

### Application History

11/7/2025 15:12:49 pm - Application started  
11/7/2025 16:01:46 pm - Status Update: SubmitStart  
11/7/2025 16:01:46 pm - Created project HTR-14862 in PDox  
11/7/2025 16:01:46 pm - Status Update: Complete  
11/7/2025 16:01:46 pm - Application submitted

**Request Name:** Remove 3 large trees, all likely Heritage trees

# Heritage Tree Removal Permit Application

## Project Information

**COMPLETE**

Address information is verified using the City of Mountain View's address database, which can be accessed using the [City's online GIS](#). If your address does not appear after typing in the address numbers, please contact the Mountain View Building Division at 650-903-6313. Please note: Street directions are abbreviated (e.g. West = W) and no punctuation is included (e.g. 500 W Castro St.)

**Project Address \***

139 Easy St

**REQUIRED:** Address must be entered and selected from the dropdown list to populate all required address fields. If all required address fields are not populated, the application will not be accepted.

**Project City \***

Mountain View

**Project State \***

CA

**Project Zip Code \***

94043

**Project Assessor Parcel Number**

16040028

## Heritage Tree Removal Information

COMPLETE

### Property Type \*

Multi-Family Residential Property

### Where is the Heritage Tree(s) located on the property? \*

On private property

### Number of Trees Proposed to be Removed \*

3

## Proposed Tree Removal No. 1

COMPLETE

### Type of Tree Species \*

Redwood #1

### Tree Circumference (in inches, measured 54" above grade) \*

107"

### Reason for Tree Removal:

Redwood roots raised concrete slab foundation and cost homeowner about \$20,000 to remove, then re-pour slab foundation. Bay Area Tree says it will

### Current Condition of Tree (Check all that apply) \*

- Tree is in poor health
- Tree is in danger of falling
- Tree is diseased with pests, insects, and/or beetles
- Tree is near end of the life span
- Tree is dead
- Tree has poor structure and/or an unbalanced canopy
- Tree is in good or fair health

### Is the tree impacted by construction activity or existing conditions? Check all that apply: \*

- Tree does not have proper growth space
- Tree removal is necessary to construct new improvements
- Tree is interfering with utility services (.g. electricity, gas, sewer, and/or water lines)
- Tree is growing in close proximity to a structure(s) and causing damage (or will in the near future)
- Other reason

### Please briefly describe your effort(s) to preserve the tree \*

The only option would be to dig a large trench between trees and 139 Easy, but not Bay Area Tree. Ken Ohm, such a trench would do stabilize trees. BATE's

## Proposed Tree Removal No. 2

COMPLETE

### Type of Tree Species \*

Redwood #2

### Tree Circumference (in inches, measured 54" above grade) \*

107"

**Reason for Tree Removal:**

Redwood roots raised concrete slab foundation and cost homeowner about \$20,000 to remove, then re-pour slab foundation. Bay Area Tree says it will

**Current Condition of Tree (check all that apply): \***

- Tree is in poor health
- Tree is in danger of falling
- Tree is diseased with pests, insects, and/or beetles
- Tree is near end of the life span
- Tree is dead
- Tree has poor structure and/or an unbalanced canopy
- Tree is in good or fair health

**Is the tree impacted by construction activity or existing conditions? Check all that apply: \***

- Tree does not have proper growth space
- Tree removal is necessary to construct new improvements
- Tree is interfering with utility services (.g. electricity, gas, sewer, and/or water lines)
- Tree is growing in close proximity to a structure(s) and causing damage (or will in the near future)
- Other reason

**Please briefly describe your effort(s) to preserve the tree. \***

The only option would be to dig a large trench between trees and 139 Easy, but per Bay Area Tree, Ken Ohm, such a trench would de-stabilize trees. PAT's

**Proposed Tree Removal No. 3**

**COMPLETE**

**Type of Tree Species \***

Alder (aldus)

**Tree Circumference (in inches, measured 54" above grade) \***

100"

**Reason for Tree Removal:**

1) Alder is located near 186E Ada (different location vs redwoods).  
2) Per Acculus Consulting, Katherine Naegels, tree is has brown rot, girdling.

