TPZs to prevent accidental spills or exposure that may harm tree health. Follow proper handling and disposal procedures for chemicals to ensure compliance with environmental regulations. Minimize the use of toxic materials near trees and opt for environmentally friendly alternatives whenever possible.

Monitoring and Inspection

Regularly monitor and inspect the tree protection measures throughout the construction process to ensure their effectiveness and compliance with the Tree Preservation Plan. Assign a qualified individual, such as a project arborist or certified arborist, to conduct periodic inspections and provide recommendations for any necessary adjustments or improvements. Maintain detailed records of inspections, including dates, findings, and any actions taken.

Post-Construction Maintenance

After construction is completed, continue monitoring the health and condition of preserved trees to address any potential issues promptly. Implement post-construction maintenance practices such as watering, mulching, pruning, and fertilization as needed to support the recovery and long-term health of the trees. Regularly assess the trees for signs of stress, disease, or structural instability and take appropriate measures, including consulting with a certified arborist if necessary.

Compliance with Environmental Laws

Ensure full compliance with all applicable local, state, and federal environmental laws, regulations, and permit requirements pertaining to tree protection during construction. Familiarize yourself with specific regulations regarding tree preservation in your jurisdiction and consult with local authorities or arborists for guidance if needed.

Responsibility

Designate a responsible person or team within the project organization to oversee the implementation and enforcement of the Tree Preservation Plan. Clearly communicate the roles and responsibilities of all parties involved in the construction project regarding tree protection.

Emergency Procedures

Develop clear procedures to follow in the event of emergencies that may impact tree preservation, such as severe storms, accidents, or unexpected tree health issues. Ensure that emergency response plans address prompt actions to mitigate potential risks to trees and contact qualified professionals, such as arborists or tree care companies when needed.

Communication and Training

Facilitate effective communication among all project stakeholders, including contractors, subcontractors, architects, engineers, and landscape professionals, regarding the importance of tree preservation and the specific guidelines to follow. Conduct training sessions or workshops to educate personnel.

PURPOSE & USE OF THE REPORT

This report informs tree management decisions for the construction project and provides recommendations to maximize tree survival. It serves as a valuable resource for stakeholders, facilitating informed discussions and sustainable tree management practices.

TESTING & ANALYSIS

In order to assess the trees, a thorough examination was conducted using a variety of methods. For trees with accessible trunks, precise measurements of the Diameter at Breast Height (DBH) were taken using a specialized diameter tape measure. In cases where the trunks were not readily accessible, visual estimations were employed to determine the DBH. As part of the inventory process, all trees exceeding a specific DBH threshold stated in city code were included.

To evaluate the health of the trees, multiple factors were considered, including their overall appearance and our team's extensive experiential knowledge of each species. This holistic approach ensured a comprehensive understanding of the tree's well-being.

To accurately document the location of each tree, a GPS smartphone application was utilized during the data collection process. This enabled us to create detailed maps that are included in this report. However, it is important to note that despite our efforts to minimize errors, inherent limitations of GPS data collection, coupled with slight discrepancies between GPS data and CAD drawings, may result in approximate tree locations depicted on the map.

TREE WORK STANDARDS AND QUALIFICATIONS

To ensure high-quality tree work, including removal, pruning, and planting, the following standards and qualifications will be adhered to:

- **Industry Standards:** All tree work will be performed in accordance with industry standards established by the International Society of Arboriculture (ISA). These standards encompass best practices and guidelines for tree care and maintenance.
- **Contractor Licensing and Insurance:** The contractor undertaking the tree work must possess a valid State of California Contractors License for Tree Service (C61-D49) or Landscaping (C-27). Additionally, they must have comprehensive general liability, worker's compensation, and commercial auto/equipment insurance coverage.
- **Workmanship Standards:** Contractors must adhere to the current Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI). These standards, including ANSI A300 and Z133.1, outline guidelines for tree pruning, fertilization, and safety. Compliance with these standards ensures the use of proper techniques and practices throughout the tree work process.

By adhering to these established standards and qualifications, we can ensure the provision of professional and safe tree services that meet the industry's best practices and promote the health and longevity of the trees.

SCHEDULE OF INSPECTIONS

Kielty Arborists Services LLC:

We will conduct the following inspections as needed for the project:

- **Pre-Equipment Mobilization, Delivery of Materials, Tree Removal, and Site Work:** Our project arborist will meet with the general contractor and owners to review tree protection measures. We will identify and mark tree-protection zone fencing, specify equipment access routes and storage areas, and assess the existing conditions of trees to determine any additional necessary protection measures.
- **Inspection after Installation of Tree-Protection Fencing:** Upon completion of tree-protection fencing installation, our project arborist will inspect the site to ensure that all protection measures are correctly implemented. We will also review any contractor requests for access within the tree protection zones and assess any changes in tree health since the previous inspection.
- **Inspection during Soil Excavation or Work Potentially Affecting Protected Trees:** During any work within non-intrusion zones of protected trees, our project arborist will inspect the site and document the implemented recommendations. We will assess any changes in tree health since the previous inspection to monitor the well-being of the trees.
- **Final Site Inspection:** Prior to project completion, our project arborist will conduct a final site inspection to evaluate tree health and provide necessary recommendations to promote their longevity. A comprehensive letter report summarizing our findings and conclusions will be provided to the City of Mountain View.

Our inspections aim to ensure proper tree protection, health, and adherence to project requirements.

ASSUMPTIONS AND LIMITING CONDITIONS

- **Legal Descriptions and Titles:** The consultant/arborist assumes the accuracy of any legal description and titles provided. No responsibility is assumed for any legal due diligence. The consultant/arborist shall not be held liable for any discrepancies or issues arising from incorrect legal descriptions or faulty titles.
- **Compliance with Laws and Regulations:** The property is assumed to be in compliance with all applicable codes, ordinances, statutes, or other government regulations. The consultant/arborist is not responsible for identifying or rectifying any non-compliance.
- **Reliability of Information:** Though diligent efforts have been made to obtain and verify information, the consultant/arborist is not responsible for inaccuracies or incomplete data provided by external sources. The client accepts full responsibility for any decisions or actions taken based on this data.
- **Testimony or Court Attendance:** The consultant/arborist has no obligation to provide testimony or attend court regarding this report unless mutually agreed upon through separate written agreements, which may incur additional fees.
- **Report Integrity:** Unauthorized alteration, loss, or reproduction of this report renders it invalid. The consultant/arborist shall not be liable for any interpretations or conclusions made from altered reports.

- **Restricted Publication and Use:** This report is exclusively for the use of the original client. Any other use or dissemination, without prior written consent from the consultant/arborist, is strictly prohibited.
- **Non-disclosure to Public Media:** The client is prohibited from using any content of this report, including the consultant/arborist's identity, in any public communication without prior written consent.
- **Opinion-based Report:** The report represents the independent, professional judgment of the consultant/arborist. The fee is not contingent upon any predetermined outcomes, values, or events.
- **Visual Aids Limitation:** Visual aids are for illustrative purposes and should not be considered precise representations. They are not substitutes for formal engineering, architectural, or survey reports.
- **Inspection Limitations:** The consultant/arborist's inspection is limited to visible and accessible components. Non-invasive methods are used. There is no warranty or guarantee that problems will not develop in the future.

ARBORIST DISCLOSURE STATEMENT

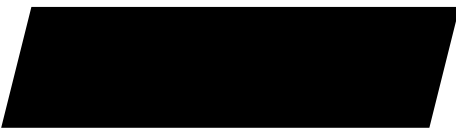
Arborists specialize in the assessment and care of trees using their education, knowledge, training, and experience.

