

## RECOMMENDED FINDINGS

### Tree Removal Permit

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In order to grant a Tree Removal Permit, one or more of the following findings must be met. Based on information available, staff was not able to make any of the three required findings.

1. The tree is diseased or damaged. (Finding Not Met)

A thorough inspection by the City Arborist and Staff has concluded that the subject Redwood tree is healthy and productive.

2. The tree represents a potential hazard to people, structures or other trees. (Finding Not Met)

The damaged water line is likely old and corroded, and not caused by the tree roots. The water line should be replaced anyway, and root barriers can be installed around the new line. Also, fences located adjacent to mature trees can be uplifted due to tree roots. However, the fence on the subject property appears to be structurally safe. In addition, the gas line running beneath the tree does not appear to pose a hazard to structures or people.

3. The tree is in basically sound condition, but restricts the owner's ability to enjoy the reasonable use or economic potential of the property, or unreasonably restricts an adjoining property owner's use or economic potential of the adjoining property. In the event this is the sole basis for the application, the following criteria shall be used to evaluate the application under this subsection (Finding Not Met):

- a. The necessity of the requested removal to allow construction of improvements such as additions to existing buildings or incidental site amenities or to otherwise allow economic or reasonable enjoyment of property;
- b. The topography of the land and the effect of the requested action on water retention and diversion or increased flow of surface water;
- c. The approximate age of the tree relative to its average life span;
- d. The potential effect of removal on soil erosion and stability where the tree is located;
- e. Current and future visual screening potential;
- f. The property has become over landscaped with trees so that they are too numerous, crowded, and unreasonably restricts the property owner's ability to use their land. In this event, selective removal can be approved in conjunction with acceptable arborist's practices;
- g. The tree has outgrown its useful landscape value due to its inappropriate species, size and location, relative to the existing structures on the property;
- h. Any other information the director of community development finds pertinent to the application.

The Redwood tree is located in the rear of the unit and is not limiting the owner's reasonable use or economic potential of the land. The tree is an asset to the property and the neighborhood.

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