**Current Condition of Tree (check all that apply): \***

- Tree is in poor health
- Tree is in danger of falling
- Tree is diseased with pests, insects, and/or beetles
- Tree is near end of the life span
- Tree is dead
- Tree has poor structure and/or an unbalanced canopy
- Tree is in good or fair health

**Is the tree impacted by construction activity or existing conditions? Check all that apply: \***

- Tree does not have proper growth space
- Tree removal is necessary to construct new improvements
- Tree is interfering with utility services (.g. electricity, gas, sewer, and/or water lines)
- Tree is growing in close proximity to a structure(s) and causing damage (or will in the near future)
- Other reason

**Please briefly describe your effort(s) to preserve the tree \***

Pruning about every 4 years

**Tree Replanting Information**

**COMPLETE**

**No. of Trees Proposed to be Replanted \***

6

The City's standard replacement requirement is 2 new trees for every 1 heritage tree removed. An in-lieu fee may be authorized if replacement is not feasible.

**Estimated Time to Plant Replacement Trees (following permit approval) \***

60 Days

**Property Owner Information**

**COMPLETE**

Property Owner is logged in as current user.

**First Name \***

Cindy

**Last Name \***

Graver

**Address \***

[REDACTED]

**Address (Continued)**

[REDACTED]

**City \***

[REDACTED]

**State \***

[REDACTED]

**Zip Code \***

[REDACTED]

**Email**

[REDACTED]

**Phone Number \***

[REDACTED]

**Applicant Information**

**COMPLETE**

Applicant is current logged in user.

**Applicant First Name \***

Cindy (Property Mgr)

**Applicant Last Name \***

Graver

**Applicant Phone Number \***

**Applicant Email Address \***

**Applicant Address \***

**Applicant Address (Continued)**

**Applicant City \***

**Applicant State \***

**Applicant Zip Code \***

**Signature**

**INCOMPLETE**

I hereby declare that I have read and understood the above information, and:



I acknowledge that:

1. I understand and agree that clicking on the box above identifies that I am the authorized applicant, as designated by the property owner(s), on this permit;
2. I hereby declare, under penalty of perjury, that the information stated on forms, plans, documents, and other materials submitted herewith in support of the application is true and correct to the best of my knowledge; and
3. It is my responsibility to inform the City, through the staff assigned to my permit, of any changes to information represented in this application submittal, including subsequent submittals, in a timely fashion.

Applicant: Cindy Graver

Signature date: 2025-11-07 04:01 PM

**Payment Details**

### 139 Easy Street (Application cont.)

#### Tree#1 (Redwood)

Redwood roots raised concrete slab foundation and cost homeowner about \$20,000 to remove, then re-pour slab foundation. Bay Area Tree says it will happen again if trees are not removed. The only option would be to dig a large trench between trees and 139 Easy, but per Bay Area Tree, Ken Ohm, such a trench would de-stabilize trees. BAT's report is available upon request.

#### Tree#2 (Redwood)

Redwood roots raised concrete slab foundation and cost homeowner about \$20,000 to remove, then re-pour slab foundation. Bay Area Tree says it will happen again if trees are not removed. The only option would be to dig a large trench between trees and 139 Easy, but per Bay Area Tree, Ken Ohm, such a trench would de-stabilize trees. BAT's report is available upon request.

#### Tree#3 (Alder)

Alder is located near 186B Ada (different location vs redwoods). Per Aesculus Consulting, Katherine Naegele, tree is has brown rot, girdling root, and other problems. KN estimates that 30% of the trunk is dead and canopy is showing significant die-back. Aesculus' report is available upon request.



Arborist Report

Report by: Bay Area Tree Specialists, Ken Ohm , ISA Certified Arborist FL-5626



Prepared for: Lynne North

Site Address: 139 Easy Street, Mountain View

Site Visit Date: Multiple 8/25-8/29 for Root Pruning

Report Date: 9/12

**Report Scope:** Evaluate Trees and Property for Root Issues. Assess after trenching inside the house to expose Roots and Root Pruning inside of the house.