- **Limitations of Tree Assessment:** Arborists cannot guarantee the detection of all conditions that could compromise a tree's structure or health. The consultant/arborist makes no warranties regarding the future condition of trees and shall not be liable for any incidents or damages resulting from tree failures.
- **Remedial Treatments Uncertainty:** Remedial treatments for trees have variable outcomes and cannot be guaranteed.
- **Considerations Beyond Scope:** The consultant/arborist's services are confined to tree assessment and care. The client assumes responsibility for matters involving property boundaries, ownership, disputes, and other non-arboricultural considerations.
- **Inherent Risks:** Living near trees inherently involves risks. The consultant/arborist is not responsible for any incidents or damages arising from such risks.
- **Client's Responsibility:** The client is responsible for considering the information and recommendations provided by the consultant/arborist and for any decisions made or actions taken.

The client acknowledges and accepts these Assumptions and Limiting Conditions and Arborist Disclosure Statement, recognizing that reliance upon this report is at their own risk. The consultant/arborist disclaims all warranties, express or implied.

CERTIFICATION

I hereby certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.



David Beckham
Certified Arborist
WE#10724A TRAQ Qualified March 12, 2025





COMMUNITY SERVICES DEPARTMENT
 URBAN FORESTRY DIVISION
 231 North Whisman Road, P.O. Box 7540
 Mountain View, CA 94039-7540
 650-903-6273 | MountainView.gov

HERITAGE TREE

REMOVAL

ACTION PENDING

Location: 560 FRANKLIN ST

Type of Tree: LONDON PLANE

Upon the completion of a field inspection, Forestry Division staff has determined that the request to have the tree/trees removed be:

 X APPROVED DENIED

CONDITION OF TREE/CONDITIONS AFFECTING THE TREE: Tree is located within proposed location of new driveway alignment of building permit #25-11295.

Other alternate driveway locations and configurations were considered to preserve tree and were determined to be infeasible. Tree is located directly under high voltage power lines and has been pruned for utility line clearance creating a poor, V-shaped structure on the tree. Tree to be replaced with a more suitable species for under high voltage power lines.

Any person wishing to appeal this action must file an appeal, with fee, with the City Clerk's Office, 500 Castro Street, Mountain View, CA. The Office is open for drop-ins Monday to Friday, 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m. Appeals must be submitted by **5:00 p.m., April 6, 2026.**

For further information regarding this Heritage Tree Removal Notice, contact the Forestry Division Office at (650) 903-6273.

Date Posted: March 27, 2026

Distribution: Post, Forestry, City Clerk

A handwritten signature in black ink, appearing to read "RH", written over a horizontal line.

Russell Hansen, Urban Forest Manager

Several local nurseries or public agencies can provide additional information about soil type, overall tree maintenance, planting techniques, disease, and pest control to best ensure that the new tree will significantly contribute to the successful development of Mountain View's urban forest.

Once you have removed the existing tree(s) and replanted **one (1) 24" box tree**, please provide verification in the form of a photo or receipt of the purchased tree by emailing to trees@mountainview.gov or mailing the information to our office within three (3) months after your tree is removed.

If you have any questions, please call our office at (650) 903-6273.

Sincerely,

A handwritten signature in blue ink, appearing to read 'RH', with a long horizontal line extending to the right.

Russell Hansen
Urban Forest Manager

HERITAGE TREE APPEAL NOTICE

The decision to approve the removal of this Heritage Tree has been appealed. An appeal shall automatically stay issuance or denial of the Heritage Tree Notice to remove or deny removal of the tree(s) identified on the notice (Mountain View City Code Section 32.31). An appeal hearing has been set before the Urban Forestry Board for **Wednesday, June 17, 2026 at 6:00 PM**, in the Maple Room of the Community Center 201 S. Rengstorff Ave, Mountain View, CA 94040. Meeting will also be in Zoom format and will be available on our website under Parks and Recreation Commission when the new agenda is ready as we get closer to the date. For information regarding the appeal, please contact the Forestry Division Office at 650-903-6273.

This notice shall be posted until a final decision has been rendered.



Posted By

04/27/26

Date

City of Mountain View
Urban Forestry Division
231 North Whisman Road
P.O. Box 7540
Mountain View, CA 94039-7540

HERITAGE TREE APPEAL NOTICE

The decision to approve the removal of this Heritage Tree has been appealed. An appeal shall automatically stay issuance or denial of the Heritage Tree Notice to remove or deny removal of the tree(s) identified on the notice (Mountain View City Code Section 32.31). An appeal hearing has been set before the Urban Forestry Board for **Wednesday, June 17, 2026 at 6:00 PM**, in the Plaza Conference Room at City Hall, 500 Castro St, Mountain View, CA 94041. Meeting will also be in Zoom format and will be available on our website under Parks and Recreation Commission when the new agenda is ready as we get closer to the date. For information regarding the appeal, please contact the Forestry Division Office at 650-903-6273.

This notice shall be posted until a final decision has been rendered.



Posted By

06/04/26

Date

City of Mountain View
Urban Forestry Division
231 North Whisman Road
P.O. Box 7540
Mountain View, CA 94039-7540



June 4, 2026

Timothy E. Lee



9589 0710 5270 3175 2373 84

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ™.	
OFFICIAL USE	
Certified Mail Fee \$ _____	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$ _____	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
Total Postage and Fees \$ _____	
To Timothy E. Lee	
Street [Redacted]	
City [Redacted]	
PS Form 3800, January 2023 PSN 7539-02-000-9047 See Reverse for Instructions	

HERITAGE TREE APPEAL: 560 FRANKLIN/HTR-16945

Dear Timothy:

Please be advised that the Urban Forestry Division has scheduled the appeal hearing for the approved removal of one (1) London Plane Heritage Tree.

The Urban Forestry Board will review this appeal at their meeting on **Wednesday, June 17, 2026 at 6:00 PM**. The meeting will be held at City Hall – Plaza Conference Room, 500 Castro St, Mountain View, CA and will also be available via Zoom. If you would like to join the hearing via Zoom you will be able to find the link at <https://mountainview.legistar.com/Calendar.aspx>.

You are invited to attend this meeting and present your concerns to the Board. An example of what to expect at the hearing is: staff will present a report. The appellant will have up to 10 minutes to speak. The Commission may ask questions of any presenters, including staff and the appellant. The Commission will open and close public comment. Staff will have an additional 2 minutes for final comments, and the appellant will also have 2 minutes for final remarks. Afterward, the Commission will begin deliberations, make a motion, and vote.

Sincerely,

Russell Hansen
Urban Forest Manager



OFFICE OF THE CITY CLERK

Miscellaneous Fee
Collection Schedule

Name: Timothy E. Lee Date: 4/3/26

Address: [Redacted]

04/03/26 584263 1,657.75

City Of Mountain View

Date: 04/03/26 DCO /DC03/CD2
Time: 14:53:01 Receipt No: 584264

Account No: TIMOTHY E LEE

Beginning Balance 0.00
HERITAGE TREE APPEAL -325.00
Ending Balance -325.00

CREDIT CARD Amount -325.00

Payment 325.00
Change 0.00

TREE ADDRESS: 560 FRANKLIN ST

Thank You And Have A Nice Day

ACCOUNT

20012-42715	Sales of maps, pamphlets, codes, ordinances, charters, publications, Precise Plans, agendas, minutes, Council reports, copies, faxes (DOCFEE)	
20012-42799	Heritage Tree Appeal (TREFAP) <u>560 Franklin St.</u>	<u>325.00</u>
20012-42715	Sales of City Code and Code Supplements Subscription (CTYSUB)	
10100-22150	Elections—Deposit for Printing of Candidate's Statement (CANDST)	
20038-42715	Elections—Precinct Maps (ELCMAP)	
20012-43643	Sales of City Souvenirs (SOUVEN)	
11215-42799	Zoning Appeal to Council—CDD (ZONEPP)	
20012-42799	Other Appeal to Council (_____)	
20012-43623	Building Attendant and Rental Fee (CCATTN)	
10100-22171	Security Deposit	
020012-43643	Sale of Souvenirs (Clerk Store)	

SUBTOTAL 325.00

TAX
PAID
TOTAL 325.00

NOTE: After payment of the above charges at the Finance and Administrative Services Department, please return this form and validated receipt to the City Clerk's Office.

