

Application History

1/26/2026 12:03:45 pm - Application started
1/26/2026 12:12:39 pm - Status Update: SubmitStart
1/26/2026 12:12:40 pm - Created project HTR-16164 in PDox
1/26/2026 12:12:40 pm - Status Update: Complete
1/26/2026 12:12:39 pm - Application submitted

Request Name: 1 oak, front yard

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 *

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 *

Project State *

Project Zip Code *

Project Assessor Parcel Number

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 *

1

Proposed Tree Removal No. 1

COMPLETE

Type of Tree Species *

Quercus keloggii

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

63

Reason for Tree Removal:

1 - There is dark bleeding sign below old open wound at 6 feet from ground level. You can hear a hollow or dull sound when tapping on trunk where it was

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 bought the property about 1 year ago. I consulted with certified arborist, Henry Ardalan. How can I send you his report?

Tree Replanting Information

COMPLETE

No. of Trees Proposed to be Replanted *

2 (after completion of renovation and installment of irrigation)

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) *

More Than 90 Days

Property Owner Information

COMPLETE

Property Owner is logged in as current user.

First Name *

Elizabeth

Last Name *

McAninch

Address *

961 Eichler Dr

Address (Continued)

City *

Mountain View

State *

CA

Zip Code *

94040

Email

[REDACTED]

Phone Number *

[REDACTED]

Applicant Information

COMPLETE

Applicant is current logged in user.

Applicant First Name *

Elizabeth

Applicant Last Name *

McAninch

Applicant Phone Number *

[REDACTED]

Applicant Email Address *

[REDACTED]

Applicant Address *

961 Eichler Dr

Applicant Address (Continued)

961 Eichler Dr

Applicant City *

Mountain View

Applicant State *

CA

Applicant Zip Code *

94040

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: Elizabeth McAninch

Signature date: 2026-01-26 12:12 PM

Payment Details

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

961 Eichler Drive (Application cont.)

1 - There is dark bleeding sign below old open wound at 6 feet from ground level. You can hear a hollow or dull sound when tapping on trunk where it was bleeding, suggesting internal wood decay rather than a superficial bark issue. Since bleeding is the external sign of internal problem, when bleeding combines with hollow sounding of the wood, it raises the risk level, specially when tree is close to the building.

2 - Also, tree base shows sign of bark deformation which mildly sunken near ground. There were few fungus fruiting body (mushroom) on the ground near tree base which could be associated with potential root decay.

3 - As the photo on the page 6 of Henry's arborist report exhibits, sewer line positioned under the tree root system. This may not be a problem at this time, but given the fact that the tree structural integrity has been compromised, tree failure at the base could seriously damage the sewer line.

4 - Tree canopy partially hovering over building flat foam roof . As a deciduous tree, it sheds leaves in fall on the roof with fragile structure. Current roof foam structure shows sign of weakness which partially could have been caused by leaf and twigs drop. We will be installing a new roof soon.

5 - Since the tree was defoliated at the time of my assessment, it was not possible to determine whether the tree has developed dead branches or not. Trees with internal decay loose structural strength before canopy symptoms appear. Decay column expands silently for years.

CONCLUSION

Subject tree is infected by wood rotting pathogen. Its structural integrity has been compromised beyond repair. Overall condition rating is 3, and suitability for preservation is low. Its close proximity to the building potentially pose serious safety risk for building, cars and people. Since sewer line situated under the tree root system, tree failure (up rooting) most likely will damage the sewer system.

Henry Ardan's RECOMMENDATION

What the subject tree is experiencing is not reversible . Decay is the result of biological activity of pathogens. It is perpetual and advancing silently and compromising tree structural integrity. Henry recommends, in order to prevent any unwanted incident in future, remove and replace subject tree with suitable replacement tree species.

