



City of Mountain View

Agenda

Parks and Recreation Commission and Urban Forestry Board

Wednesday, April 8, 2026

6:00 PM

Maple Room and Video Conference, 201 South Rengstorff Avenue, Mountain View, CA 94040

Spanish or Chinese interpretation via Zoom and translation of meeting materials are available at no cost upon request. Please contact the City by 5:00 p.m. at least two business days prior to the day of the scheduled meeting by phone at (650) 903-6608 or by email at mep@mountainview.gov.

Interpretación por medio de Zoom y traducción de los materiales de la reunión estarán disponibles sin costo alguno con solicitud previa. Favor de comunicarse con la Ciudad antes de las 5:00 p. m. al menos dos días hábiles antes de la reunión agendada al (650) 903-6608 o por correo electrónico a mep@mountainview.gov.

如有需要，可通过 Zoom 获取中文翻译版，会议材料翻译版免费提供。请至少在会议预定日期前两个工作日下午 5:00 前发送电子邮件至 mep@mountainview.gov 联系市政府。

This meeting is being conducted with a virtual component. Anyone wishing to address the Commission virtually may join the meeting online at: <https://mountainview.zoom.us/j/85027481875> or by dialing (669) 900-9128 and entering Webinar ID: 850 2748 1875. When the Chair announces the item on which you wish to speak, click the "raise hand" feature in Zoom or dial *9 on your phone. When the Chair calls your name to provide public comment, if you are participating via phone, please press *6 to unmute yourself.

1. CALL TO ORDER

2. ROLL CALL

3. MINUTES APPROVAL

3.1 Minutes Approval

Recommendation: Approve the March 17, 2026 minutes.

Attachments: [Minutes](#)

4. ORAL COMMUNICATIONS FROM THE PUBLIC

This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on the agenda. Speakers are limited to three minutes. State law prohibits the Commission from acting on non-agenda items.

5. NEW BUSINESS

5.1 Heritage Tree Appeal - 1145 Carver Place

Recommendation: Adopt a Resolution of the Urban Forestry Board of the City of Mountain View to Deny the Appeal, Uphold Staff's Decision, and deny the removal of one (1) Heritage Tree at 1145 Carver Place, to be read in title only, further reading waived (Attachment 1 to the memorandum).

Attachments: [Memo](#)
[ATT 1 - Resolution](#)
[ATT 2 - City Code](#)
[ATT 3 - Application](#)
[ATT 4 - Solar Analysis](#)
[ATT 5 - Notice of Decision](#)
[ATT 6 - Appeal](#)

5.2 Heritage Tree Appeal - 139 Easy Street

Recommendation: Adopt a Resolution of the Urban Forestry Board of the City of Mountain View to Deny the Appeal, Uphold Staff's Decision, and deny the removal of two (2) Heritage Trees at 139 Easy Street, to be read in title only, further reading waived (Attachment 1 to the memorandum).

Attachments: [Memo](#)
[ATT 1 - Resolution](#)
[ATT 2 - City Code](#)
[ATT 3 - Application and Arborist Report](#)
[ATT 4 - Notice of Decision](#)
[ATT 5 - Appeal and Posting Notice](#)

5.3 Shoreline Projects Update

Recommendation: Shoreline Manager Brady Ruebusch will provide an update on Shoreline projects.

6. COMMISSION/STAFF ANNOUNCEMENTS, UPDATES, REQUESTS, AND COMMITTEE REPORTS

No action will be taken on any questions raised by the Commission at this time.

7. ADJOURNMENT

NOTICE TO THE PUBLIC:

The agenda and staff reports are available online at mountainview.legistar.com.

Questions and comments regarding the agenda may be directed to the Community Services Department at (650) 903-6400 or prc@mountainview.gov.

The Commission may consider and act on items listed on the agenda in any order. Consideration of the matters noticed herein is not limited by the recommendations indicated herein.

Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance in this meeting, please contact the Community Services Department at (650) 903-6400. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b) (1))

ADDRESSING THE COMMISSION:

Interested persons are entitled to speak on any item on the agenda and should make their interest known to the Chair.

Anyone wishing to address the Commission on an item not on the agenda may do so during the "Oral Communications" part of the agenda. Speakers are allowed to speak once on any number of topics for up to three minutes. For any agenda item or for Oral Communications on nonagenda items, if there appears to be a large number of speakers, the Chair may reduce speaking time to no less than 1.5 minutes per speaker unless there is an objection from the Commission by majority vote.