APR 03 2026

Issued by: Dolores Colin CITY OF MOUNTAIN VIEW Receipt No: 584264

CC-021417 Rev. 08-10-22

FINANCE & ADMIN SERVICES DEPT

April 3, 2026

To: City of Mountain View

From: Timothy E. Lee, [REDACTED]

Subject: Appeal for Street Tree Removal
560 Franklin St. - London Plane Tree

This is the second appeal for this tree at the subject address. Please see attached memo dated Oct. 13, 2025.

This street tree has grown, survived, and benefited the owners of the adjoining property and the neighborhood. It is a public resource. The subject property has an existing driveway which is used.

To remove a healthy street tree, a public resource which can continue to benefit the community in the future, for another driveway seems a poor expenditure of a public resource. It is requested that this appeal be granted,

Thank you for your consideration.

Attached:
Memo of Oct. 13, 2025

[REDACTED]
RECEIVED

APR 3 2026

CITY CLERK

Oct. 13, 2025

RECEIVED

OCT 13 2025

To: City of Mountain View
From: Timothy E. Lee, [REDACTED]

CITY CLERK

Subject: APPEAL FOR STREET TREE REMOVAL
560 FRANKLIN ST. FACID#12549

Street trees are assets to the environment and to the community. They provide shade, oxygen, and homes and food for birds and squirrels. They absorb carbon dioxide and other gases from vehicles. They alleviate heavy rainfall and help soak up rain water.

The street tree at this address has grown and survived for many years, despite indifferent prunings, poor care, and overhead wires. Also this tree should be saved because earlier this year a similar tree next to this one had been cut down without a permit from the City, and removing this existing tree would leave a large gap.

A new driveway location is a poor substitute for this valuable tree. A creative architect should have no trouble making use of the existing driveway.

Because of the benefits to the environment and the community, and the availability of an existing driveway, the removal of the tree should be denied.



Legislation Text

File #: 206252, Version: 1

Heritage Tree Removal Application Appeal - 2714 Preston Drive

Adopt a Resolution of the Urban Forestry Board of the City of Mountain View to Deny the Appeal, Uphold Staff's Decision, and deny the removal of one (1) Heritage Tree at 2714 Preston Drive, to be read in title only, further reading waived (Attachment 1 to the memorandum).

DATE: June 17, 2026

TO: Urban Forestry Board

FROM: Russell Hansen, Urban Forest Manager

SUBJECT: **Heritage Tree Removal Application Appeal—2714 Preston Drive**

RECOMMENDATION

Adopt a Resolution of the Urban Forestry Board of the City of Mountain View to Deny the Appeal, Uphold Staff’s Decision, and deny the removal of one (1) Heritage Tree at 2714 Preston Drive, to be read in title only, further reading waived (Attachment 1 to the memorandum).

BACKGROUND

Article II, Protection of the Urban Forest, Sections 32.22 through 32.39 of the Mountain View City Code (MVCC or Code) was established to preserve certain trees designated as Heritage trees within the City of Mountain View. The preservation program contributes to the welfare and aesthetics of the community and retains the great historical and environmental value of these trees. The Code requires a permit be obtained prior to removal of a Heritage tree, and City staff, under the authority granted in the Code to the Community Services Director, has been designated to review and approve, conditionally approve, or deny removal permit applications. Under the Code, there are specific criteria for granting a permit to remove a Heritage tree. The determination for each application is based on at least one of the conditions set forth in the Code (Attachment 2).

MVCC Section 32.31 allows any person aggrieved or affected by a decision on a requested removal to appeal the decision by written notice within 10 calendar days after the notice of the decision is posted or mailed.

HERITAGE TREE REMOVAL APPLICATION

An application to remove two (2) *Pinus radiata*, Monterey pine (hereinafter referred to as “Pine”) at 2714 Preston Drive was submitted by Ty Williams of Urban Tree Management (“Applicant”), on March 3, 2026 (Attachment 3). On the application, the Applicant marked two (2) of the boxes under reasons for removal for the consideration of the tree #1:

- “Tree is in poor health”
- “Tree is diseased with pests, insects, and/or beetles”
- “Tree is near the end of the life span”
- “Tree removal is necessary to construct new improvements”

(Note: The Applicant later clarified that no new improvements are proposed on site and that box was checked in error.)

The Applicant also provided the following comments for consideration within the removal application:

- “Tree is dying from bark beetle infestation.”

This Pine tree was approved for removal by staff because it met the criteria under MVCC Section 32.25. Specifically, that it was infested with Beetles and near the end of its life span.

On the application, the Applicant marked two (2) of the boxes under reasons for removal for the consideration of the tree #2:

- “Tree is dead”
- “Tree removal is necessary to construct new improvements”
(Note: The Applicant later clarified that no new improvements are proposed on-site and that the box was checked in error.)

The Applicant also provided the following comments for consideration within the removal application:

- “Tree is dead.”

The Pine tree was denied a permit for removal by staff because it did not meet the criteria under MVCC Section 32.35. Specifically, the denial notice set forth the following:

“Tree without major signs of decline or drought stress. Tree is located next to a neighboring pine tree approximately 8 feet away. Canopy has been reduced from growing towards the home and neighboring property. Recommend limiting future pruning to allow for future growth of the canopy. Minimal evidence of bark beetle attacks were found on tree. Boring insect holes were identified on two roots (2", 3"), but the majority of the exposed roots did not contain insect damage. Careful removal of the neighboring pine tree is unlikely to impact tree. Does not meet ordinance criteria for removal.”

Notice of the City’s decision was posted on April 1, 2026 (Attachment 4).

An Appeal (Attachment 5) was filed on April 7, 2026, by the Applicant disputing staff’s findings and expressing concerns about a bark beetle infestation.

An Arborist Letter (Attachment 5) was included with the submission of the appeal. The Arborist Letter included the following observations and assessments:

Both trees were infested with Red Turpentine bark beetles. The tree on the right (tree #2) has a major infestation. Tree on left (tree #1) has less infestation, but the beetle is there.

Staff identified evidence of bark beetle frass on both trees, but tree #1 showed significantly less damage, with only one section of the lower trunk exhibiting evidence.

The Arborist Letter (Attachment 5) additionally stated:

“Tree #1 is still in decent visible health but is in decline from the beetle infestation. The tree needs to be removed as well.”

Staff does not agree with the claim that tree #1 needs to be removed at this time. The canopy of the Pine did not appear to contain any major dieback or dead branches that usually result from a bark beetle attack. Bark beetle populations can fluctuate based on many factors, including seasonal weather, condition and care of the tree. While staff cannot predict whether the population of bark beetles on-site will increase or decrease over time, they believe it is premature to remove the tree at this time.

