



DECISION OF THE CITY MANAGER AS HEARING OFFICER

Hearing Date: December 19, 2023

Hearing Officer: Clayton Holstine

Subject: Appeal regarding the Community Development Director's Approval of Tree Removal Permit Application Number: 2023-TR-7(Applicant: Janice Au-Young, Viewpoint at the Ridge HOA) to remove eleven (11) trees from various locations)

Request

Consideration of the appeal to the City's approval of a tree removal permit, for removal of four (4) Silver-dollar Gum trees, three (3) Broad-leaved Paperbark trees, one (1) Pink Melaleuca tree, one (1) American Sweetgum, one (1) Raywood Ash tree, and one (1) Blackwood Acacia tree from various locations at Viewpoint at the Ridge.

Background

On November 6, 2023, the Community Development Director approved a tree removal application for eleven trees from Viewpoint at the Ridge. The trees are located in communal areas, including two (2) trees near the Clubhouse, two (2) trees near 141 Cliff Swallow Court, two (2) trees near 133 Fox Sparrow Lane, one (1) tree near 213 Warbler Lane, one (1) tree near 225 Warbler Lane, one (1) tree near 153 Fox Sparrow Lane, one (1) tree near 113 Fox Sparrow Lane and one (1) tree near 111 Cliff Swallow Court.

All eleven trees were evaluated by a certified arborist on September 22, 2023 and observations were documented within a report. Six trees are dead and the remaining five are, per the arborist's report, "either in poor health or actively failing" due to various factors such as dieback, uprooting, or leaning. The report concluded all trees should be removed.

On November 13th, Edward McCarroll appealed the approval to the City Manager. In his appeal, he indicated that the appeal was made on the grounds that the trees will not be replaced and that the Home Owner's Association (HOA) has not provided an explanation.

Applicable Code Sections

The trees are defined as "protected tree" per Brisbane Municipal Code (BMC) §12.12.040.H.3. Application and findings, decision and standard conditions for removal of a protected tree are provided in BMC §12.12.050.B. Appeals to tree permit decisions are provided in BMC §12.12.060.

Discussion

The appeal disputes that the trees being removed will be replaced, however, BMC §12.12.050.4 requires standard conditions of approval to be applied in connection with the granting of a tree removal permit. Relevant to Mr. McCarroll's appeal, the first standard condition of approval

listed in the BMC requires the following:

Replacement trees shall be required to be planted on the subject property at the property owner's expense in compliance with the following:

- i. Replacement trees shall be on at least a 1:1 basis.
- ii. Replacement size shall be of a standard fifteen (15) gallon nursery container, or larger.
- iii. The replacement species and location shall be approved by the director prior to planting. Where consistent with the context of the site, the design size of the replacement should be similar to that being removed. Consideration is also to be given to placement of trees and species, such that they would not impede fire apparatus access as they mature and avoidance of trees that pose a fire risk due to high oil content.
- iv. Replacement trees are generally to be planted within ninety (90) days of removal.

The director may allow deferment of the planting of replacement trees upon written request. Such deferments would typically be to allow trees to be planted at the optimum time of the year for healthy establishment, or where the planned replacements are part of a larger landscape replacement program.

Condition of approval 1 from the approval letter stipulates the above requirements for quantity, size, species, and location. Additionally, the applicant provided a replanting plan, in accordance with the permit's conditions of approval, shortly after permit approval. Nine of the replacement tree locations are at or near the removal site, while the remaining two are still located within the general vicinity of the trees to be removed.

It is the applicant's responsibility to comply with the permit's conditions of approval, however, should replacement trees not be planted within approximately 90 days, per the BMC, the applicant would be in violation of the provisions of the BMC. The infraction would constitute a public nuisance punishable by the fines, penalties, and enforcement provisions set forth in Chapters 1.14, 1.16 and 1.18 of the BMC.

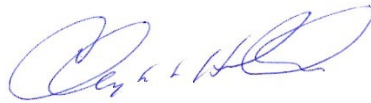
Staff at the hearing recommended modifying the permit's conditions of approval to add that replacement trees shall be planted within 90 days of removal, unless an extension is granted following a written request to the Community Development Director, consistent with BMC §12.12.050.4.

The Hearing Officer appreciates the research and time that Mr. McCarroll has conducted/spent on this matter. Nevertheless, expert opinions from the certified arborists' report are overwhelmingly convincing that the trees are diseased or dead.