Pursuant to Government Code Section 54954.3(b)(1), at least twice the allotted speaking time will be provided to a member of the public who utilizes a translator.



City of Mountain View

CITY HALL
500 CASTRO STREET

Legislation Text

File #: 206051, **Version:** 1

Minutes Approval

Approve the March 17, 2026 minutes.



City of Mountain View

Minutes - Draft

Parks and Recreation Commission and Urban Forestry Board

Tuesday, March 17, 2026

6:00 PM

Maple Room and Video Conference, 201 South Rengstorff Avenue, Mountain View, CA 94040

This meeting was conducted with a virtual component.

1. CALL TO ORDER

Chair Mitchner called the meeting to order at 6:02 p.m.

2. ROLL CALL

Present 5 - Commissioner Ronit Bryant, Commissioner Jonathan Davis, Commissioner IdaRose Sylvester, Vice Chair Sandy Sommer, and Chair Joe Mitchner

3. MINUTES APPROVAL

3.1 Minutes Approval

M/S Sylvester/Bryant - To approve the February 11, 2026 minutes.

Yes: 4 - Commissioner Bryant, Commissioner Davis, Commissioner Sylvester, and Chair Mitchner

Abstain: 1 - Vice Chair Sommer

4. ORAL COMMUNICATIONS FROM THE PUBLIC

Speaking from the floor:

Regarding foxtails at the Cuesta Annex:

-Bob Rich

Regarding burrowing owls at Shoreline and landscaping at the Cuesta Annex:

-Shani Kleinhaus

5. NEW BUSINESS

5.1 Parks and Recreation Strategic Plan - Updated Draft Review and Recommendation

Assistant Community Services Director Kristine Crosby presented a report and answered the Commission's questions.

Speaking from the floor and/or virtually:

- Bill Lambert
- Sheila Lederman
- Silja Paymer
- Shani Kleinhaus
- Albert Jeans
- Bruce England
- Lada Adamic
- Robert Cox
- Cliff Chambers
- Mary Dateo
- Rashmi
- Jessica Chohan
- Hala Alshahwany
- Henry
- April Webster
- Andrea
- Jim Zaorski (representing Zoe Zaorski, Kellen Bromelsiek, Marie Bechtel, Anita Stewart, Kaj Rekola)

M/S Bryant/Sommer - To forward a recommendation to the City Council to adopt the Parks and Recreation Strategic Plan, incorporating into the Plan ways to prioritize expansion of parks and open space to underserved areas of the city, taking into account dependence on school fields and 10-minute walking distance in addition to looking at acres per thousand. Identify opportunities and implement near-term improvements to benefit all parks and open space with an emphasis on planting native canopy trees and landscaping consistent with the Biodiversity and Urban Forest Plan.

Yes: 5 - Commissioner Bryant, Commissioner Davis, Commissioner Sylvester, Vice Chair Sommer, and Chair Mitchner

5.2 Public Safety Building, Project 20-49

Senior Project Manager Naveen Govind provided a presentation and answered the Commission's questions. Principal Project Manager David Printy and Assistant Public Works Director Arango answered the Commission's questions.

Speaking from the floor and/or virtually:

- Bruce England
- Mary Dateo
- Rashmi
- April Webster

M/S Bryant/Sylvester - To direct staff to come back to the PRC with a revised mitigation plan focusing on canopy replacement with a preponderance of native trees at a 2:1 replacement for Heritage Trees and a 1:1 for non-Heritage trees. Explore placement of mitigation trees within the neighborhood and immediate area if on-site space is not available for all mitigation trees.

Yes: 4 - Commissioner Bryant, Commissioner Sylvester, Vice Chair Sommer, and Chair Mitchner

No: 1 - Commissioner Davis

6. COMMISSION/STAFF ANNOUNCEMENTS, UPDATES, REQUESTS, AND COMMITTEE REPORTS

Assistant Community Services Director Kristine Crosby updated the Commission on the following:

- Recreation registration numbers
- Upcoming Recreation special events

Assistant Community Services Director Brenda Sylvia updated the Commission on the following:

- Mural painting started on Rengstorff maintenance building
- Future PRC meeting items

7. ADJOURNMENT

Chair Mitchner adjourned the meeting at 11:29 p.m.