HENRY ARDALAN
Horticulturist
Certified Arborist - ISA/WE # 2005



ARBORIST REPORT
Prepared for : Elizabeth McAninch
Prepared by : Henry Ardalan
December 22, 2025



961 Eichler Drive, Mountain View

Arborist Report

December 22, 2025

INTRODUCTION

On December 15, 2025, Ms. Elizabeth McAninch has hired me to prepare an Arborist Report in connection with a tree in front of her property with compromised structure which potentially could be damaging to the building and sewer line at 961 Eichler Drive, Mountain View.

ASSESSMENT METHODS

- 1 - Site visit to identify subject tree species.
- 2 - Measure tree's trunk diameter at 4.5 feet from ground level, " Referred as DBH or diameter at breast height ".
- 3 - Measure approximate tree height and canopy spread.
- 4 - Assess tree's conflict with nearby structures.
- 5 - Evaluate tree's health and structural integrity (Overall Condition) using a scale of 1-5 , where 1 is a healthy, vigorous tree with good structure and 5 is a tree with serious health and structure issue and is in severe decline.
- 6 - Rate subject tree suitability for preservation as High, Moderate, and Low.
Suitability for preservation rating is a cumulatively measure used to evaluate tree health, structural integrity, size, tolerance to construction impacts, growing space, safety to property and people within striking distance and remaining life expectancy.
- 7 - Develop measures to help mitigate or avoid impact to the nearby structures, and people.

OBSERVATIONS

A - Subject tree is a mid size California Black Oak " Quercus keloggii " a **Heritage Tree** located in front, 6 feet from building foot print, and 16 feet from sidewalk. (**Site map on page 7**)

B - Trunk diameter : 20 inches measured at 4.5 feet from ground level.
Approximate height : 50 feet
Approximate canopy spread : 30 feet

C - There is dark bleeding sign below old open wound at 6 feet from ground level. You can hear a hollow or dull sound when tapping on trunk where it was bleeding , suggesting internal wood decay rather than a superficial bark issue. Since bleeding is the external sign of internal problem, when bleeding combines with hollow sounding of the wood, it raises the risk level, specially when tree is close to the building.
(**photo on page 4**)

D - Also, tree base shows sign of bark deformation which mildly sunken near ground. There were few fungus fruiting body (mushroom) on the ground near tree base which could be associated with potential root decay. (**photo on page 5**)

E - As the photo on the **page 6** exhibits, sewer line positioned under the tree root system. This may not be a problem at this time, but given the fact that the tree structural integrity has been compromised, tree failure at the base could seriously damage the sewer line.

HENRY ARDALAN - Horticulturist / Certified Arborist

F - Tree canopy partially hovering over building flat foam roof . As a deciduous tree, it sheds leaves in fall on the roof with fragile structure. Current roof foam structure shows sign of weakness which partially could have been caused by leaf and twigs drop. Owner is planing to install new roof.

G - Since the tree was defoliated at the time of my assessment, it was not possible to determine whether the tree has developed dead branches or not. Trees with internal decay loose structural strength before canopy symptoms appear. Decay column expands silently for years.

CONCLUSION

*Subject tree is infected by wood rotting pathogen. Its structural integrity has been compromised beyond repair. **Overall condition rating is 3, and suitability for preservation is low.***

Its close proximity to the building potentially pose serious safety risk for building , car and people . Since sewer line situated under the tree root system, tree failure (up rooting) most likely will damage the sewer system.

RECOMMENDATION

What the subject tree is experiencing is not reversible . Decay is the result of biological activity of pathogens. It is perpetual and advancing silently and compromising tree structural integrity.