DECISION

Substantial evidence in the record supports the findings that led to the Community Development Director's approval of the application to remove the trees in question and to grant Tree Removal Permit 2023-TR-7. The approval of the tree removal permit 2023-TR-7 will be upheld with a modification to the conditions of approval to add that replacement trees shall be planted within 90 days of removal, unless an extension is granted following a written request to the Community Development Director, consistent with BMC §12.12.050.4. and the appeal be denied.

December 19, 2023



Clay Holstine
Hearing Officer



City of Brisbane
50 Park Place
Brisbane, CA 94005-1310
415-508-2100
415-467-4989 Fax

NOTICE OF ADMINISTRATIVE HEARING

NOTICE IS HEREBY GIVEN that an Administrative Hearing will be held on **Tuesday, December 19, 2023 at 3:00 p.m. at Brisbane City Hall, 50 Park Place, Large Conference Room, Brisbane, CA 94005**, by the City of Brisbane's City Manager's Office on an Appeal regarding the Community Development Director's Approval of Tree Removal Permit Application Number: 2023-TR-7 (Applicant: Janice Au-Young, Viewpoint at the Ridge HOA) to remove eleven (11) trees from various locations, including two (2) trees near the Clubhouse, two (2) trees near 141 Cliff Swallow Court, two (2) trees near 133 Fox Sparrow Lane, one (1) tree near 213 Warbler Lane, one (1) tree near 225 Warbler Lane, one (1) tree near 153 Fox Sparrow Lane, one (1) tree near 113 Fox Sparrow Lane and one (1) tree near 111 Cliff Swallow Court.

Meeting Details:

This meeting will be held as a hybrid meeting. Members of the public may attend the meeting in person or remotely by joining the Zoom Webinar.

Join Zoom Webinar: brisbaneca.org/admin-zoom

Meeting ID: 880 8861 5009

A call-in number is also available:

Phone Number: 1 (669) 900 9128

Meeting ID: 880 8861 5009

All interested persons will have the opportunity to give oral testimony by joining the Zoom Webinar or phoning the call-in number, or provide written comments prior to the hearing by delivering such written comments to the City Clerk, 50 Park Place, Brisbane, CA 94005 or emailing such comments to City Clerk Ingrid Padilla at ipadilla@brisbaneca.org.

The City Manager's decision will not be subject to appeal. If you challenge this matter in court, you will be limited to raising only those issues you or someone else raised at the administrative hearing described in this notice, or in written correspondence delivered to the City Clerk prior to the administrative hearing.

To contact the City Clerk, email ipadilla@brisbaneca.org or call (415) 508-2113. The following materials may be viewed on the City's website at <https://www.brisbaneca.org/cd/page/log-7-day-notices-and-tree-removal-permits>:

- [Tree removal application](#)

- Notice of approval and permit approval letter, dated November 6, 2023

Additionally, at least 72 hours prior to the hearing, the Community Development Director's Report to the City Manager will be made available on the above referenced webpage.



Ingrid Padilla, City Clerk
Dated: December 8, 2023



REPORT TO CITY MANAGER

Meeting Date: December 19, 2023

From: John Swiecki, Community Development Director

Subject: Appeal of City's Approval of Tree Removal Application 2023-TR-7 for eleven trees at Viewpoint at the Ridge

Request

Consideration of the appeal to the City's approval of a tree removal permit, for removal of for four (4) Silver-dollar Gum trees, three (3) Broad-leaved Paperbark trees, one (1) Pink Melaleuca tree, one (1) American Sweetgum, one (1) Raywood Ash tree, and one (1) Blackwood Acacia tree from various locations at Viewpoint at the Ridge.

Background

On November 6, 2023, the Community Development Director approved a tree removal application for eleven trees from Viewpoint at the Ridge. The trees are located in communal areas, including two (2) trees near the Clubhouse, two (2) trees near 141 Cliff Swallow Court, two (2) trees near 133 Fox Sparrow Lane, one (1) tree near 213 Warbler Lane, one (1) tree near 225 Warbler Lane, one (1) tree near 153 Fox Sparrow Lane, one (1) tree near 113 Fox Sparrow Lane and one (1) tree near 111 Cliff Swallow Court. The attached approval letter contains the findings and conditions of approval (Attachment A). All eleven trees were evaluated by a certified arborist on September 22, 2023 and observations were documented within a report (Attachment D). Six trees are dead and the remaining five are, per the arborist's report, "either in poor health or actively failing" due to various factors such as dieback, uprooting, or leaning. The report concluded all trees should be removed.

