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REPORT TYPE: DOUGLAS-FIR TREE ASSESSMENT

REPORT DATE: July 22, 2020

SITE LOCATION: 137 SUNNYSIDE AVENUE, SAN ANSELMO, CALIFORNIA 94960

INSPECTION DATE: July 20, 2020

ARBORIST(S): James Lascot

CONTACT / FIRM: Mr. Kelly Pedersen, Homeowner

PURPOSE/ISSUE: Arborist assessment of cedar tree.

INSPECTION / REPORT TYPE: Visual inspection from the ground without excavation, coring, boring or sampling. This is an abbreviated report and more detailed report can be produced upon request.

TREE LOCATION: This tree is in the rear yard in the southwest corner of the property (See Site Map section for visual tree location).

SUBJECT TREE No. 1: Deodar cedar (*Cedrus deodara*)

TRUNK DIAMETER AT 4.5 FEET ABOVE SOIL GRADE: 37 inches (Heritage size tree)

HEALTH: Good; this tree appeared to have no apparent problems at the time of inspection.

CONDITION: Fair; this tree has an irregularly shaped upper trunk that may have been caused by losing its upper top, main stem or leader due to a wind event, topping, or view reduction for a neighboring property. This species may be considered flammable and within 30 feet of a structure.

DISCUSSION: The subject cedar tree is a mature non-native tree species. It is a significantly large tree with a trunk diameter large enough to designate it as a Heritage tree within the Town of San Anselmo Municipal Code. It is in good health but this species can be considered a fire risk species as indicated within the "Pyrophytic vs. Fire Resistant Plant" (FireSafe Marin - U.C. Cooperative Extension 1998 [Svihra / Moritz]) list that is used by the Marin and Sothern Marin Fire Department to determine high and low fire risk plant species. These trees may be considered for removal due to proximity to existing structures (Code 3-13.06[a][1]) or by the fire department (Code 3-13.06[b]). The homeowner is requesting its removal for the reasonable economic enjoyment of the property (Code 4-13.06[a][2]) and its replacement with a more adequate tree species.

CONCLUSION: This tree is recommended for removal for the reasonable economic enjoyment of the homeowners. The removal of this tree will not significantly affect the existing plants, drainage, or erosion of this site or surrounding property.

RECOMMENDATIONS: Removal of this tree and stump. This stump will not re-sprout from the stump.

SITE MAP: - Subject tree No. T1 showing location on the southwest portion of the property (google maps).



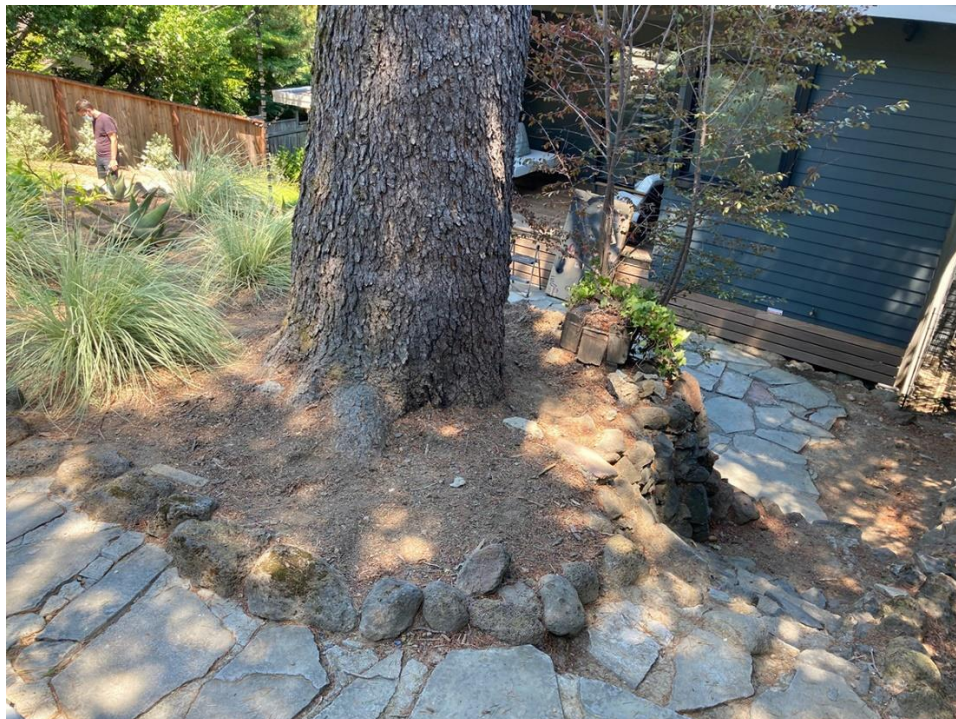
PHOTOGRAPH 1 - Subject tree No. T1 showing location on the southwest portion of the property. Note irregularly shaped trunk within the upper canopy. Photograph taken from the north.