Legislation Text

File #: 206049, Version: 1

Heritage Tree Appeal - 1145 Carver Place

Adopt a Resolution of the Urban Forestry Board of the City of Mountain View to Deny the Appeal, Uphold Staff's Decision, and deny the removal of one (1) Heritage Tree at 1145 Carver Place, to be read in title only, further reading waived (Attachment 1 to the memorandum).

DATE: April 8, 2026

TO: Urban Forestry Board

FROM: Russell Hansen, Urban Forest Manager

SUBJECT: **Heritage Tree Removal Application Appeal—1145 Carver Place**

RECOMMENDATION

Adopt a Resolution of the Urban Forestry Board of the City of Mountain View to Deny the Appeal, Uphold Staff’s Decision, and deny the removal of one (1) Heritage Tree at 1145 Carver Place, to be read in title only, further reading waived (Attachment 1 to the memorandum).

BACKGROUND

Article II, Protection of the Urban Forest, Sections 32.22 through 32.39 of the Mountain View City Code (MVCC or Code) was established to preserve certain trees designated as Heritage trees within the City of Mountain View. The preservation program contributes to the welfare and aesthetics of the community and retains the great historical and environmental value of these trees. The Code requires a permit be obtained prior to removal of a Heritage tree, and City staff, under the authority granted in the Code to the Community Services Director, has been designated to review and approve, conditionally approve, or deny removal permit applications. Under the Code, there are specific criteria for granting a permit to remove a Heritage tree. The determination on each application is based upon a minimum of one of the conditions set forth in the Code (Attachment 2).

MVCC Section 32.31 allows any person aggrieved or affected by a decision on a requested removal to appeal the decision by written notice within 10 calendar days after the notice of the decision is posted or mailed.

HERITAGE TREE REMOVAL APPLICATION

An application to remove one (1) *Sequoia sempervirens*, Coast Redwood (hereinafter referred to as “Redwood”) at 1145 Carver Place was submitted by the property owner, Ted Rees (“Applicant”), on March 11, 2025 (Attachment 3). On the application, the property owner marked One (1) of the boxes under reasons for removal for the consideration of the tree:

- “Tree is growing in close proximity to structures and causing damage (or will in the near future).”

The Applicant also provided the following comments for consideration within the removal application:

“The tree is too big and destroying adjacent driveways and sidewalk. One driveway has been replaced twice, with roots cut. The other driveway replaced once and ground down once to reduce tripping hazard. The low branches have been cut. In the recent wind, multiple branches broke and were cut off. The tree was trimmed to reduce wind load. There is unknown danger of falling.”

The Redwood tree was denied a permit for removal by staff because it did not meet the criteria under MVCC Section 32.35. Specifically, the denial notice set forth the following:

“Tree is in good health and no evidence of structural issues or pest/disease were identified. Future limb failures can be reduced or eliminated through pruning for end weight reduction. Tree is located 24”-36” from the two adjacent driveways and appears to have caused some lifting of concrete that requires repair. Unable to determine impact of the driveway repair work given limited understanding of roots which were not visible at time of inspection. Once driveway is removed, staff can better evaluate impact of additional root removal that may be required. Property owners should also consider replacing driveway with interlocking/permeable pavers to limit replacement. No structures currently impacted. Does not meet ordinance criteria for removal.”

Notice of the City’s decision was posted on December 2, 2025 (Attachment 5).

An appeal (Attachment 6) was filed on December 5, 2025, by the Applicant disputing staff’s findings and expressing concerns regarding the Redwood’s impact on solar power in the winter.

City staff sent some follow up questions after the appeal was submitted to help with the review process, and the questions were specifically the Applicant’s building permits for solar panels, solar design and potential impacts of the tree to the solar arrays (Attachment 4). The Applicant provided a response, and in summary, has not applied for a building permit to install solar because, according to the Applicant, no feasibility study has been completed, and the Applicant feels the current Redwood tree prohibits adequate sun light for the panels (Attachment 4).

Notice of the appeal was posted on January 8, 2026 (Attachment 6).

SPECIE PROFILE

SEQUOIA SEMPERVIRENS

The *Sequoia sempervirens* Coast Redwood is a tree native to the coastal mountain range of Northern California and Oregon, where they can grow to a height of two hundred (200) feet and provide as much as one hundred (100) feet of canopy spread. In the urban environment, however, they typically only reach heights of one hundred (100) feet and provide up to sixty (60) feet of canopy cover.