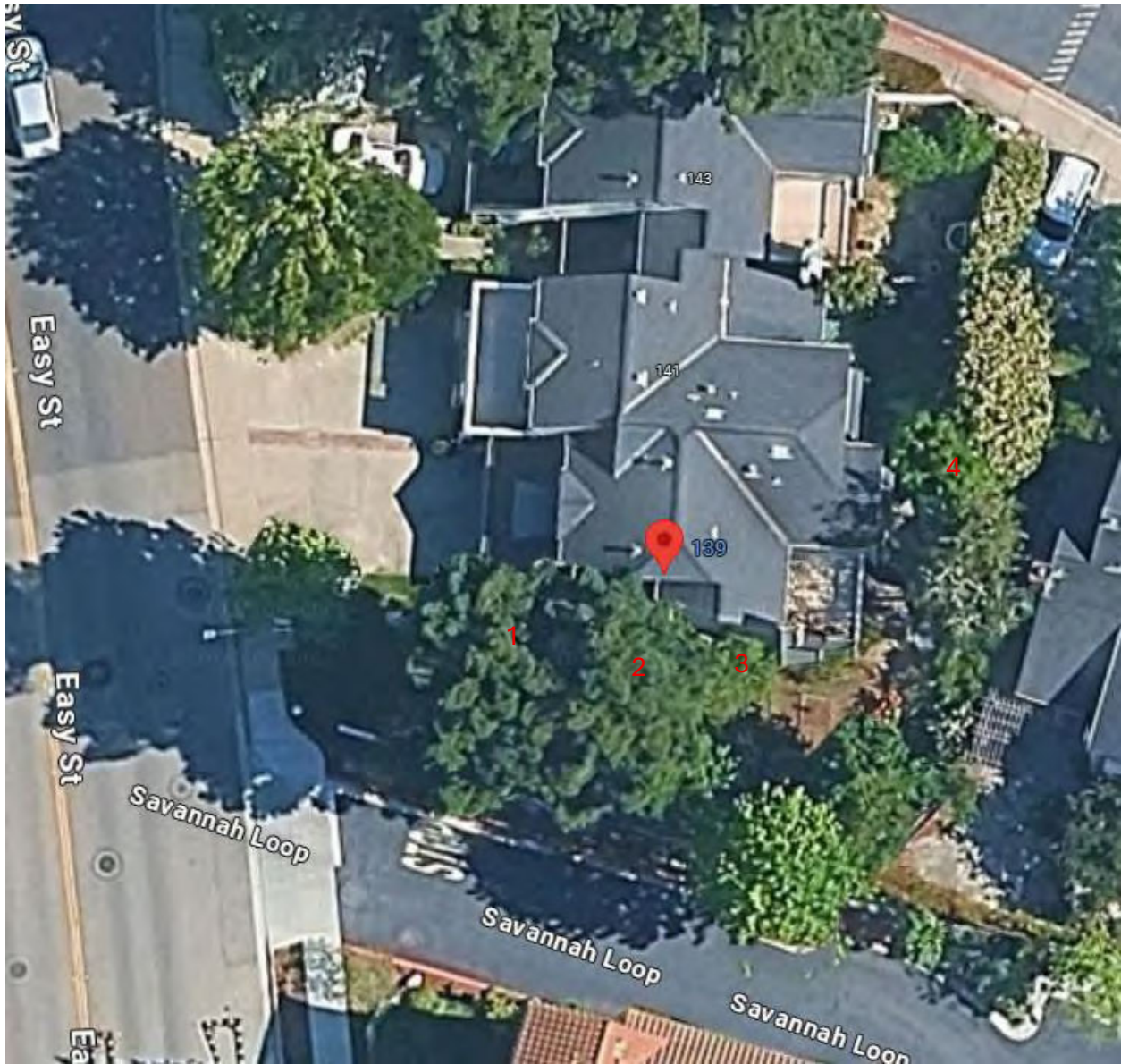
160-40-026

160-40-027

160-40-028

EASY  
SAVANNAH LP

160-43-014



1,2 Coast Redwood **Heritage Trees**

3 Peach, not a Heritage Tree

## Assessment Procedure

This assessment is based upon the standards and practices described within the American National Standard Institute (ANSI) A300 (Part 9) Tree Risk Assessment; a. Tree Structure Assessment Standard Practices. Designated tree was assessed according to a ground-based, Level 1 & 2 Basic Assessment in conformance with this Standard.