PHOTOGRAPH 2 – Subject tree No. T1. Photograph taken from the north.



PHOTOGRAPH 3 – Subject tree No. T1. Photograph taken from the south. Note its proximity within 20 feet of house structure.



PROTECTED TREES

TOWN OF SAN ANSELMO MUNICIPAL CODE**Chapter 13 - PRIVATE TREES****4-13.01 - Purpose.**

Many sections of the Town are covered by oak, madrone, and other trees which contribute greatly to the scenic beauty of the Town. A large proportion of residential property within the Town is on hillside and sloping terrain. The uncontrolled removal or destruction of trees destroys the scenic beauty, contributes to erosion, increases flood hazards, reduces property values, increases the costs of the construction and maintenance of drainage systems through the increased flow and diversion of surface waters, and adversely affects the local economy by reducing the attractiveness and desirability of the area as a place to live, work, and visit. In addition, the trees of the Town are an integral part of the Town's complex environmental system, the functioning of which does not depend on or conform to the arbitrary delineations of property.

Therefore, the Council finds it necessary, as a matter of public health, safety, and welfare, to enact the provisions of this chapter to control the removal or destruction of trees within the Town; to preserve trees that are a significant part of the Town's heritage; and at the same time to recognize the individual's right to use his land in a manner which will not be prejudicial to the public interest.

(§ 2, Ord. 709, eff. August 12, 1976, as amended by Ord. 1020, eff. May 10, 2001)

4-13.02 - Definitions.

For the purposes of this chapter, certain words and phrases used in this chapter are defined as follows:

- (a) "Tree" shall mean any woody perennial plant characterized by having one or more trunks, any one of which has a diameter at breast height (four and one-half (4.5') feet of seven (7") inches. In any case, the Parks Department Arborist shall have the right to determine whether any specific woody plant shall be considered a tree for the purposes of this chapter.
- (b) "Heritage tree" shall mean a tree which has a trunk with a diameter at breast height (four and one-half (4.5') feet of twenty-two inches (22"), or a tree which has special significance and is of a species and size designated in a resolution adopted by the Council, but "heritage tree" shall not mean an acacia tree or any other tree designated as a "nuisance" tree by resolution of the Council.
- (c) "Undeveloped parcel" shall mean any lot or parcel, or portion of a lot or parcel, which can be further subdivided or further developed under the provisions of Title 10 of this Code.

(§ 2, Ord. 709, eff. August 12, 1976, as amended by Ord. 1020, eff. May 10, 2001)

4-13.03 - Undeveloped parcels.

On any undeveloped parcel of property, public or private, it shall be unlawful, unless a permit has been issued pursuant to the provisions of Section 4-13.05 of this chapter, to remove or destroy any tree, or to cut or prune a tree or its roots in such a way as to endanger or shorten its life, or to raise the soil level around any tree.

(§ 2, Ord. 709, eff. August 12, 1976, as amended by Ord. 1020, eff. May 10, 2001)

4-13.04 - Developed parcels.

On any developed parcel of property, public or private, it shall be unlawful, unless a permit has been issued pursuant to the provisions of Section 4-13.05 of this chapter, to remove or destroy any heritage tree, or to cut or prune a heritage tree or its roots in such a way as to endanger or shorten its life, or to raise the soil level around any heritage tree.

(§ 2, Ord. 709, eff. August 12, 1976, as amended by Ord. 1020, eff. May 10, 2001)

4-13.05 - Diseased trees.

The spread of Dutch Elm Disease, Sudden Oak Death and other tree diseases has caused the removal of a large number of trees within the Town limits. The spread of disease is a continuing problem, causing further depletion of Town resources, finances, and causing considerable loss of urban amenities. Accordingly, it is necessary for the preservation and enjoyment of the public health and safety to restrict activities around diseased trees to those procedures that will help preserve them for the future. Current guidelines for the care and pruning of certain diseased trees are available at the Public Works Department.

(Ord. 889, eff. November 12, 1987, as amended by Ord. 1020, eff. May 10, 2001)

4-13.06 - Permits.

(a) Application processing. An application for a permit shall be made in writing to the Department of Public Works and shall contain the number and locations of trees or heritage trees to be affected and a statement of the reasons for removal or reasons for other work desired, as well as such other pertinent information as the Public Works Department may require which may include a discussion of the need for the work by a qualified arborist. In the case of subdivisions, such information shall be part of the subdivision filing pursuant to subsection (c) of this section. No permit is required for the removal of nuisance trees.

