RECOMMENDATION
Staff recommends that the City Council adopt a resolution designating an Aleppo Pine, located at 2291 Ramona Street, for heritage tree status at the request of the owner of the property (Attachment A).

BACKGROUND
In 1996, the City Council enacted the Tree Preservation Ordinance (Attachment D) in order to preserve and maintain specified native oaks, redwoods and heritage trees on private property, and to protect them from disfigurement or removal, except in certain circumstances.

Chapter 8.10.090 of the Ordinance allows persons to nominate a tree on their property as a Heritage Tree. After City Council approval of such designation, the tree is added to the heritage tree listing, which includes such information as specific location, overall size, canopy spread, etc. The list is maintained by the Department of Planning and Community Environment. The Heritage Tree list (Attachment C), is publicly available on the City’s Tree Programs website at http://www.city.palo-alto.ca.us/trees/heritagetreelist.html. Once designated, a heritage tree benefits from all the provisions of the Tree Preservation and Management Regulations, unless removed from the heritage tree list by subsequent action of the City Council at the request of the property owner.
DISCUSSION
Staff has reviewed the application and fully discussed the benefits, restrictions and obligations that apply for a tree on private property being designated as a Heritage Tree by the Council. Ms. Carlitz is committed to the following understanding of this designation, which is:

- To maintain the tree according to the standards of practice, care and stewardship as outlined in the Palo Alto Tree Technical Manual
- To disclose this obligation to future owners of the property, and
- To allow the address and tree location to appear on City inventory lists and maps.

Staff has evaluated the tree and supports the heritage tree designation. The tree is of sound health and structure, is a significant contribution to the landscape scheme of the property, provides superior curb appeal to the neighborhood and, with reasonable care, will live for many years to come. To be designated as Heritage Tree No. 7, the tree must meet one or more of the criteria listed below.

(1) The pine satisfies PAMC Section 8.10.090 requirements
(2) The pine is an outstanding specimen of a desirable species
(3) The pine is one of the largest and oldest in Palo Alto
(4) The pine possesses distinctive form, size, age and location

The Aleppo Pine meets the standards for heritage tree designation set forth in Chapter 8.10.090 and Heritage Tree checklist (see Attachment C). Written request, consent and photographs from Ms. Carlitz have been received along with a written analysis of the tree's specific location, size, dimensions, quality and economic value prepared by consulting arborist, Jim McClenahan, (see Arborist Report, Attachment B). The tree was probably planted at the time the house was built, circa World War I, when the house was used as a summer cottage on a large acre size property. Barbara Carlitz bought this property because of the notable trees on it, has appropriately remodeled around the tree and is committed to care for the tree. The tree has been well maintained and has a favorable prognosis for the future. The tree is a desirable species, healthy and sizable, and is perhaps the best example of an Aleppo Pine in all of Palo Alto. The Aleppo Pine tree contributes approximately $39,800 to the real estate value of this property (see Attachment B).

RESOURCE IMPACT
There is no resource impact to the City of Palo Alto expected by this designation.

POLICY IMPLICATIONS
The recommended action would continue to promote the pattern for other Heritage Tree designations and is consistent with the existing City policies and the overall Urban Forest Objectives and Goals, N-3 and Policy N-17 of the Palo Alto Comprehensive Plan.
**TIMELINE**
Being adopted by resolution, the Heritage Tree will be recognized as such immediately.

**ENVIRONMENTAL REVIEW**
The Heritage Tree action is exempt from provisions of the California Environmental Quality Act (CEQA), Section 15061 (b)(3) because it can be seen with certainty that there is no possibility that the designation will have a significant effect on the environment.

**ATTACHMENTS**
Attachment A: Resolution
Attachment B: Application request letter and image of Aleppo Pine
Attachment C: Arborist Report and Economic Valuation
Attachment D: Heritage Tree List, Application Checklist
Attachment E: Tree Preservation and Management Regulations (Ord.#4568)

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cc: Ms. Barbara Carlitz
Jim McClenahan, Consulting Arborist
Canopy: Trees for Palo Alto