The Arborist Letter (Attachment 5) additionally stated:

“My concern is that removing only tree#2 will expose tree#1 to more beetles, leading to the tree’s death later this year. This could bring unnecessary costs for the homeowner by not having both trees removed at the same time.”

Staff disagree with the claim that removing only tree #2 will expose tree #1 to more beetles. In staff’s opinion, if tree #2 is removed on a timely basis, it will reduce the potential spread of beetles to tree #1. Beetles can remain in infected wood, and removing tree #2 would likely benefit tree #1. While staff understands the costs would increase with two separate removal timelines, they believe tree #1 may remain in good condition for several years, providing continued benefit to the community.

Notice of the appeal was posted on April 27, 2026 (Attachment 5).

SPECIE PROFILE

PINUS RADIATA

The *Pinus radiata* Monterey Pine is a tree native to only five (5) small populations; three (3) in coastal California and two (2) in Mexican islands. The trees can grow to a height of fifty (50) to one hundred (100) feet and provide as much as sixty (60) feet of canopy spread. In the urban environment, however, they typically only reach heights of seventy (70) feet and provide up to forty (40) feet of canopy spread.

While this species has limited impacts of pests and diseases when grown in a cooler, coastal environment, it is known to be susceptible to bark beetles, pine pitch canker, and western gall rust when grown in inland environments.

STAFF’S EVALUATION

When evaluating Heritage tree removal applications, staff consider if the reason(s) for removal on the application match what is observed in the field and whether any of the criteria under Section 32.35 of the MVCC are met, with an emphasis on the intent to preserve heritage trees, as required by the City Code.

***Pinus radiata* #2**

This Pine is in the backyard of a private single-family residence. The tree provides canopy cover to at least two (2) properties within the neighborhood. This Pine is considered a private tree because it is located outside the public right-of-way within a fenced backyard. As such, the property owner is responsible for the pruning of this tree. Staff estimate this Pine to be approximately seventy (70) feet tall with a spread of approximately twenty (20) feet and a diameter of thirty-eight (38) inches. Overall, the canopy is in good health, and the live crown ratio is slightly lower for the species due to previous pruning of the lateral branches. Staff estimate the tree to be fifty (50) years old. The Pine is a Heritage tree under MVCC Sec. 32.23(c)(3) as its circumference is greater than forty-eight (48) inches in circumference when measured at fifty-four (54) inches above natural grade.

Staff’s initial inspection of the Pine showed an overall healthy canopy with good structure, minimal pest, and no disease issues identified. The Pine has previously had its lateral branches reduced in length on the east and west sides. There were no reports of prior large limb failures.

Pines can perform well in Mountain View with favorable weather conditions and supplemental irrigation provided during the summer season. Staff recommend increasing irrigation and adding mulch around the base of the Pine to improve the tree's condition.

Staff understand that the Pine may experience an increase in bark beetle attacks and noticeable signs of decline over time. However, if that occurs, the property owner can submit a new application citing a material change in circumstances under MVCC Sec. 32.31(e).

In looking at the criteria for removal under MVCC Sec. 32.35, staff's evaluation did not find any of the criteria met, as follows:

1. The condition of the tree with respect to age of the tree relative to the life span of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services.

Staff's evaluation of the tree did not find that the condition of the tree required its removal, as its overall health and structure is good, and there is no evidence of any nuisance, damage, or interference issues that cannot be addressed through corrective pruning or other means.

2. The necessity of the removal of the heritage tree in order to construct improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties.

Staff's evaluation of the tree did not find that removal of the heritage tree was necessary in order to construct improvements because there are no improvements proposed. The Applicant acknowledged that this box was checked in error on the original application.

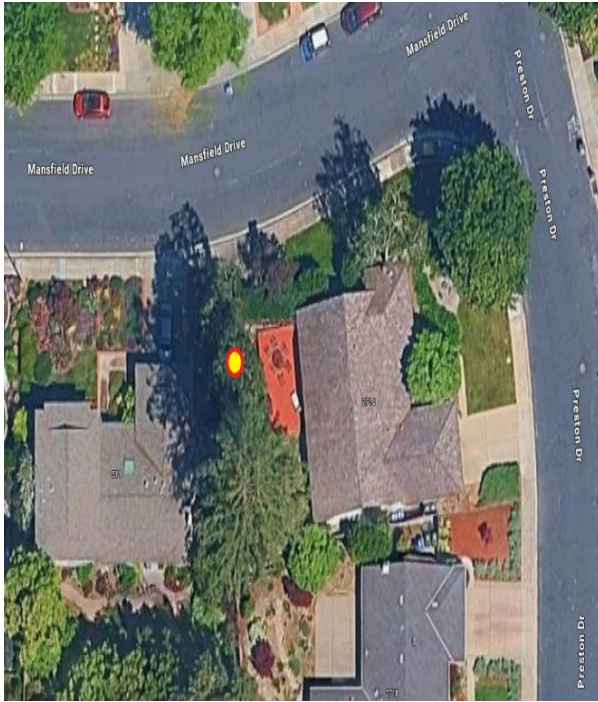
3. The nature and qualities of the tree as a heritage tree, including its maturity, its aesthetic qualities such as its canopy, its shape and structure, its majestic stature, and its visual impact on the neighborhood.

Staff's evaluation of the tree found that the tree and structure of the canopy are good, and the tree provides significant value and benefit to the neighborhood, therefore this criteria was not met.

4. Good forestry practices such as, but not limited to, the number of healthy trees a given parcel of land will support and the planned removal of any tree nearing the end of its life cycle and the replacement of young trees to enhance the overall health of the urban forest.

Staff's evaluation of the tree did not find that the tree should be removed due to good forestry practices as no facts to support this criteria were provided or observed.

Representative Photos



Photo#1
Aerial image showing tree of concern.



Photo #2
View of tree looking southwest



Photo #3
View of tree looking northwest



Photo#4
View of tree from sidewalk on Mansfield Drive



Photo #5
Photo of tree roots with some boring insect activity



Photo #6
Photo of bark beetle pitch tubes

URBAN FORESTRY BOARD

The Parks and Recreation Commission serves as the Urban Forestry Board (Board) for Heritage tree appeals under MVCC Section 32.26. The Board must consider whether to uphold staff's decision and deny the appeal or overturn that decision using the criteria set forth in MVCC Section 32.35. The Board must support its decision with written findings. Staff has provided the Board with a draft resolution with findings upholding staff's decision to deny the removal of the one (1) Heritage Tree. If the Board overrules staff's decision and allows for removal of the one (1) Heritage Tree, staff recommends the Board make their findings orally, and staff will include the findings and decision in this meeting's written minutes.

SUMMARY

Staff recommends denying the appeal and denying the removal of the one (1) Heritage Tree.

