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

[redacted]

Phone Number *

[redacted]

Applicant Information

COMPLETE

☑ Applicant is current logged in user.

Applicant First Name *

Kyle

Applicant Last Name *

Smith

Applicant Phone Number *

[redacted]

Applicant Email Address *

[redacted]

Applicant Address *

[redacted]

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) *

- [x] 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
- [x] 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

[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: **Kyle Smith** Signature date: **2026-03-10 10:11 AM**

Payment Details

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
[redacted]

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 #:	Protected Tree:
Identification number for individual trees.	Specifies whether the tree is protected by the city or county ordinance.

Height (ft.) / Canopy Spread (ft.):	Trunk (in.):
Measures both the height of the tree and the spread of its canopy.	Measures the primary trunk's diameter at the required height.

Comments:	Tree Picture:
Any additional notes or observations about the tree.	A photograph of the tree for visual assessment and record-keeping.

Preserve or Remove:	Common Name / Scientific Name:
Indicates the recommended action based on the tree's condition.	Specifies the name of the tree, both in common terms and scientific nomenclature.

If more than 1 Trunks, Total Diameter:	6 ,8, 10 Times the Diameter (ft.):
If the tree has multiple trunks, this field indicates the combined diameter of all trunks.	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.

Tree Structure Ratings:
Poor: Major uncorrectable structural flaws present; significant dead wood, decay, or multiple trunks; potentially hazardous lean.
Fair: Structural flaws exist but less severe; issues like slight lean and crowding on trunk; some uncorrectable issues through pruning.
Good: Minor flaws; mainly upright trunk, well-spaced branches; flaws correctable through pruning; symmetrical or mostly symmetrical canopy.

Tree Health Ratings:
Poor: Minimal new growth; significant dieback and pest infestation; expected not to reach natural lifespan.
Fair: Moderate new growth; canopy density 60-90%; potential external threats; not in decline but vulnerable.
Good: Vigorous growth; healthy foliage; 90-100% canopy density; expected natural lifespan.

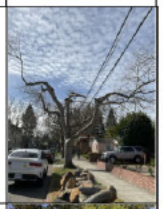
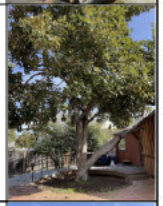
Suitability for Preservation:
Poor: Adds little to landscape; poor health and potential hazards; unlikely to survive construction impacts.
Fair: Contributes to landscape; survival possible with protection during minor construction impacts.
Good: Valuable landscape asset; likely survival during minor to moderate construction impacts with protection.

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

Tree Form Ratings:
Poor: Highly asymmetric or abnormal form; visually unappealing; little landscape function.
Fair: Significant asymmetries; deviation from species norm; compromised function or aesthetics.
Good: Near ideal form; minor deviations; consistent aesthetics and function in landscape.

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.