The Level 1-2 inspections and assessments were done with these categories:

- **Tree Characteristics:** Tree species were visually identified based on BATS's expertise. Tree health was measured through observations of foliage coloration, form and density. Other tree characteristics were visually inspected and assessed using visual signs and symptoms identified according to BATS's expertise.
- **Root Condition:** Obvious signs of significant decay or restrictions within the root system that is evident through observations of tree crown condition.
- **Trunk Defects:** Obvious signs of significant decay, cavities, large cracks, or any other major defects that are readily visible from the side observed and that may affect or represent a sign of the structural integrity of the tree.
- **Scaffold Branch/Tree Crown Defects:** Large dead branches, multiple and/or weak attachments, excessive end weight, and large broken branches hanging over targets.
- **Site Factors:** Obvious signs of recent construction activity and other action or conditions that may damage or restrict roots, or otherwise compromise tree structural stability. Soil types or conditions were not researched.
- **Targets:** Observations and signs of the presence of people and property within the fall zone of the trees and tree parts.

The time frame applied to estimate the likelihood of failure of tree or tree parts is 24 months as appropriate for site conditions and subject tree management practices.

**Tree Characteristics:** Trees 1 & 2, Coast Redwood, Sequioa sempervirens, 34" dbh 60' Height 45' Width. **These Are Heritage Trees as Defined by Mountain View**

**Root Condition:** Houses, Driveway, Road, raised Planter bed with Retaining Wall, and Drainage system present in the Critical Root Zone. There is Saturated soil/lawn around the Drain, Driveway, House walkway with puddles present in areas. There is Major Surface rooting from the Redwoods into this saturated area. Crack present from Roots in Walkway, Driveway, and inside the Living Room/Kitchen. Multiple 4" d Roots present at the front door. The Redwoods have very large surface roots present in the Planter Bed and have Rooted under the Raised Planter Bed wall and into the House. The Multiple Roots found in the Living Room after trenching. A 2" root is found in the Kitchen after Trenching. These Roots are cut clean to ISA Standards. The Perimeter has been trenched. The Trench is backfilled after the Root Pruning. Note the Roots of both Trees are overlapping and competing. See Pictures for details on all of the above.

**Trunk Defects:** Both Trees have Good Trunks and Trunk Flares. Both have good tapers.

**Scaffold Branch/Tree Crown Defects:** Compact, dense, and Good Canopies in both Trees. The Tops have been reduced or tore out. They are short trees for the Trunk dbh.

**Site Factors:** Houses, Driveway, Road, raised Planter bed with Retaining Wall, and Drainage system present in the Critical Root Zone. Trunks are near the house( 10'-14'). There is Saturated soil/lawn around the Drain, Driveway, House walkway with puddles present in areas. Full Sun and Wind exposure to trees.

**Targets:** House directly under the canopy with high occupancy rates. Driveway and Road in Target Zone. Targets aren't movable. The Rooting Damage is the major concern from these Trees. Root Damage is already present to the House exterior/interior, Walkway, and Driveway.

## **Findings and Conclusions**

The Redwoods have outgrown the design of the Planter Bed/Retaining Wall. The Saturated soil with standing water has promoted Large Rooting into the Property and House. The Rooting Problems are documented. This is a longstanding problem that is difficult to correct. The Roots have been allowed to grow around and under the house in these wet conditions for too long. The Large Surface Rooting, Standing Water, and Drainage issues should have been addressed earlier. **The Trenching and Root pruning inside the house is not a 100% guarantee that 100% of the Interior Roots were Found or Pruned. The Trenching has Depth and Width limitations due to the Structural Walls, Design, and Equipment Access. Roots can have Rooted outside of the Trenching Area due to the Saturation of the soil and the long time they have been allowed to grow this way.** The Construction Contractor should be contacted for all Cost Estimates/Structural Concerns with current and future Root Problems. **The Arborist's job involves only the Assessment of Trees and Roots.** The Construction Contractor or HOA is involved for all Property/Structural Assessments/Concerns with the effects of current and future roots. Please note there are other Redwoods in the area and they can root far also.