RH/AF/4/CSD
228-10-09-24M

- Attachments:
1. Resolution
 2. Mountain View City Code, Article II, Protection of Urban Forest
 3. Heritage Tree Application
 4. Heritage Tree Notice of Decision
 5. Heritage Tree Appeal and Arborist Letter

CITY OF MOUNTAIN VIEW URBAN FORESTRY BOARD
RESOLUTION NO.
SERIES 2026

A RESOLUTION OF THE URBAN FORESTRY BOARD OF THE CITY OF MOUNTAIN VIEW TO
DENY THE APPEAL, UPHOLD STAFF’S DECISION, AND DENY THE REMOVAL OF ONE
HERITAGE TREE AT 2714 PRESTON DRIVE

WHEREAS, an application was received for the removal of Two Heritage Trees at 2714 Preston Drive on March 3, 2026; and

WHEREAS, the Forestry Division issued a decision on the application approving the removal of One Heritage Tree and denying the removal of One Heritage Tree on April 1, 2026; and

WHEREAS, the decision denying the removal of the Heritage Tree was timely appealed; and

WHEREAS, at its duly noticed public hearing on June 17, 2026, the Urban Forestry Board considered the appeal of the application for removal of the Heritage Tree and independently reviewed and considered the application, staff report, public testimony, Heritage Tree Ordinance, and other information in the record; now, therefore, be it

RESOLVED by the Urban Forestry Board of the City of Mountain View that the Heritage Tree Removal Permit appeal is hereby denied, and the Heritage Tree shall be preserved, based on the required findings pursuant to Mountain View City Code Section 32.35 set forth below:

1. The City Code requires the preservation of all healthy Heritage trees unless specific criteria are met pursuant to Mountain View City Code Section 32.35.
2. The City Code places emphasis on the preservation of trees and when mitigation is possible, efforts should be made to preserve trees as opposed to removal.
3. The Urban Forestry Board determines that the removal of the Heritage tree does not meet any of the criteria set forth in City Code Section 32.35 as follows:
 - a. The condition of the tree with respect to age of the tree relative to the life span of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services. (Section 32.35(a)(1))

The Urban Forestry Board agrees with staff’s evaluation of the tree which did not find that the condition of the tree required its removal as its overall

health and structure is good, and there is no evidence of any nuisance, damage or interference issues that cannot be addressed through corrective pruning or other means.

- b. The necessity of the removal of the Heritage tree in order to construct improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties. (Section 32.35(a)(2))

The Urban Forestry Board agrees with staff's evaluation of the tree that did not find that removal of the heritage tree was necessary in order to construct improvements because there are no improvements proposed. The Applicant acknowledged that this box was checked in error on the original application.

- c. The nature and qualities of the tree as a Heritage tree, including its maturity, its aesthetic qualities, such as its canopy, its shape and structure, its majestic stature, and its visual impact on the neighborhood. (Section 32.35(a)(3))

The Urban Forestry Board agrees with staff's evaluation of the tree that found that the tree and structure of the canopy are good and the tree provides significant value and benefit to the neighborhood, therefore this criteria was not met.

- d. Good forestry practices, such as, but not limited to, the number of healthy trees a given parcel of land will support and the planned removal of any tree nearing the end of its life cycle and the replacement of young trees to enhance the overall health of the urban forest. (Section 32.35(a)(4))

The Urban Forestry Board agrees with staff's evaluation of the tree that did not find that the tree should be removed due to good forestry practices as no facts to support this criteria were provided or observed.

This decision of the Urban Forestry Board is final. The time within which judicial review of this decision must be filed is governed by Code of Civil Procedure Section 1094.6. Notice of this decision shall be posted at the site, City Hall and at the Forestry Division Office.

ARTICLE II. PROTECTION OF THE URBAN FOREST***SEC. 32.35. Criteria for removal; Conditions; Findings.**

- a. **Criteria for removal.** The determination on each application shall be based upon a minimum of one of the following criteria; however, the decision-maker shall consider additional criteria, if applicable, in weighing the decision to remove a heritage tree, with an emphasis on the intent to preserve heritage trees.
 1. The condition of the tree with respect to age of the tree relative to the life span of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services.
 2. The necessity of the removal of the heritage tree in order to construct improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties.
 3. The nature and qualities of the tree as a heritage tree, including its maturity, its aesthetic qualities such as its canopy, its shape and structure, its majestic stature and its visual impact on the neighborhood.
 4. Good forestry practices such as, but not limited to, the number of healthy trees a given parcel of land will support and the planned removal of any tree nearing the end of its life cycle and the replacement of young trees to enhance the overall health of the urban forest.
 5. **Balancing criteria.** In addition to the criteria referenced above which may support removal, the decision-maker shall also balance the request for removal against the following which may support or mitigate against removal:
 - A. The topography of land and effect of the requested removal on erosion, soil retention, water retention, and diversion or increased flow of surface waters.
 - B. The effect of the requested removal on the remaining number, species, size and location of existing trees on the site and in the area.
 - C. The effect of the requested removal with regard to shade, noise buffers, protection from wind damage and air pollution and the effect upon the historic value and scenic beauty and the health, safety, prosperity and general welfare of the area and the city as a whole.

- b. **Conditions of approval.** Approval of an application for a permit may include reasonable conditions to insure compliance with the content and purpose of this article, including but not limited to:
1. Requiring the replacement or placement of an additional tree or trees on the subject property or off-site to offset the loss of a tree, limbs, or encroachment into the drip line. The number, species, size and location of said replacement tree(s) shall be determined by the director upon recommendation of the city arborist.
 2. Requiring construction fencing or barriers to protect adjacent heritage trees or other landscaping.
 3. Requiring protective grading requirements to avoid damaging the root structure of the tree or adjacent trees.
 4. Requiring posting of a security bond to ensure that replacement trees are planted and become established (one year after planting) and to compensate for the lost trees due to illegal removal.
 5. Requiring the relocating of a tree on-site or off-site, or the planting of a new tree on-site or off-site to offset the loss of a tree.
 6. Requiring a maintenance and care program be initiated to ensure the continuing health and care of heritage trees on the property.
 7. Requiring payment of a fee or donation of a boxed tree(s) to the city or other public agency to be used elsewhere in the community should a suitable replacement location of the tree not be possible on-site. The fee for replacement of a tree or trees shall be, at a minimum, based on the cost of a 24" boxed tree of same species, delivered and installed.
- c. **Findings.** If a permit is denied or conditions are attached, the director or decision-maker shall provide the applicant with a written statement of the reasons for said denial or conditions based upon the criteria and conditions set forth in this section.
- d. **Off-site replacement option.** An applicant for a preremoval permit may request that any replacement trees be placed off-site or that he/she be permitted to pay a fee in lieu of replacement. The decision-maker shall consider the request in light of the balancing criteria set forth in Section 32.35(a)(5), above.

Application History

3/3/2026 13:39:30 pm - Application started
3/3/2026 13:44:34 pm - Status Update: SubmitStart
3/3/2026 13:44:35 pm - Created project HTR-16829 in PDox
3/3/2026 13:44:35 pm - Status Update: Complete
3/3/2026 13:44:34 pm - Application submitted

Request Name: Removal

Heritage Tree Removal Permit Application

Project Information

COMPLETE

Address information is verified using the City of Mountain View's address database, which can be accessed using the [City's online GIS](#). If your address does not appear after typing in the address numbers, please contact the Mountain View Building Division at 650-903-6313. Please note: Street directions are abbreviated (e.g. West = W) and no punctuation is included (e.g. 500 W Castro St.)

Project Address *

2714 Preston Dr

REQUIRED: Address must be entered and selected from the dropdown list to populate all required address fields. If all required address fields are not populated, the application will not be accepted.

Project City *

Mountain View

Project State *

CA

Project Zip Code *

94040

Project Assessor Parcel Number

19723011

Heritage Tree Removal Information

COMPLETE

Property Type *

Single-Family Residential Property

Where is the Heritage Tree(s) located on the property? *

On private property

Number of Trees Proposed to be Removed *

2

Proposed Tree Removal No. 1

COMPLETE

Type of Tree Species *

Monterey Pine

Tree Circumference (in inches, measured 54" above grade) *

120

Reason for Tree Removal:

Tree is dying from Bark Beetle infestation.

