

*For 1158 Cuesta Drive Heritage Tree



OFFICE OF THE CITY CLERK

Miscellaneous Fee
Collection Schedule

Name Oscar Hernandez Vite Date 5/14/2025
 Address 725 N. Shoreline Blvd, CA 94043

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)

020012-42715 Sales of City Code and Code Supplements
 Subscription (CTYSUB)

710100-22150 Elections—Deposit for Printing of Candidate's
 Statement (CANDST)

020038-42715 Elections—Precinct Maps (ELCMAP)

020012-43643 Sales of City Souvenirs (SOUVEN)

211215-42799 Zoning Appeal to Council—COD (ZONEPP)

020012-42799 Other Appeal to Council (_____)

020012-43623 Building Attendant and Rental Fee (CCATTN)

710100-22171 Security Deposit

020012-43643 Sale of Souvenirs (Clerk Store)

\$50.00

City Of Mountain View

Date: 05/14/25
 Time: 16:28:03

MGA /MG14/CD1
 Receipt No: 573067

Account No: OSCAR HERNANDEZ VITE

Beginning Balance 0.00
 HERITAGE TREE APPEAL -50.00
 Ending Balance -50.00

CREDIT CARD Amount 50.00

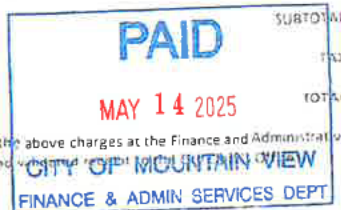
Payment 50.00
 Change 0.00

725 N SHORELINE BLVD
 1158 CUESTA DR HERITAGE TREE

Thank You And Have A Nice Day

\$50.00

\$50.00



NOTE After payment of the above charges at the Finance and Administrative Services Department,
 please return this form and voided receipt to the City Clerk.

Issued by _____

Receipt No.

573067
 M9

CC-02(A3)Rev-08-10-31

1158 CUESTA DR. — HERITAGE TREE REMOVAL APPLICATION APPEAL

MAY 14, 2025

Address: 1158 Cuesta Dr. Mountain View, CA

Permit #: HTR-10611

This is a request to appeal the decision for the denial of Tree #2 (Modesto Ash) in the Tree removal application noted above. The subject tree has been categorized with a high-risk rating. Tree failure poses a risk of damage to new structures and/or injury to future occupants. Attached is the arborist report produced by Matthew Freid identifying the various factors that were considered when evaluating the risk rating of the tree.

Please reach out directly with any questions pertaining to the information listed above.
Thank you for your consideration.

Oscar Hernandez Vite

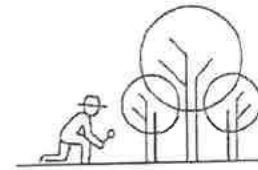
**RECEIVED**

MAY 14 2025

CITY CLERK

Heartwood Consulting Arborists

San Francisco, CA



To: Stefan Bittner, ARO Homes
From: Matthew Fried, Heartwood Consulting Arborists (MA-4851B)
Date: May 12, 2025

Subject: Tree Condition and Risk Assessment – Modesto Ash (Tree #2) at 1158 Cuesta Drive, Mountain View, CA

Dear Mr. Bittner:

At your request, I visited the property at **1158 Cuesta Drive** on **March 11, 2025**, to evaluate all mature trees present on site in preparation for redevelopment. The primary focus of this evaluation was to identify any structural or health-related concerns and to assess potential conflicts with the proposed construction of a new residence and deck. This letter addresses explicitly one of those trees, **Tree #2**, a mature **Modesto ash** (*Fraxinus velutina* 'Modesto') located near the rear of the lot. This tree qualifies as a heritage tree under the City of Mountain View's ordinance, with a trunk **circumference of 103.6 inches**.

The tree has significant structural defects. The main trunk divides at a low point into multiple large upright scaffold limbs, and a vertical seam is present along the axis of the trunk union, consistent with included bark and likely internal decay. The separation is wide enough to allow several inches of hand insertion to a depth of approximately 3 inches. Most of the tree's major limbs have been previously headed, likely in response to past failures or as a preventive measure. These heading cuts have produced vigorous sprout growth from latent buds, which is structurally weak and further compromises limb stability.