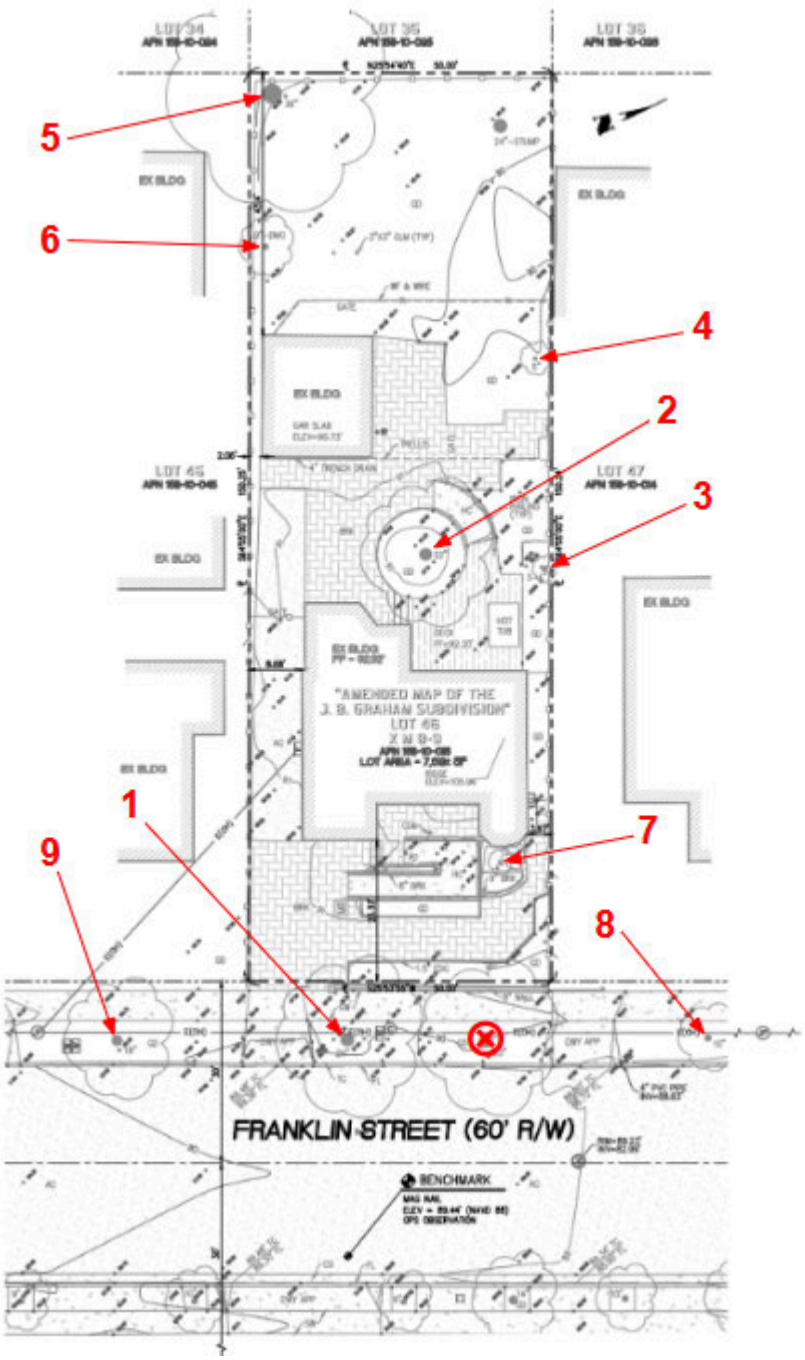
Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk (in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Summary	Tree Picture #1
1	Yes	(R)	London plane ***Platanus x hispanica***	24.3	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 ***Magnolia grandiflora***	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 ***Pyracantha coccinea***	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 ***Citrus limon***	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 ***Quercus agrifolia***	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 ***Prunus domestica***	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 ***Pittosporum tobira***	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 ***Jacaranda mimosifolia***	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 ***Platanus x hispanica***	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.	

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 ***Prunus domestica***	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 ***Pittosporum tobira***	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 ***Jacaranda mimosifolia***	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 ***Platanus x hispanica***	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.

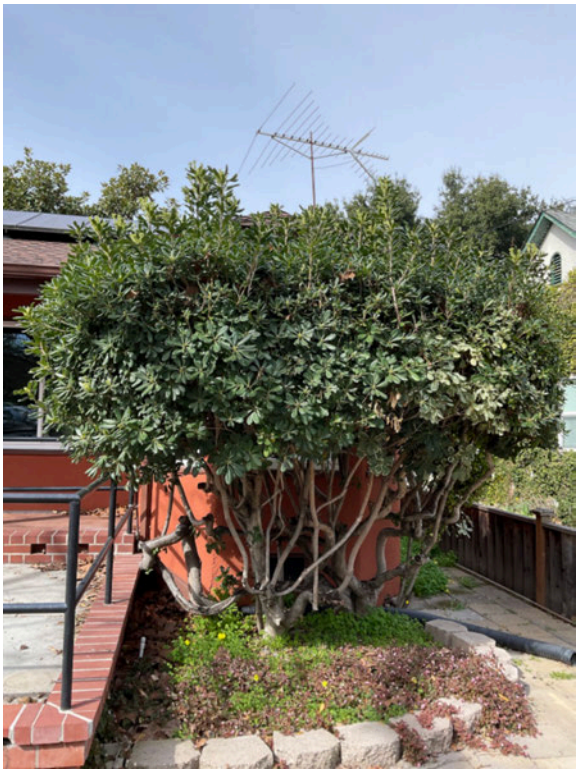
The tree is requested for removal and aligns with the following criteria set forth by the City of Mountain View Municipal Code Chapter 32.1-32.21: *the tree is dead, dying, **structurally unsound**, or creating a problem that cannot be resolved without causing great harm to the tree.*

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.