Current Condition of Tree (Check all that apply) *

- Tree is in poor health
- Tree is in danger of falling
- Tree is diseased with pests, insects, and/or beetles
- Tree is near end of the life span
- Tree is dead
- Tree has poor structure and/or an unbalanced canopy
- Tree is in good or fair health

Is the tree impacted by construction activity or existing conditions? Check all that apply: *

- Tree does not have proper growth space
- Tree removal is necessary to construct new improvements
- Tree is interfering with utility services (.g. electricity, gas, sewer, and/or water lines)
- Tree is growing in close proximity to a structure(s) and causing damage (or will in the near future)
- Other reason

Please briefly describe your effort(s) to preserve the tree *

I inspected the tree last week. Tree is already past saving.

Proposed Tree Removal No. 2

COMPLETE

Type of Tree Species *

Monterey Pine

Tree Circumference (in inches, measured 54" above grade) *

86

Reason for Tree Removal:

Tree is dead.

Current Condition of Tree (check all that apply): *

- Tree is in poor health
- Tree is in danger of falling
- Tree is diseased with pests, insects, and/or beetles
- Tree is near end of the life span
- Tree is dead
- Tree has poor structure and/or an unbalanced canopy
- Tree is in good or fair health

Is the tree impacted by construction activity or existing conditions? Check all that apply: *

- Tree does not have proper growth space
- Tree removal is necessary to construct new improvements
- Tree is interfering with utility services (.g. electricity, gas, sewer, and/or water lines)
- Tree is growing in close proximity to a structure(s) and causing damage (or will in the near future)
- Other reason

Please briefly describe your effort(s) to preserve the tree. *

I inspected the tree last week. Tree is already past saving.

Tree Replanting Information

COMPLETE

No. of Trees Proposed to be Replanted *

4

The City's standard replacement requirement is 2 new trees for every 1 heritage tree removed. An in-lieu fee may be authorized if replacement is not feasible.

Estimated Time to Plant Replacement Trees (following permit approval) *

60 Days

Property Owner Information

COMPLETE

Property Owner is logged in as current user.

First Name *

Norm

Last Name *

Stenberge

Address *

2714 Preston Dr.

Address (Continued)

City *

Mountain View

State *

California

Zip Code *

94070

Email

[Redacted]

Phone Number *

[Redacted]

Applicant Information

COMPLETE

Applicant is current logged in user.

Applicant First Name *

Ty

Applicant Last Name *

Williams

Applicant Phone Number *

[Redacted]

Applicant Email Address *

[Redacted]

Applicant Address *

[Redacted]

Applicant Address (Continued)

[Redacted]

Applicant City *

[Redacted]

Applicant State *

[Redacted] ▾

Applicant Zip Code *

[Redacted]

Signature

INCOMPLETE

I hereby declare that I have read and understood the above information, and:

I acknowledge that:

1. I understand and agree that clicking on the box above identifies that I am the authorized applicant, as designated by the property owner(s), on this permit;
2. I hereby declare, under penalty of perjury, that the information stated on forms, plans, documents, and other

materials submitted herewith in support of the application is true and correct to the best of my knowledge; and
3. It is my responsibility to inform the City, through the staff assigned to my permit, of any changes to information represented in this application submittal, including subsequent submittals, in a timely fashion.

Applicant: Ty Williams

Signature date: 2026-03-03 01:44 PM

Payment Details

[Home](#) | [Profile](#)



City of
Mountain View

COMMUNITY SERVICES DEPARTMENT
URBAN FORESTRY DIVISION
231 NORTH WHISMAN ROAD, P.O. BOX 7540
MOUNTAIN VIEW, CA 94039-7540
650-903-6273 | MOUNTAINVIEW.GOV

HERITAGE TREE REMOVAL ACTION PENDING

Location: 2714 PRESTON DR

Type of Tree: MONTEREY PINE (TREE #1)

Upon the completion of a field inspection, Forestry Division staff has determined that the request to have the tree/trees removed be:

APPROVED DENIED

CONDITION OF TREE / CONDITIONS AFFECTING THE TREE: Tree without major signs of decline or drought stress. Tree is located next to a neighboring pine tree approximately 8 feet away. Canopy has been reduced from growing towards home and neighboring property. Recommend limiting future pruning to allow for future growth of canopy. Minimal evidence of bark beetle attacks were found on tree. Boring insect holes were identified on two roots (2", 3") but the majority of the exposed roots did not contain insect damage. Careful removal of the neighboring pine tree is unlikely to impact tree. Does not meet ordinance criteria for removal.

Any person wishing to appeal this action must file an appeal, with fee, with the City Clerk's Office, 500 Castro Street, Mountain View, CA. The office is open for drop-ins Monday to Friday, 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m. Appeals must be submitted by **5:00 p.m., April 10, 2026.**

For further information regarding this Heritage Tree Removal Notice, contact the Forestry Division Office at (650) 903-6273.

Date Posted: April 01, 2026

Russell Hansen, Urban Forest Manager

Distribution: Post, Forestry, City Clerk

HERITAGE TREE REMOVAL ACTION PENDING

Location: 2714 PRESTON DR

Type of Tree: MONTEREY PINE (TREE #2)

Upon the completion of a field inspection, Forestry Division staff has determined that the request to have the tree/trees removed be:

APPROVED **DENIED**

CONDITION OF TREE/CONDITIONS AFFECTING THE TREE: Tree has codominant stems starting approximately 7 feet from ground level. Tree is located approximately 8 feet away from an adjacent Pine. Evidence of numerous bark beetle attacks were found on the lower trunk. One of the major stems is completely dead impacting approximately 50 percent of the canopy. Condition of tree will not improve. Recommend removal of the tree as soon as possible to prevent the potential spread of beetles to the neighboring pine tree.

Any person wishing to appeal this action must file an appeal, with fee, with the City Clerk's Office, 500 Castro Street, Mountain View, CA. The Office is open for drop-ins Monday to Friday, 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m. Appeals must be submitted by **5:00 p.m., April 10, 2026.**

For further information regarding this Heritage Tree Removal Notice, contact the Forestry Division Office at (650) 903-6273.

Date Posted: April 01, 2026

Distribution: Post, Forestry, City Clerk



Russell Hansen, Urban Forest Manager



City of
**Mountain
View**

April 01, 2026

Ty Williams
[Redacted]

9589 0710 5270 3175 2361 96

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	\$ _____	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____	
<input type="checkbox"/> Return Receipt (electronic)	\$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____	
<input type="checkbox"/> Adult Signature Required	\$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____	
Postage	\$ _____	
Total Postage and Fees	\$ _____	

Ty Williams
[Redacted Signature]

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

HERITAGE TREE REMOVAL APPLICATION: 2714 PRESTON DR/HTR-16829

Dear Ty,

One of the two requests to remove one (1) private Heritage tree was approved. Please continue reading for more information.

Your request to remove the Monterey Pine (Tree #1) Heritage tree is denied after a field inspection and review by the Urban Forest Division. Following the Forestry staff's inspection, it was observed that the Heritage tree does not fit the criteria for removal.

However, your request to remove the Monterey Pine (Tree #2) Heritage tree has been approved following a field inspection and review by the Urban Forest Division.

Your removal request is defined by the City Ordinance, Article I, in accordance with the Mountain View City Code, Article II, Section 32.35, Paragraph (1) which states:

1. The condition of the tree with respect to age of the tree relative to the life span of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services.

This decision has been posted on the property. Please refer to the enclosed Heritage Tree Notice for an explanation of the appeal process. If no appeals are received, your permit to remove the one Monterey Pine tree (Tree #2) will be mailed on the first business day after the ten-day (10) posting period. The permit is valid for two years from the effective date.