At six feet high on the trunk, a large wound from a past failure exhibits poor compartmentalization, consistent with poor tree vigor. This injury, combined with the open seam in the lower trunk, suggests likely internal degradation in the trunk.

The tree was assessed using the ISA Tree Risk Assessment Qualification (TRAQ) protocol and methodology described in *ISA Best Management Practices: Tree Risk Assessment, 2nd Edition (2023)*. The likelihood of structural failure within the next two years is probable, with a very likely chance of impact given that several limbs extend directly into the footprint of the planned home and deck. The consequences of failure would be significant, potentially resulting in damage to the new structure or injury to future occupants. Based on these factors, **the tree received an overall risk rating of "High."**

In addition, this tree is at or near the end of its Safe Useful Life Expectancy (SULE)¹. While the past heading may have delayed removal, it has not addressed the underlying structural concerns. Modesto ash is widely regarded as a tree with poor structural performance at maturity.

Based on my findings, this tree meets multiple removal criteria under Mountain View Municipal Code Section 32.35, including:

- 32.35(a)(1): The condition of the tree, its age, structural instability, and proximity to proposed structures.
- 32.35(a)(2): The necessity of removal to allow for reasonable and conforming use of the property.
- 32.35(a)(4): The tree's decline and limited remaining lifespan support its removal under good forestry practices.

Given these conditions, **removal of the Modesto ash is recommended before construction.**

Please don't hesitate to reach out with any questions or if you require further assistance as your project progresses.

Sincerely,

Matthew Fried

Matthew Fried

ASCA Registered Consulting Arborist® # 651

ISA Certified Arborist® MA-4851B



asca | RCA
Registered Consulting Arborist®

¹ **Safe Useful Life Expectancy (SULE):** An estimate of the length of time a tree can be retained in a useful, safe condition, given its species characteristics, current health, structural condition, and site context. The concept helps guide management decisions based on a tree's expected future viability.

Source: Barrell, J. (1995). "Preliminary criteria for the prioritization of hazardous trees," *Arboricultural Journal*, Vol. 19, pp. 343–371.



Photo 1. Nearly all major limbs have been previously headed. These heading cuts have produced vigorous sprout, which is structurally weak and further compromise limb stability. A large wound is present in the upper trunk, where a major scaffold branch was previously lost or removed.



Photo 2. A deep vertical seam is present along the axis of the trunk union, consistent with included bark and likely internal decay.