Said application shall be accompanied by the appropriate fee, the amount of which shall be determined by resolution of the Town Council.

Once the Public Works Department has found the application to be complete, the department shall notify in writing each property owner within 300 feet, of the applicant property, that a tree permit is being considered for approval, indicating that an administrative hearing shall be held if objections are received. The date for the administrative hearing shall be set a minimum of ten (10) days from the date of the hearing notice. At the administrative hearing, information and testimony regarding the permit application shall be reviewed and the disposition of the permit application will be made based on the following considerations:

- (1) The condition of the trees or heritage trees with respect to disease, danger of falling, proximity to existing structures, and interference with utility services;
- (2) The necessity of the contemplated work to allow the economic enjoyment of the property;
- (3) The topography of the land and the effect of the contemplated work on erosion, soil retentions, and the diversion of increased flows of surface water;
- (4) The general effect of the contemplated work on property values in the area; and
- (5) Good forestry practices. A permit shall be issued unless the Parks Department Arborist finds, after an inspection and the securing of such expert advice deemed necessary, and making the foregoing determinations, that the trees affected are of a size, type, condition, and location and in such surroundings that the contemplated work would significantly frustrate the purposes of this chapter.

(b) Emergency conditions. In the event of any emergency in which a particular tree or heritage tree causes an immediate hazard or dangerous condition, such tree may be removed or cut back by permission of the Public Works Director, the Chief of Police, or Chief of the Fire Department or their respective department representatives without following the above described permit procedure.

(c) Subdivisions. All subdivision maps filed shall designate clearly the location, size, and type of any trees and heritage trees scheduled for removal. In addition, heritage trees shall be located on the tentative map, that is, submitted to the Planning Commission for approval. The approval of the improvement plans, as required by the subdivision provisions, of this Code and State law shall constitute a permit to cut, remove, or change the soil level around any tree so particularly designated on such plans.

(d) Utilities and town departments. A public utility subject to the jurisdiction of the Public Utility Commission of the State and the Department of Public Works and the Parks Department of the Town may apply for a general permit to prune trees as may be necessary to maintain the safe operation of the

utility business or, in the case of a Town Department, necessary to maintain traffic safety or the safe public use of public property. Such general permit shall not apply to any heritage tree or elm tree nor shall it allow the cutting, destruction, or removal of any tree, nor shall it allow changing the soil level around any tree. Such general permit shall require that pruning be performed under the supervision of a licensed tree surgeon or a landscape architect named therein. Such permit may be good for an indefinite period of time and may be revoked at any time for cause by the Public Works Director.

(e) Posting of permit. Work requiring a permit shall not be commenced until the permit holder or his agent shall have posted in a conspicuous place in the front of the premises a copy of the permit. This permit copy shall be maintained in such position by the permit holder until all permit work is complete and approval has been granted by the building official.

(Ord. 889, eff. November 12, 1987, as amended by Ord. 1020, eff. May 10, 2001)

4-13.07 - Appeals.

Any decision made by the Parks Department Arborist or the Public Works Department may be appealed to the Town Council. Such appeal shall be processed by using the appeals procedure established for Planning Commission appeals in Title 10 of this Code.

(Ord. 889, eff. November 12, 1987, as amended by Ord. 1020, eff. May 10, 2001)

4-13.08 - Penalty provisions.

Any person violating any of the provisions of this chapter shall be guilty either of an infraction or a misdemeanor shall be subject to the penalties prescribed by this Code.

(Ord. 889, eff. November 12, 1987, as amended by Ord. 1020, eff. May 10, 2001)

ASSUMPTIONS AND LIMITING CONDITIONS

ArborLogic, James Lascot

1. Any legal description provided to the consultant / appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. 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 government regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant / appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.
4. The consultant / appraiser 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 and contract of engagement.
5. Unless required by law otherwise, 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 expressed written or verbal consent of the consultant / appraiser.
6. Unless required by law otherwise, neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant / appraiser -- particularly as to value conclusions, identity of the consultant / appraiser, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant / appraiser as stated in his qualifications.
7. This report and any values expressed herein represent the opinion of the consultant / appraiser, and the consultant's / appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
8. Sketches, drawings, and photographs in this report, being intended for visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is for the express purpose of coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by ArborLogic and James Lascot as to the sufficiency or accuracy of said information.
9. Unless expressed otherwise: a) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.
10. Loss or alteration of any part of this report invalidates the entire report.



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