It is the owner's responsibility to remove private Heritage Trees. However, the City of Mountain View has a Community Tree Master Plan that recognizes the significance of environmental and socioeconomic benefits provided by trees and their relationship with community values and expectations for a high quality of life. In order to enhance and maintain our tree canopy in the City, whenever a Heritage tree is removed, a new tree is required to be planted unless staff determines the property is exempt from a replant based on existing canopy coverage. The choice and location of the new trees is left up to your discretion; however, we have identified a **Corn Oak** as an ideal replacement. If you have concerns about the recommended tree species or feel that your property cannot accommodate the additional tree(s), please contact us.

Additional information about soil type, overall tree maintenance, planting techniques, disease, and pest control can be obtained from several local nurseries or public agencies to best ensure that the new tree will significantly contribute to the successful development of Mountain View's urban forest.

Once you have removed the existing tree(s) and replanted **one (1) 15-gallon tree**, please provide verification in the form of a photo or receipt of the purchased tree by emailing to trees@mountainview.gov or mailing the information to our office within three (3) months after your tree is removed.

If you have any questions, please call our office at (650) 903-6273.

Sincerely,

A handwritten signature in blue ink, appearing to be 'RH' followed by a horizontal line.

Russell Hansen
Urban Forest Manager

2714 PRESTON DR
 MONTEREY PINE (TREE #1)



HERITAGE TREE APPEAL NOTICE

The decision to deny the removal of this Heritage Tree has been appealed. An appeal shall automatically stay issuance or denial of the Heritage Tree Notice to remove or deny removal of the tree(s) identified on the notice (Mountain View City Code Section 32.31). An appeal hearing has been set before the Urban Forestry Board for

Wednesday, June 17, 2026 at 6:00 PM, in the Plaza Conference Room at City Hall, 500 Castro St, Mountain View, CA 94041. Meeting will also be in Zoom format and will be available on our website under Parks and Recreation Commission when the new agenda is ready as we get closer to the date. For information regarding the appeal, please contact the Forestry Division Office at 650-903-6273.

This notice shall be posted until a final decision has been rendered.

Mark C

Posted By

06/04/26

Date

City of Mountain View
 Urban Forestry Division
 231 North Whisman Road
 P.O. Box 7540
 Mountain View, CA 94039-7540



COMMUNITY SERVICES DEPARTMENT
URBAN FORESTRY DIVISION
231 North Whisman Road, P.O. Box 7540
Mountain View, CA 94039-7540
650-903-6273 | MountainView.gov

June 4, 2026

Richard Steinberg



HERITAGE TREE APPEAL: **2714 PRESTON DR/HTR-16829**

Dear Richard:

Please be advised that the Urban Forestry Division has scheduled the appeal hearing for the denied removal of one (1) Monterey Pine (Tree #1) Heritage Tree.

The Urban Forestry Board will review this appeal at their meeting on **Wednesday, June 17, 2026 at 6:00 PM**. The meeting will be held at City Hall – Plaza Conference Room, 500 Castro St, Mountain View, CA and will also be available via Zoom. If you would like to join the hearing via Zoom you will be able to find the link at <https://mountainview.legistar.com/Calendar.aspx>.

You are invited to attend this meeting and present your concerns to the Board. An example of what to expect at the hearing is: staff will present a report. The appellant will have up to 10 minutes to speak. The Commission may ask questions of any presenters, including staff and the appellant. The Commission will open and close public comment. Staff will have an additional 2 minutes for final comments, and the appellant will also have 2 minutes for final remarks. Afterward, the Commission will begin deliberations, make a motion, and vote.

Sincerely,

A handwritten signature in black ink, appearing to read "RH".

Russell Hansen
Urban Forest Manager



City of Mountain View

OFFICE OF THE CITY CLERK

Miscellaneous Fee Collection Schedule

Name: Richard Steinberg Date: 4/7/2026

Address: 2714 Preston Drive, Mountain View 94040

ACCOUNT

020012-42715	Sales of maps, pamphlets, codes, ordinances, charters, publications, Precise Plans, agendas, minutes, Council reports, copies, faxes (DOCFEE)	_____
020012-42799	Heritage Tree Appeal (TREEAP)	<u>\$325.00</u>
020012-42710	Books of City Code and Code Supplements Description (CTYSUB)	_____
	Deposits—Deposit for Printing of Candidate's Statement (CANDST)	_____
	Deposits—Precinct Maps (ELCMAP)	_____
	Deposits of City Souvenirs (SOUVEN)	_____

City Of Mountain View

Date: 04/07/26
Time: 10:55:00

DCO /DC07/CD2
Receipt No: 584373

Account No: RICHARD STEINBERG

Appeal to Council—CDD (ZONEPP)	_____
Appeal to Council (_____)	_____
Attendant and Rental Fee (CCATTN)	_____
Deposit	_____
Souvenirs (Clerk Store)	_____

Beginning Balance	0.00
HERITAGE TREE APPEAL	-325.00
Ending Balance	-325.00

CREDIT CARD Amount	-325.00
Payment Change	325.00 0.00

SUBTOTAL	<u>\$325.00</u>
TAX	_____
TOTAL	<u>\$325.00</u>

Thank You And Have A Nice Day. Payment of the above charges at the Finance and Administrative Services Department, please return this form and validated receipt to the City Clerk's Office.

Issued by: Dolores Colin

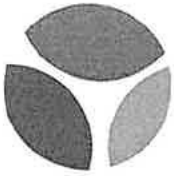
PAID

Receipt No.: 584373

CC-02(A) (Rev. 08-10-22)

APR 07 2026

CITY OF MOUNTAIN VIEW
FINANCE & ADMIN SERVICES DEPT



Arborist Letter

Property Address: 2714 Preston Drive, Mountain View, CA 94040

Date of Visit: February 26th. 2026

Arborist: *Ty Williams*

Purpose of Visit

I visited the property to inspect (2) Monterey Pine trees in the backyard.

Observation & Assessment

- Both trees were infested with Red Turpentine bark beetles. The tree on the right (tree#2) has a major infestation. Tree on left (tree#1) has less infestation but the beetle is there.
 - Tree #2 is already dying and needs to be removed as soon as possible.
 - Tree #1 is still in decent visible health but is in decline from the beetle infestation. This tree needs to be removed as well.
 - My concern is that removing only tree #2 will expose tree #1 to more beetles leading to the tree's death later this year. This could bring unnecessary costs for the homeowner by not having both trees removed at the same time.
-
-

Ty Williams

Urban Tree Management

ISA Certified Arborist #WE-5533-A

Appendix A – Assumptions and Limiting Conditions

1. Any legal description provided to this arborist is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the quality of any title.
2. This arborist can neither guarantee nor be responsible for accuracy of information provided by others.
3. This arborist shall not be required to give testimony or to attend court by reason of the information provided by this arborist unless subsequent written arrangements are made, including payment of an additional fee for services.
4. Loss or removal of any part of this report invalidates the entire report.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person(s) to whom it is addressed without written consent of this arborist.
6. This report and the values expressed herein represent the opinion of this arborist, and this arborist's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
7. Sketches, diagrams, graphs, photos, etc., in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
8. This report has been made in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
9. When applying any pesticide, fungicide, or herbicide, always follow label instructions.
10. No tree described in this report was climbed, unless otherwise stated. This arborist cannot take responsibility for any defects which could only have been discovered by climbing. A full root collar inspection, consisting of excavating the soil around the tree to uncover the root collar and major buttress roots, was not performed, unless otherwise stated. This arborist cannot take responsibility for any root defects which could only have been discovered by such an inspection.