### **BATS Recommends the following Options, note that the Client must be aware of and accept the Residual Liability for the chosen Option:**

- 1:** Extensive Root Pruning outside of the house and monitoring. This option doesn't 100% prevent future root damage, but it can reduce the impacts. This is a very difficult job with varied results due to the poor access to expose the Roots, poor design, and the long time the roots have been allowed to grow as problems. Not all roots can be pruned as there is large rooting under a wide inaccessible area. Remove Peach and stump.
- 2:** Removal of 2 Redwoods, 1 peach, and stumps/roots. This Option Prevents the Major Future damage from Live Roots. Note that not all roots can be removed or ground as there is large Rooting under a wide inaccessible area.
- 3:** Monitoring roots and accepting the future damage by roots. Remove peach and stump.

**The Redwoods are Heritage Trees and the City of Mountain View's Regulations Should be followed.**



Tree profile and spread



Large Surface rooting, saturated lawn, puddles on walkway



Retaining wall shown for planter and water on walkway



Large Surface rooting at entrance



Lifting damage from roots



Interior damage



Roots from South Side



South Side



West Side Roots



West Side Roots. Perimeter is Trenched



Kitchen Roots



Clean cuts for Root Pruning. Perimeter is Trenched

This report, its findings and recommendations are submitted with the following understanding:

- Arborists are specialists in tree management and care who use their education, knowledge, training and experience to inspect and assess tree health and condition and identify measures that reduce risk of personal injury or property damage from trees exhibiting defects.
- This Report and/or Assessment is based upon the information provided by the Client, and Bay Area Tree Specialists education, knowledge, training, experience and diligent field investigation. Arborists cannot detect every condition that could possibly lead to the structural failure or decline in the health of a tree. Trees are living organisms that fail in ways we do not fully understand and cannot always predict. 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.
- This Report and/or Assessment is based on predictions of tree behavior during normal weather conditions and the condition of the tree at the time of the field inspection. Normal weather conditions are defined as wind less than 46 mph (40kts) in speed and rainfall that does not saturate the soil and destabilize the tree root system. Changes to tree or site conditions after completion of the field inspection that are caused by severe weather, construction, accidents, insects, disease or other agents may change the structural integrity of a tree or tree part and increase risk. These types of future changes in condition and their impact on the tree cannot be reasonably predicted during a risk assessment.
- This Report and/or assessment is restricted to the designated tree(s) and did not assess any other nearby trees that may present potential hazards to people or property.
- Recommendations for risk reduction treatments may involve considerations beyond the scope of the arborist's services such as cost, public sensitivity, property management considerations, and other issues. This assessment did not consider these factors but focused on the structural integrity of this tree and its relative risk to the public at the time of this inspection and during normal weather conditions.
- Trees can be managed, but they cannot be controlled. To live, work and play near trees is to accept some degree of risk. The only way to eliminate risk from trees is to remove trees, but this is not recommended unless recommended by a Qualified Arborist because it also eliminates the multitude of benefits provided by trees.

- Clients may choose to accept or disregard the recommendation of the arborist, or to seek additional advice.

## **QUALIFICATIONS, ASSUMPTIONS, AND LIMITING CONDITIONS**

Any legal description provided to the arborist is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the arborist cannot be responsible for the accuracy of information provided by others.

The arborist shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitrations, or trials by reason of this report unless subsequent contractual arraignments are made, including payment of an additional fee for such service.

This report and any appraisal value expressed herein represent the opinion of the arborist, and the arborist fee is not contingent upon the reporting of a specified appraised value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition 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 structural problems or deficiencies of plants or property may not arise in the future.

Please contact Ken Ohm, [REDACTED],com for any questions or to obtain further information regarding this assessment or report.

Ken Ohm

ISA #FL-5626

[REDACTED]