On November 13th, Edward McCarroll appealed the approval to the City Manager. In his appeal, he indicated that the appeal was made on the grounds that the trees will not be replaced and that the Home Owner's Association (HOA) has not provided an explanation. The appeal is attached for reference (Attachment B). The application form, including a photo of the trees, is also attached (Attachment C).

Applicable Code Sections

The trees are defined as "protected tree" per Brisbane Municipal Code (BMC) §12.12.040.H.3. Application and findings, decision and standard conditions for removal of a protected tree are provided in BMC §12.12.050.B. Appeals to tree permit decisions are provided in BMC §12.12.060.

Discussion

The appeal disputes that the trees being removed will be replaced, however, BMC §12.12.050.4 requires standard conditions of approval to be applied in connection with the granting of a tree removal permit. Relevant to Mr. McCarroll's appeal, the first standard condition of approval listed in the BMC requires the following:

Replacement trees shall be required to be planted on the subject property at the property owner's expense in compliance with the following:

- i. Replacement trees shall be on at least a 1:1 basis.*
- ii. Replacement size shall be of a standard fifteen (15) gallon nursery container, or larger.*
- iii. The replacement species and location shall be approved by the director prior to planting. Where consistent with the context of the site, the design size of the replacement should be similar to that being removed. Consideration is also to be given to placement of trees and species, such that they would not impede fire apparatus access as they mature and avoidance of trees that pose a fire risk due to high oil content.*
- iv. Replacement trees are generally to be planted within ninety (90) days of removal. The director may allow deferment of the planting of replacement trees upon written request. Such deferments would typically be to allow trees to be planted at the optimum time of the year for healthy establishment, or where the planned replacements are part of a larger landscape replacement program.*

Condition of approval 1 from the attached approval letter stipulates the above requirements for quantity, size, species, and location. Additionally, the applicant provided a replanting plan, in accordance with the permit's conditions of approval, shortly after permit approval (Attachment E). Nine of the replacement tree locations are at or near the removal site, while the remaining two are still located within the general vicinity of the trees to be removed.

It is the applicant's responsibility to comply with the permit's conditions of approval, however, should replacement trees not be planted within approximately 90 days, per the BMC, the applicant would be in violation of the provisions of the BMC. The infraction would constitute a public nuisance punishable by the fines, penalties, and enforcement provisions set forth in Chapters 1.14, 1.16 and 1.18 of the BMC.

Staff recommends modifying the permit's conditions of approval to add that replacement trees shall be planted within 90 days of removal, unless an extension is granted following a written request to the Community Development Director, consistent with BMC §12.12.050.4 (Attachment F).

Recommendation

That the approval of the tree removal permit 2023-TR-7 be upheld with a modification to the conditions of approval and the appeal be denied.

Attachments

- A. Tree Removal Permit Approval
- B. Appeal
- C. Tree Removal Application
- D. Arborist Report
- E. Replanting Plan
- F. Recommended Conditions of Approval



John Swiecki, Community Development Director



CITY OF BRISBANE
Community Development Department
50 Park Place, Brisbane, CA 94005
(415) 508-2120

Tree Removal Permit

November 6, 2023

Janice Au-Young
Viewpoint at the Ridge
233 Golden Eagle Lane
Brisbane, CA 94005

Subject: 2023-TR-7

Dear Janice Au-Young:

Thank you for submitting a tree removal permit application to remove eleven trees from Viewpoint at the Ridge.

This letter serves as the permit to remove the trees. This permit is subject to a 7-day appeal period, during which time you or anyone else may appeal this approval to the City Manager, per Brisbane Municipal Code Section 12.12.060. If no appeal is received by close of business on Monday, November 13, 2023, the permit effective date will be November 14, 2023.

Findings and conditions of approval for this permit are attached. In order for the permit to be effective, **please sign and return a copy of this letter** to Associate Planner Jeremiah Robbins (see contact info below) and keep a copy on site during the tree removal in case you are asked to demonstrate compliance with Chapter 12.12 of the Brisbane Municipal Code. If you have any questions regarding this matter, including preparation of a replacement tree plan, please contact Mr. Robbins at (415) 519-1437, or email at jrobbins@brisbaneca.org.