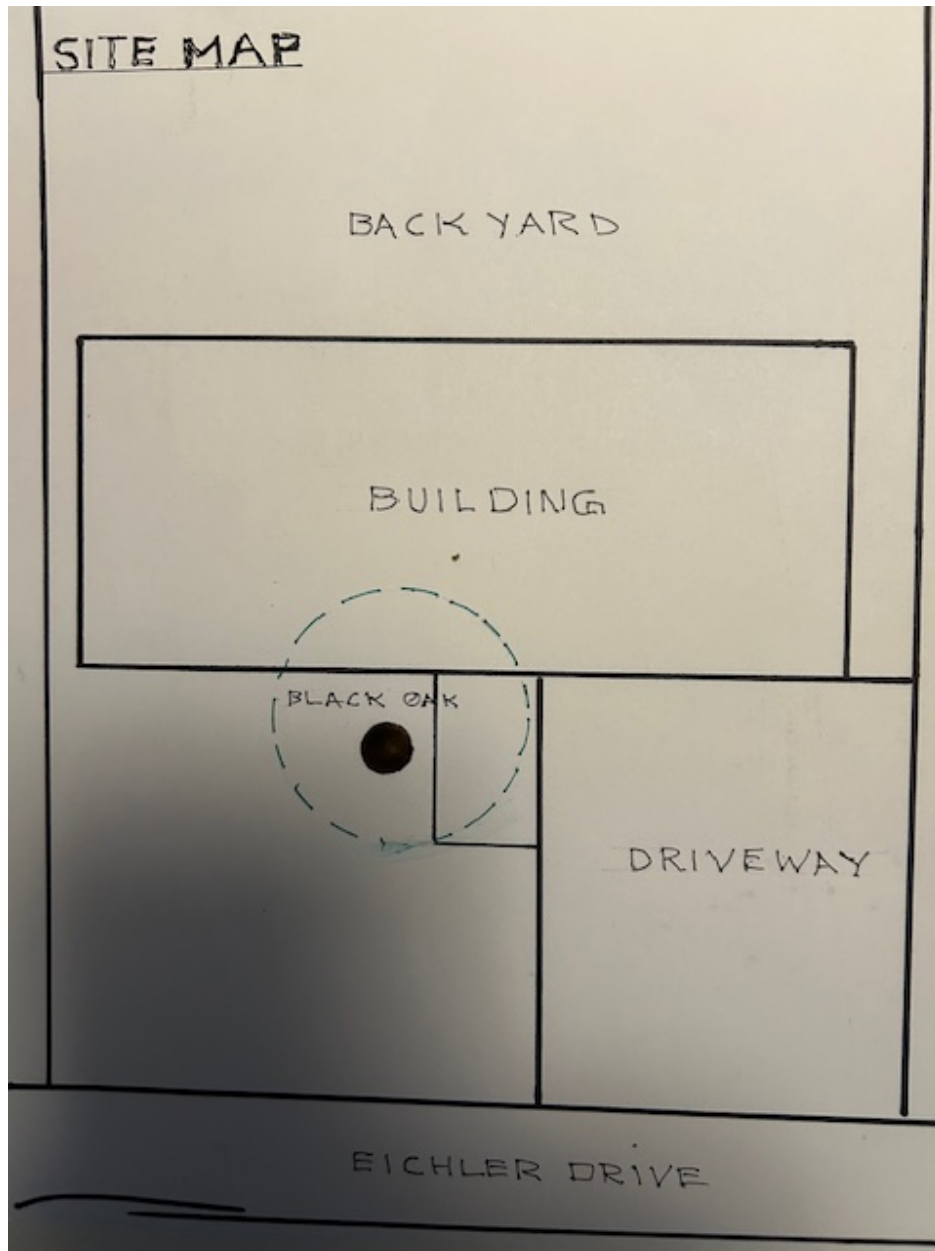
I recommend, in order to prevent any unwanted incident in future, remove and replace subject tree with suitable replacement tree species for your specific site (sun, soil, space) according to the City of Mountain View Heritage tree removal ordinance.





Green marking is direction of sewer line





ASSUMPTIONS AND LIMITING CONDITIONS

My evaluation of the subject tree condition and suitability for preservation was visually performed without probing, excavation, sample collecting or coring.

All the information regarding tree size, condition, and location were obtained from ground level.

I hold no opinion about the tree other than what I was assigned to evaluate and listed in the page 2.

No assurance can be offered for achieving the desired results by adhering to any of my recommendations.

I can't guarantee or be responsible for the accuracy of information provided by others.

Loss, alteration, or reproduction of any part of this report invalidates the entire report.

Prepared by:

*Henry Ardalan
Horticulturist
Certified Arborist - ISA/WE # 2005*