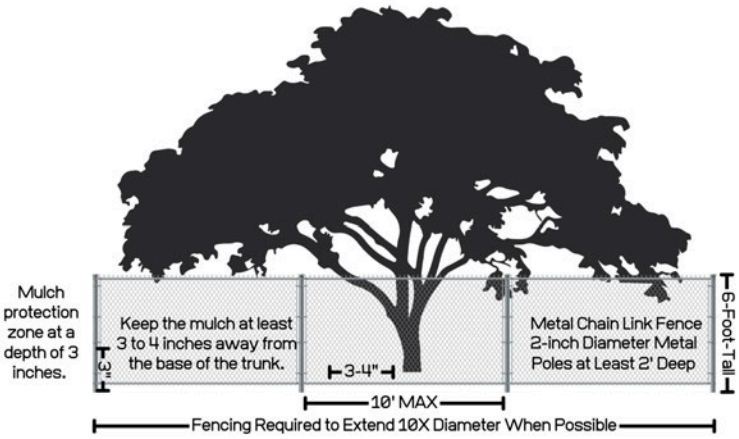
TREE PROTECTION PLAN

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.

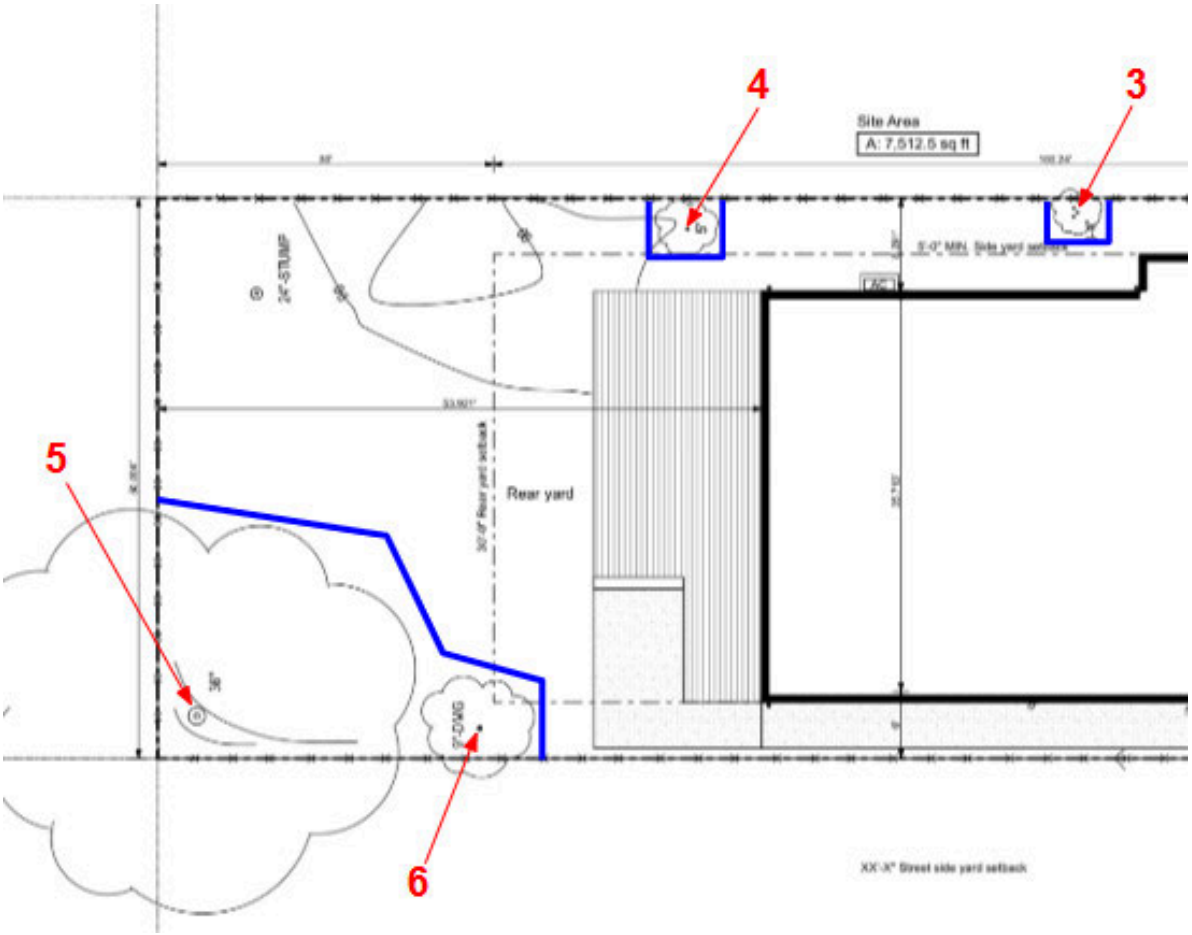
Type I Tree Protection:
Description: This is the most comprehensive form of tree protection fencing. It encompasses the full canopy dripline or Tree Protection Zone (TPZ) of trees designated for preservation.
Application: Typically used in areas where trees are a significant distance away from construction 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. <u>Trees #3, 4, 5, and 6 are required to be protected by Type I Tree Protection Fencing.</u>



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.

[redacted]

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