Sincerely,

A handwritten signature in cursive script that reads 'John Swiecki'.

John Swiecki
Community Development Director

Signed and Accepted: _____ Date: _____

JANICE AU-YOUNG

FINDINGS

- A. The trees are defined as a “protected tree” and the following findings are made approving its removal, per BMC Section 12.12.050.B.2.b:
- The trees are in close proximity to a structure, or would be in close proximity following city-approved construction, such as a building, retaining wall, utilities, etc., such that it would pose a likelihood of damage to such structures.
 - The trees are in close proximity to a structure, or would be in close proximity following city-approved construction, such as a building, retaining wall, utilities, etc., such that it would pose a likelihood of damage to such structures.
 - Removal of the trees are necessary for good forestry practices due to factors such as crowding with other trees or the spread of pests or pathogens.

CONDITIONS OF APPROVAL

1. Replacement trees shall be required to be planted on the subject property at the property owner's expense in compliance with the following:
 - i. Replacement trees shall be on at least a 1:1 basis.
 - ii. Replacement size shall be of a standard fifteen (15) gallon nursery container, or larger.
 - iii. The replacement species and location shall be approved by the Community Development Director prior to planting.
 - iv. Irrigation shall be supplied to the replacement trees on site using separate irrigation. A building permit is required to install new irrigation lines.
2. The tree stumps are to be removed to below ground level, due to their visibility.
3. All tree removal activities shall be subject to the Noise Ordinance, BMC §8.28.060. Tree removal shall only be allowed between the hours of seven (7:00) a.m. and seven (7:00) p.m. on weekdays and nine (9:00) a.m. to seven (7:00) p.m. on weekends and holidays. Tree removal activities must meet at least one of the following noise limitations:
 - i. No individual piece of equipment shall produce a noise level exceeding eighty-three (83) dBA at a distance of twenty-five (25) feet from the source thereof.
 - ii. The noise level at any point outside of the property plane shall not exceed eighty-six (86) dBA.
4. Tree cutting and any chipping of tree materials shall not generate dust that would travel off-site and create a nuisance to neighboring properties, as defined in BMC §8.36.010.G.
5. All tree debris (wood, branches, leaves, etc.) shall be removed from the premises and the work areas shall be restored to a safe and stable condition, including but not limited to, filling or leveling out ruts, holes, and other hazards.
6. Applicant shall obtain an Encroachment Permit from the City Engineer prior to undertaking the work, if work is to result in roadway or sidewalk blockage.

7. All removal activities shall comply with applicable federal and state provisions protecting nesting or migratory birds as provided in the federal Migratory Bird Treaty Act and the California Fish and Wildlife Code, Section 3503.
8. This tree removal permit shall expire six (6) months following the effective date of the permit.

For office use only
Date Submitted: _____
Fee: _____
Receipt No.: _____

APPEAL

I/We hereby appeal the action by the

- Planning Commission
- Zoning Administrator
- Planning Director

on TREE REMOVAL PERMIT regarding Application No. 2023-TR-7 TREE RENEWAL
[Action or Meeting Date]

for TREE RENEWAL - VIEWPOINT @ THE RIDGE
[Project Description]

at VIEWPOINT @ THE RIDGE
[Property Address]

The reasons for the appeal are: TREES ARE BEING REMOVED
AND NOT BEING REPLACED. NO EXPLANATION
FROM THE HOA BOARD HAS BEEN COMMUNICATED.

I WOULD ALSO LIKE AN EXEMPTION
FROM THE FEE. I CAN'T AFFORD
\$390

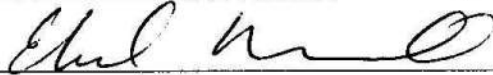
[Attach additional pages if necessary]

Name(s): EDWARD MCCARROLL

Phone Number: _____

Email Address: edwardmccarroll@me.com

Mailing Address: _____

Signature(s): 

Date: 11/17/23

Published on *City of Brisbane, CA* (<https://www.brisbaneca.org>)

[Home](#) > [Private Tree Removal and Severe Tree Trimming Application](#) > [Webform results](#) > Submission #59