Appendix B – Arborist Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risks associated with trees is to eliminate all trees.

Appendix C - Disclaimer and Certification of Performance

Urban Tree Management locates our Tree Inventory Numbers in *approximate* locations, for visual reference only. Field verification of tree locations and tree numbers is required before *any* actions are taken. Trunk diameters, locations, and species are not necessarily accurate on topographic maps. Urban Tree Management, Inc., does not create topographic survey maps and cannot be held liable for information therein.

I certify that the information contained in this report is correct to the best of my knowledge and that this report was prepared in good faith. Please call me if you have questions or if I can be of further assistance.

Respectfully,


Ty Williams
ISA Certified Arborist WE5533-A



City of Mountain View

CITY HALL
500 CASTRO STREET

Legislation Text

File #: 206253, Version: 1

Fiscal Year 2026-27 Parks and Recreation and Urban Forestry Board Work Plan

Review and approve the Fiscal Year 2026-27 Parks and Recreation and Urban Forestry Board Workplan (Attachment 1) to be forwarded to the City Council for approval.

DATE: June 17, 2026

TO: Parks and Recreation Commission

FROM: Allison Flynn, Executive Assistant
John R. Marchant, Community Services Director

SUBJECT: **Fiscal Year 2026-27 Parks and Recreation Commission and Urban Forestry Board Work Plan**

RECOMMENDATION

Review and approve the Fiscal Year 2026-27 Parks and Recreation Commission and Urban Forestry Board Workplan (Attachment 1) to be forwarded to the City Council for approval.

BACKGROUND

City Council Policy A-23, “Work Item Referral Process for Council Advisory Bodies and Councilmember Committees,” requires the Parks and Recreation Commission (PRC) and Urban Forestry Board to prepare an annual work plan and submit it to the City Council for review and approval (Attachment 2).

ANALYSIS

The work plan is compromised of two types of items that are specific to the fiscal year, recurring and one-time.

Staff recommends rolling over the following from the Fiscal Year 2025-26 work plan:

- Visual Arts Committee Update

The item was deferred from the previous fiscal year to allow for the adoption of the Public Art Strategy, which is scheduled for Fall 2026.

Staff recommends including the following on the Fiscal Year 2026-27 work plan:

- Park Design Evaluation Program
- Thompson Mini Park Conceptual Design and Name Recommendation
- Rengstorff Grade Separation Tree Mitigation
- Review of Recreation Financial Assistance Program
- Biodiversity and Urban Forest Plan Implementation Progress Update

- Attachments:
1. Fiscal Year 2026-27 Draft Work Plan
 2. Council Policy A-23

**PARKS AND RECREATION COMMISSION AND URBAN FOREST BOARD WORK PLAN
Fiscal Year 2026-27**

Title and Description	Key Milestones	Date (per milestone)	Current Status/Notes
Ongoing Work Items			
A. Naming of Parks		As needed	
B. Recognize Youth Sports Organizations		As needed	
C. Review Heritage Tree Appeals		As needed	
D. Review/Provide Input on Public Works Capital Projects Related to Parks and Trails		As needed	
Fiscal Year 2025-26 Work Items			
1. Heritage Tree Appeal – 961 Eichler		September 2026	
2. Park Design Evaluation Program		Sept/Oct 2026	Annual
3. 2027 Meeting Schedule		November 2026	Annual
4. Thompson Mini Park Conceptual Design and Name Recommendation		December 2026	
5. Visual Arts Committee Update		Dec 2026/Jan 2027	
6. Election of Officers		January 2027	Annual
7. Acknowledge Annual Report – Friends of Deer Hollow Farm		February 2027	Annual
8. Acknowledge Annual Report – Mountain View Tennis		February 2027	Annual

Title and Description	Key Milestones	Date (per milestone)	Current Status/Notes
9. Acknowledge Annual Report – Friends of R-House		March 2027	Annual
10. Acknowledge Annual Report – Friends of Stevens Creek Trail		March 2027	Annual
11. Fiscal Year 2027-28 Park Land Fund Update and Capital Improvement Project Commitments		April 2027	Annual
12. Rengstorff Grade Separation Tree Mitigation		April/May 2027	
13. Review of Recreation Financial Assistance Program		May 2027	
14. Fiscal Year 2027-28 Operating Budget Updates		June 2027	Annual
15. Canopy Presentation		June 2027	Annual
16. Annual Work Plan		June 2027	Annual
17. Biodiversity and Urban Forest Plan Implementation Progress Update		June 2027	Annual

CITY COUNCIL POLICY

**SUBJECT: WORK ITEM REFERRAL PROCESS FOR COUNCIL
ADVISORY BODIES AND COUNCILMEMBER
COMMITTEES**

NO.: A-23

PURPOSE:

To establish a policy governing the process for how Council advisory bodies and Councilmember committees are authorized to work on items.

POLICY:

All work items of Council advisory bodies and Councilmember committees are to be authorized by the City Council or, in some instances, by the Mayor and Vice Mayor, as described below.

1. Council Advisory Bodies Work Item Referral Process:
 - a. All Council advisory bodies are required to annually prepare work plans that are submitted to the City Council for review and approval. This will generally occur in the late spring/early summer in order to integrate with the Council's priorities. In some instances, as determined by the City Manager in consultation with advisory body staff, work plan approval less frequently than every year may be permitted if the advisory body's work items are multi-year items.
 - b. During the course of the year following work plan approval, if a topic is raised that is within the advisory body's purview but is not on the approved work plan, and receives majority support from the advisory body members that the advisory body wishes to review the topic, and it is determined by the City Manager in consultation with advisory body staff that preparation for such review would have a minimal staff resources impact, then, after consultation, the Mayor and Vice Mayor can jointly authorize the work item for the advisory body.
 - c. If the Mayor and Vice Mayor do not jointly authorize the work item, then the advisory body can request authorization from the full City Council.

CITY COUNCIL POLICY

SUBJECT: WORK ITEM REFERRAL PROCESS FOR COUNCIL
ADVISORY BODIES AND COUNCILMEMBER
COMMITTEES

NO.: A-23

- d. Any topic that is not on the approved work plan that would have a significant staff impact in preparing for the advisory body's review shall require authorization from the full City Council.
 - e. Advisory body members are to remain mindful of the City Council's priorities and the limited staff resources that are available for new work items throughout the year.
2. Councilmember Committees Work Item Referral Process:
- a. Councilmember committees are not required to have formal work plans approved by the City Council.
 - b. Generally, work items will be specific and direct referrals from the City Council.
 - c. However, committee chairpersons can agendaize a new topic that is within that committee's purview if, in consultation with committee staff and the City Manager, it is determined that preparation for such review would have a minimal staff resources impact.
 - d. Additionally, any committee member can request at a committee meeting a new topic that is within that committee's purview for review at a future committee meeting. Subsequent to the request and if supported by a majority of the committee, the topic will be agendaized for a future committee meeting if it is determined by the City Manager in consultation with committee staff that preparation for such review would have a minimal staff resources impact.
 - e. Any topic that would have a significant staff impact in preparing for the committee's review, as determined by the City Manager in consultation with committee staff, shall require authorization from the full City Council.

CITY COUNCIL POLICY

**SUBJECT: WORK ITEM REFERRAL PROCESS FOR COUNCIL
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- f. Committee members are to remain mindful of the City Council's priorities and the limited staff resources that are available for new work items throughout the year.

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