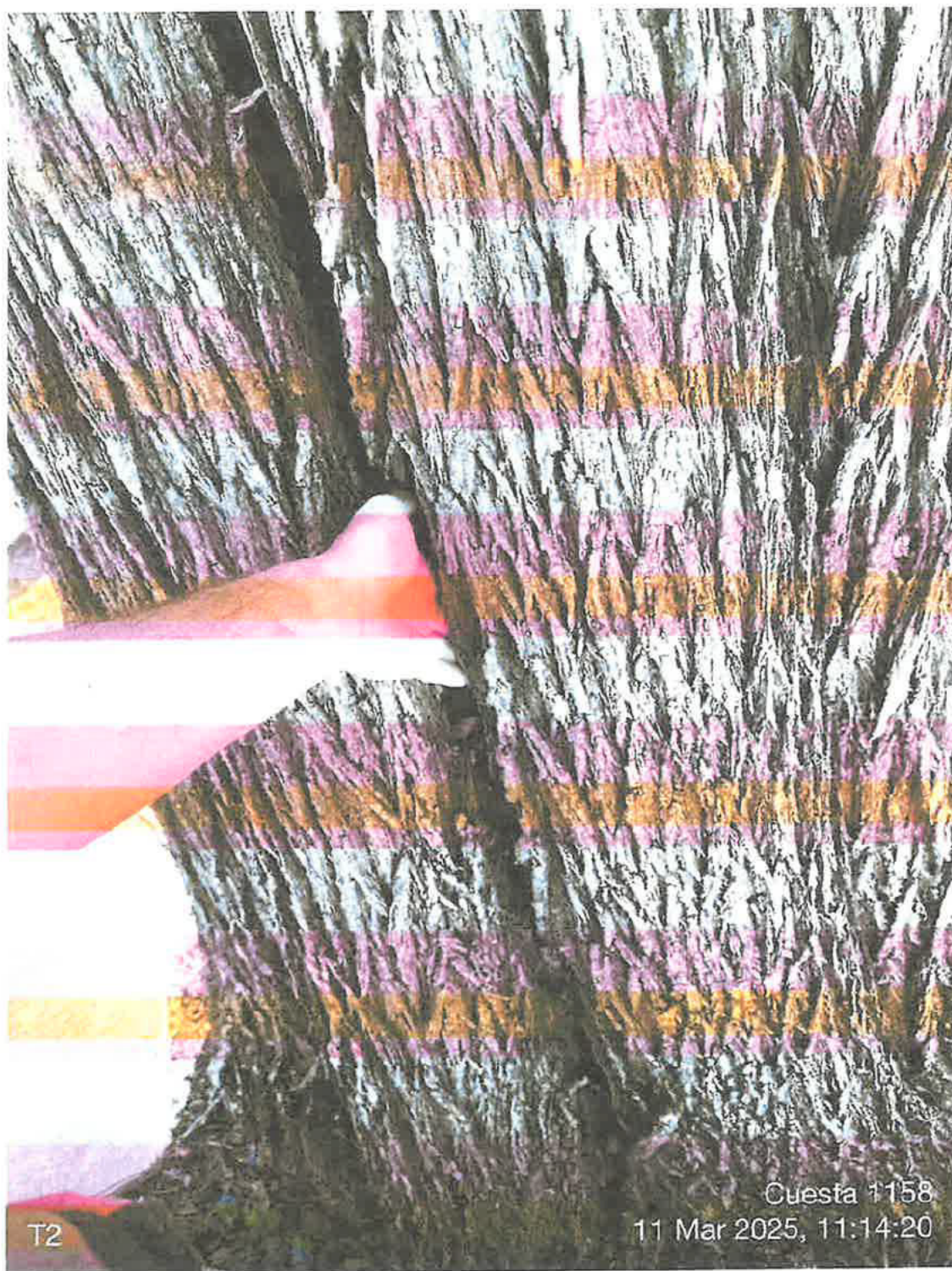


Photo 3. The separation is wide enough to allow several inches of hand insertion.



COMMUNITY SERVICES DEPARTMENT

URBAN FORESTRY DIVISION

231 North Whisman Road, P.O. Box 7540

Mountain View, CA 94039-7540

650-903-6273 | MountainView.gov

May 16, 2025

Oscar Hernandez Vita



HERITAGE TREE APPEAL: HTR-10611/ 1158 CUESTA DR

Dear Oscar,

Please be advised that the Forestry Division has received your appeal for the above-mentioned address concerning one (1) Modesto Ash tree. You will be notified in the future of the time and date of the Urban Forestry Board hearing.

Sincerely,

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

Russell Hansen
Urban Forest Manager
Parks & Forestry Divisions

cc: f/c



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

May 16, 2025

Stefan Bittner



HERITAGE TREE APPEAL: HTR-10611/ 1158 CUESTA DR

Dear Stefan,

Please be advised that the Forestry Division has received an appeal for the above-mentioned address concerning one (1) Modesto Ash tree and one (1) Liquidambar tree. You will be notified in the future of the time and date of the Urban Forestry Board hearing.

Sincerely,

A handwritten signature in dark ink, appearing to read "RH", followed by a horizontal line.

Russell Hansen
Urban Forest Manager
Parks & Forestry Divisions

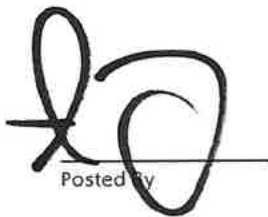
cc: f/c

1158 CUESTA DR
MODESTO ASH

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 will be set before the Urban Forestry Board at a later time. Notice of the date and time will be posted here when known.

This notice shall be posted until a final decision has been rendered. For information regarding the appeal, please contact the Forestry Division Office at 650-903-6273.


Posted by

MAY 16, 2025
Date

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