Date

Wed, 08/23/2023

Type of Request

Removal of Protected Trees

Trees

[vatr6-10 tree removal files.zip](#) ^[7]

Arborist Report Yes

Arborist Report

[viewpoint at the ridge estimate 2023-0405 site notes 2.pdf](#) ^[8]

Site Plan

[vatr tree removals map aug2023.jpg](#) ^[9]

Certify the following:

- I am the Owner of Record of the subject property
- The information submitted herein is true and correct
- I have read and agree to the standard conditions of approval specific to my request

Certify the following:

- I am an authorized agent of the property owner
- The information submitted herein is true and correct

Tree Management Experts

Consulting Arborists

3109 Sacramento Street
San Francisco, CA 94115

Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified



Loral Landscaping, Inc.

Attn: Mike Bergstrom
704 South Amphlett Blvd
San Mateo, CA 94402

Project: Viewpoint at the Ridge
Tree Removals
Brisbane, CA

Date: 10/11/23

ARBORIST REPORT

Assignment

- Inspect eleven trees at Viewpoint at the Ridge in Brisbane.
- Provide an Arborist report for submittal to the City of Brisbane.

Background

We were contacted by Loral Landscaping to inspect and prepare a report on planned removals at Viewpoint at the Ridge in Brisbane. The HOA board plans to remove these compromised trees as part of regular site maintenance.

Observations

I inspected the site on September 22, 2023. I walked the site with Janice Au-Young of the HOA board. We inspected the trees planned for removal and. The trees were numbered in order from visited. Trees were identified on a site sketch and marked on the attached map and collected data can be found in the attached data table. Photos of each tree are attached to this report.

Specific reasons for removal can be found in the attached data table. All of these trees are either in poor health, dead, or actively failing.

Discussion

These trees are all declining, dead or have poor structure. Many of them likely died due to lack of irrigation. This is happening more often as turf irrigation is reduced to save water.

All these trees are "Permit Protected" trees as defined by the City of Brisbane because they were part of the original landscape planning during the development of the site. They require permits for removal.

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San Francisco, CA 94115

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Blackwood acacia (*Acacia melanoxylon*) and broad-leaved paperbark (*Melaleuca quinquenervia*) are both listed as invasive by the Invasive Species Council of California (ISCC).

Conclusions & Recommendations

These trees should all be removed and replaced as the board plans on site.

Irrigation should be supplied to trees on site using separate irrigation lines if turf irrigation is not to be resumed.

~

Tree Management Experts

Consulting Arborists

3109 Sacramento Street
San Francisco, CA 94115

Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified



Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Title and ownership of all property considered are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. Various diagrams, sketches and photographs in this report are intended as visual aids and are not to scale, unless specifically stated as such on the drawing. These communication tools in no way substitute for nor should be construed as surveys, architectural or engineering drawings.
5. Loss or alteration of any part of this report invalidates the entire report.
6. 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 to whom it is addressed, without the prior written or verbal consent of the consultant.
7. This report is confidential and to be distributed only to the individual or entity to whom it is addressed. Any or all of the contents of this report may be conveyed to another party only with the express prior written or verbal consent of the consultant. Such limitations apply to the original report, a copy, facsimile, scanned image or digital version thereof.
8. This report represents the opinion of the consultant. In no way is the consultant's fee contingent upon a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule, an agreement or a contract.
10. Information contained in this report reflects observations made only to those items described and only reflects the condition of those items at the time of the site visit. Furthermore, the inspection is limited to visual examination of items and elements at the site, unless expressly stated otherwise. There is no expressed or implied warranty or guarantee that problems or deficiencies of the plants or property inspected may not arise in the future.

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3109 Sacramento Street
San Francisco, CA 94115

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Certified Arborists, Tree Risk Assessment Qualified



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. An arborist 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 risk associated with trees is to eliminate the trees.

Tree risk assessment is not tree risk management. The arborist typically has the distinct and separate role of being the tree risk assessor. The tree risk manager is typically the property owner or the agent thereof. Tree risk management should consider tree risk management and may consider other factors related to property management decision making.

