

A separate, complete written description of the request addressed to the Planning Commission. Please include as much detail as possible.

A new 1200S.F detached ADU, a new tennis court, a new swimming pool and new gate are proposed. The proposed ADU will encroach slightly into the 8x DBH of oak tree #3 which is located on the neighbor's property. 7.49% of the tree's root zone at 10x the tree's diameter will be impacted by the proposed ADU construction. A hand dig exploratory trench has been completed at the proposed ADU foundation location. Based on the findings and recommendations stated in the arborist report, a pier and grade beam foundation is proposed to span over the tree roots in order to reduce impact to the tree. And the remaining roots could be cut back to the foundation wall using a hand saw. Minor impacts are expected if the above recommendations could be followed.

The new tennis court is overlapping with the existing tennis court, however, a small portion of the proposed tennis court encroach into the tree protection zone of oak trees #8 and #9. The southern portion of the proposed tennis court is further away from oak tree #8 than the existing tennis court while the northern portions of the court are closer to both trees than the existing court. The tennis court work will take place closer than 6x the diameter away from Oak tree #8; however, only a small portion of this work is closer than the existing tennis court. The tennis court is shown at 6' 5" from Oak tree #8 with only 3.57% of the tree's root zone being impacted when taking the existing tennis court out of the equation. The existing tennis court has acted as a root barrier and little to no roots are expected to be found underneath the existing tennis court. Exploratory trench results showed that roots were running parallel to the court and affirms that the existing tennis court has acted as a root barrier. The tennis court work will not encroach closer than 6x the diameter of Oak tree #9 and is shown at 26'-1/2" from the tree. At 10x the tree's diameter, 9.82% of the tree's root zone will be impacted. The tennis court contractor has stated that excavation needed for the tennis court construction will not need to exceed more than 1' under existing grade. Based on the arborist report, it is recommended to cleanly cut roots as needed growing along the edge of the proposed tennis court. A hand saw or loppers shall be used under the Project Arborist supervision when cutting tree roots. Impacts to both trees are expected to be minor.

The new gate is proposed within the protection zone of Deodar Cedar tree #17. Based on the findings of the exploratory trench stated in the arborist report, no impacts are expected for the front gate as no roots are encounter.

In sum, with the pier and grade beam foundation for the ADU and the excavation for the tennis court being less than 1' deep, the proposed work will have minor impact on the existing trees. Therefore, we kindly request the planning commission to review the location of the proposed work.

Oak tree #4 is proposed to be removed. The oak tree is in poor condition. The tree leans over the tennis court area and is located at the shed foundation. The tree has been heavily pruned in the past for tennis court clearance. Areas of decay were observed on the limbs of the tree due to poor past pruning cuts. The decay on the limbs observed is excessive. This tree has a high risk of limb failure due to decay on heavy lateral leaders. The decay in combination with the decay observed makes for a hazardous tree. Tree removal is recommended.