Tree Management Experts

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San Francisco, CA 94115

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Certification of Performance

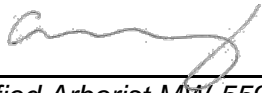
I, Aaron Wang, Certify:

- That we have inspected the trees and/or property evaluated in this report. We have stated findings accurately, insofar as the limitations of the Assignment and within the extent and context identified by this report;
- That we have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are original and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices;
- That no significant professional assistance was provided, except as indicated by the inclusion of another professional report within this report;
- That compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I am a member and Certified Arborist with the International Society of Arboriculture.

I have attained professional training in all areas of knowledge asserted through this report by completion of a Bachelor of Science degree in Forestry and Natural Resources, by routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media.

I have rendered professional services in a full-time capacity in the field of horticulture and arboriculture for more than 10 years.

Signed: 

Certified Arborist MW-5597A

Date: 10/11/2023

aaron@treemanagementexperts.com
Cell (847) 630-3599

Viewpoint at the Ridge Tree Removals

ATTACHMENT D
Verreos Insurance Agency



Tree 5

Tree 4

Tree 7

Tree 8

Tree 9

Tree 6

Tree 1

Tree 10

Tree 11

Tree 3

Tree 2

Viewpoint at the Ridge
Tree Removals

ATTACHMENT D

Tree #	Location	Botanic Name	Common Name	Diameter (in)	Circumference (in)	Height (ft)	Spread (ft)	Mature Tree	Health	Structure	Defects/Reason(s) for Removal	Notes
1	Clubhouse	<i>Eucalyptus polyanthemos</i>	silver-dollar gum	12.6	39.6	20	10	X	Fair	Poor	Previous Failures, leaning, topped, coppice sprouting	
2	141 Cliff Swallow Rear	<i>Eucalyptus polyanthemos</i>	silver-dollar gum	8.4	26.4	20	15		Poor	Poor	Previous Failures, declining, dieback, end-heavy, no interior foliage	Tag 483
3	141 Cliff Swallow Front	<i>Melaleuca quinquenervia</i>	broad-leaved paperbark	20.0	62.8	15	15	X	Dead	Dead	Dead, Uprooting	Invasive (ISCC)
4	213 Warbler @ Golden Eagle	<i>Melaleuca nesophila</i>	pink melaleuca	6.6	20.7	15	10		Dead	Dead	Uprooted, basal failure	
5	225 Warbler	<i>Eucalyptus polyanthemos</i>	silver-dollar gum	8.6	27.0	10	20		Poor	Very Poor	Uprooted, top torn out, all branches are sprouts	
6	Clubhouse	<i>Eucalyptus polyanthemos</i>	silver-dollar gum	10.0	31.4	20	10	X	Poor	Poor	Leaning, previous failures, partially uprooted	
7	Fox Sparrow @ Mission Blue	<i>Melaleuca quinquenervia</i>	broad-leaved paperbark	16.0	50.2	20	15	X	Dead	Dead	Dead	Invasive (ISCC)
8	Across from 133 Fox Sparrow	<i>Liquidambar styraciflua</i>	American sweetgum	7.9	24.8	15	10		Dead	Dead	Dead	
9	Across from 133 Fox Sparrow	<i>Fraxinus angustifolia</i>	Raywood ash	4.5	14.1	10	10		Very Poor	Poor	Dead	
10	113 Fox Sparrow	<i>Acacia melanoxylon</i>	blackwood acacia	7.6	23.9	10	40		Fair	Very Poor	One stem torn out/uprotoed, other stems still standing	Invasive (ISCC)
11	111 Cliff Swallow	<i>Melaleuca quinquenervia</i>	broad-leaved paperbark	6.9	21.7	15	20		Dead	Dead	Uprooted, dead	Invasive (ISCC)



1.1-Clubhouse Euc.jpg





2.1-141 Cliff Swallow Rear Euc.jpg











6.1-Clubhouse Euc.jpg









9.1-@133 Fox Sparrow Ash.jpg



ATTACHMENT D



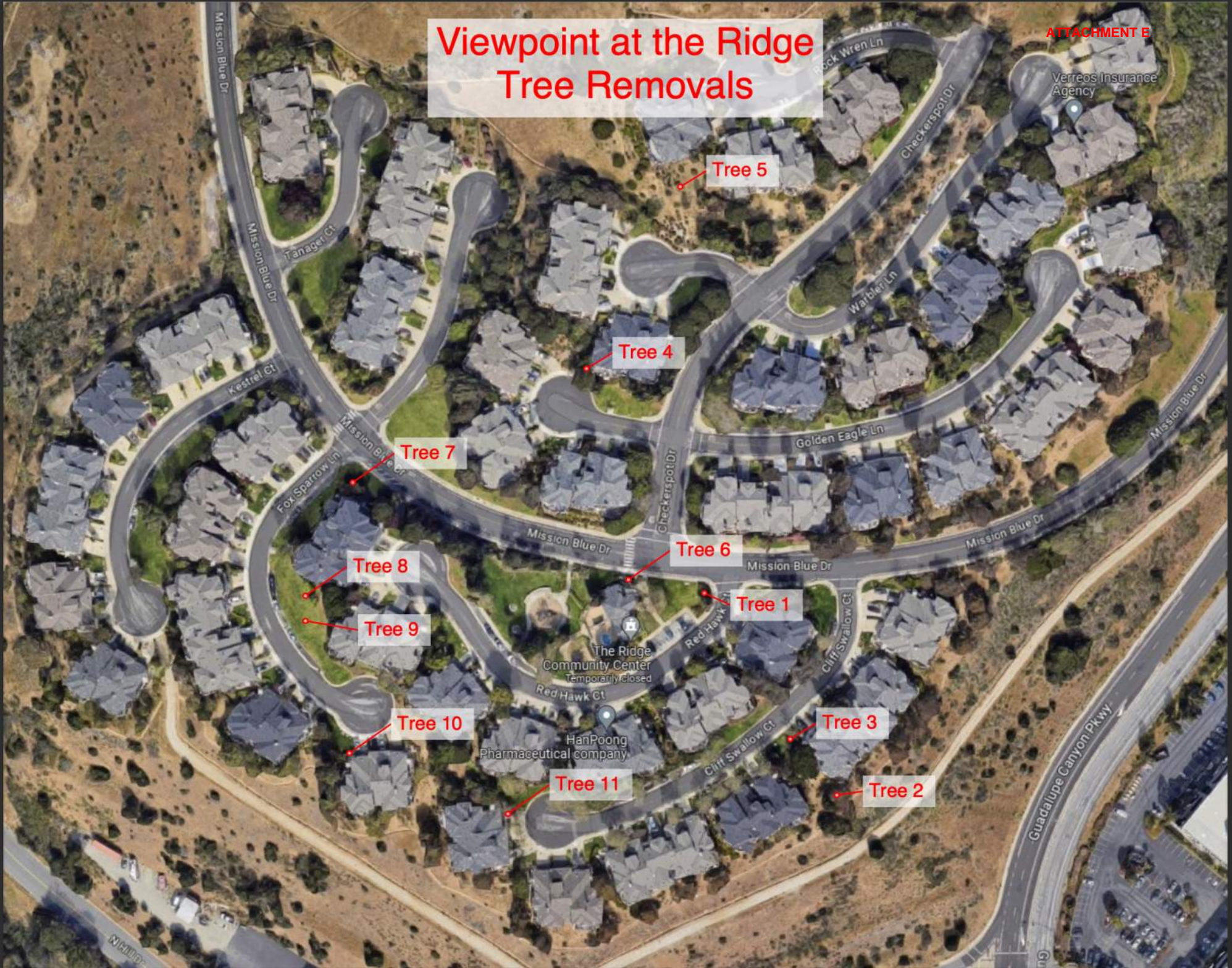
10.2-113 Fox Sparrow.jpg



Viewpoint at the Ridge Tree Removals

ATTACHMENT B

Verreos Insurance Agency



Tree 5

Tree 4

Tree 7

Tree 8

Tree 9

Tree 10

Tree 11

Tree 6

Tree 1

Tree 3

Tree 2

The Ridge
Community Center
Temporarily Closed

HanPoong
Pharmaceutical company

Mission Blue Dr

Mission Blue Dr

Tanager Ct

Kestrel Ct

Mission Blue Dr

Fox Sparrow Ln

Mission Blue Dr

Checkerspot Dr

Golden Eagle Ln

Mission Blue Dr

Mission Blue Dr

Red Hawk Ct

Red Hawk Ct

Cliff Swallow Ct

Cliff Swallow Ct

Guadalupe Canyon Pkwy

Rock Wren Ln

Checkerspot Dr

Warbler Ln

Mission Blue Dr

Nimble

11 tree removals & replacements

Viewpoint at the Ridge HOA application 2023-TR-7

Count	Proposal	Species	Invasive?	Tree circumference at 2 ft above grade	Description of Tree Location	Comment	Replacement Tree + Location
1	Removal	<i>Eucalyptus polyanthemos</i>	No	39.6"	Clubhouse (RedHawk)	Previous failures, leaning, topped, coppice sprouting	24" box Pistache tree at removal site
2	Removal	<i>Eucalyptus polyanthemos</i>	No	26.4"	141 Cliff Swallow Rear	Previous failures, declining, dieback, end-heavy, no interior foliage	24" box New Zealand Xmas tree near removal site
3	Removal	<i>Melaleuca quinquenervia</i>	No	62.8"	141 Cliff Swallow Front	Dead, uprooting	24" box Flowering Cherry tree at 141 Cliff Swallow Front
4	Removal	<i>Melaleuca nesophila</i>	No	20.7"	213 Warbler @ Golden Eagle	Uprooted, basal failure	24" box Pistache tree on Golden Eagle hillside
5	Removal	<i>Eucalyptus polyanthemos</i>	No	27"	225 Warbler (hillside)	Uprooted, top torn out, all branches are sprouts	24" box Holly Oak tree on hillside above 200 block of Warbler
6	Removal	<i>Eucalyptus polyanthemos</i>	No	31.4"	Clubhouse (Mission Blue)	Leaning, previous failures, partially uprooted	24" box Pistache tree near removal site
7	Removal	<i>Melaleuca quinquenervia</i>	No	50.2"	Fox Sparrow @ Mission Blue	Dead	24" box New Zealand Christmas tree near removal site
8	Removal	<i>Liquidambar styraciflua</i>	No	24.8"	Across from 133 Fox Sparrow	Dead	24" box Pistache tree further down on turf slope
9	Removal	<i>Fraxinus angustifolia</i>	No	14.1"	Across from 133 Fox Sparrow	Dead	24" box Pistache tree near removal site
10	Removal	<i>Acacia melanoxylon</i>	No	23.9"	113 Fox Sparrow	One stem torn out/uprooted, other stems still standing	24" box Pistache tree near removal site
11	Removal	<i>Melaleuca quinquenervia</i>	No	21.7"	111 Cliff Swallow	Uprooted, dead	24" box Elm tree near removal site

CONDITIONS OF APPROVAL

1. Replacement trees shall be required to be planted on the subject property at the property owner's expense in compliance with the following:
 - i. Replacement trees shall be on at least a 1:1 basis.
 - ii. Replacement size shall be of a standard fifteen (15) gallon nursery container, or larger.
 - iii. The replacement species and location shall be approved by the Community Development Director prior to planting.
 - iv. The replacement trees shall be planted within 90 days of removal, unless an extension is granted following a written request to the Community Development Director.
 - v. Irrigation shall be supplied to the replacement trees on site using separate irrigation. A building permit is required to install new irrigation lines.
2. The tree stumps are to be removed to below ground level, due to their visibility.
3. All tree removal activities shall be subject to the Noise Ordinance, BMC §8.28.060. Tree removal shall only be allowed between the hours of seven (7:00) a.m. and seven (7:00) p.m. on weekdays and nine (9:00) a.m. to seven (7:00) p.m. on weekends and holidays. Tree removal activities must meet at least one of the following noise limitations:
 - i. No individual piece of equipment shall produce a noise level exceeding eighty-three (83) dBA at a distance of twenty-five (25) feet from the source thereof.
 - ii. The noise level at any point outside of the property plane shall not exceed eighty-six (86) dBA.
4. Tree cutting and any chipping of tree materials shall not generate dust that would travel off-site and create a nuisance to neighboring properties, as defined in BMC §8.36.010.G.
5. All tree debris (wood, branches, leaves, etc.) shall be removed from the premises and the work areas shall be restored to a safe and stable condition, including but not limited to, filling or leveling out ruts, holes, and other hazards.
6. Applicant shall obtain an Encroachment Permit from the City Engineer prior to undertaking the work, if work is to result in roadway or sidewalk blockage.
7. All removal activities shall comply with applicable federal and state provisions protecting nesting or migratory birds as provided in the federal Migratory Bird Treaty Act and the California Fish and Wildlife Code, Section 3503.
8. This tree removal permit shall expire six (6) months following the effective date of the permit.