While this species has only a limited number of pest and disease issues and is hardy in its native range, it is known to be very drought-sensitive with warmer temperatures and limited coastal fog.

STAFF’S EVALUATION

When evaluating Heritage tree removal applications, staff considers if the reason(s) for removal on the application matches what is observed in the field and whether any of the criteria under Section 32.35 of the MVCC is met, with an emphasis on the intent to preserve heritage trees, as required by the City Code.

Sequoia sempervirens

This Redwood is located in the front yard (adjacent to the sidewalk) of the property and provides canopy cover to at least two (2) properties. This Redwood is considered a street tree because it is located within ten (10) feet of the roadway, and the City of Mountain View provides pruning services for this tree. Staff estimates this Redwood to be approximately ninety (90) feet tall with a spread of approximately twenty (20) feet and diameter of forty-seven (47) inches. Overall, the canopy is in good health, and the live crown ratio is appropriate for the species. Staff estimate the tree to be sixty (60) years old. The Redwood is a heritage tree under MVCC Sec. 32.23(c)(3) as its circumference is greater than twelve (12) inches in circumference when measured at fifty-four (54) inches above natural grade.

Staff's initial inspection of the Redwood showed an overall healthy canopy with fair structure and no pest or disease issues. The Redwood has previously had its canopy raised to approximately twenty (20) feet for clearance above the nearby driveways. There were no reports of prior large limb failures, but the overall canopy has been thinned out to increase light or reduce wind impacts to the tree. It should also be noted that prior pruning may have removed more than the recommended foliage from the interior of the tree.

While staff did not have the opportunity to inspect the root system under the two adjacent private driveways, staff believe careful, selective, root pruning is an option to preserve the Redwood while repairing both driveway locations. It should also be noted the driveway uplift at 1149 Carver Place is located on the opposite side of the driveway from the base of the Redwood and may be associated with the roots of a nearby ash tree. The public sidewalk contains an approximate one (1) inch uplift, and it is staff's opinion that it can be repaired without removal by the City of Mountain View Streets Division at no cost to the property owner.

Redwoods are considered to be tolerant of limited root pruning, increasing the likelihood the Redwood can withstand the impacts of the driveway replacement. It is recommended that supplemental deep root watering and tree protection measures be followed to reduce the impact of the driveway replacements. An alternative driveway material such as interlocking concrete pavers may also be considered for the replacement driveway to allow for easier repairs in the future.

While staff understand the Redwood tree reduces the amount of solar sun which reaches the rooftop of 1145 Carver Place home, the current home does not contain solar panels, there are no developed plans for solar and it is uncertain if solar panels can be installed without significant modification of the roof. In the event these obstacles are addressed, the property owner can submit a new application citing a material change in circumstances under MVCC Sec. 32.31(e).

In looking at the criteria for removal under MVCC Sec. 32.35, staff's evaluation did not find any of the criteria met, as follows:

1. The condition of the tree with respect to age of the tree relative to the life span of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services.

Staff's evaluation of the tree did not find that the condition of the tree required its removal, as it's overall health and structure is good, and there is no evidence of any nuisance, damage, or interference issues that cannot be addressed through corrective pruning or other means.

2. The necessity of the removal of the heritage tree in order to construct improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties.

Staff's evaluation of the tree did not find that removal of the heritage tree was necessary in Order to construct improvements because there are no improvements proposed. Although the Applicant's appeal referenced the installation of solar panels, the Applicant did not provide any substantiating information that this type of improvement is proposed, as no building permits or plans for solar panel installation exist at this time.

3. The nature and qualities of the tree as a heritage tree, including its maturity, its aesthetic qualities such as its canopy, its shape and structure, its majestic stature and its visual impact on the neighborhood.

Staff's evaluation of the tree found that the tree and structure of the canopy is good and the tree provides significant value and benefit to the neighborhood, therefore this criteria was not met.

4. Good forestry practices such as, but not limited to, the number of healthy trees a given parcel of land will support and the planned removal of any tree nearing the end of its life cycle and the replacement of young trees to enhance the overall health of the urban forest.

Staff's evaluation of the tree did not find that the tree should be removed due to good forestry practices as no facts to support this criteria were provided or observed.

Representative Photos

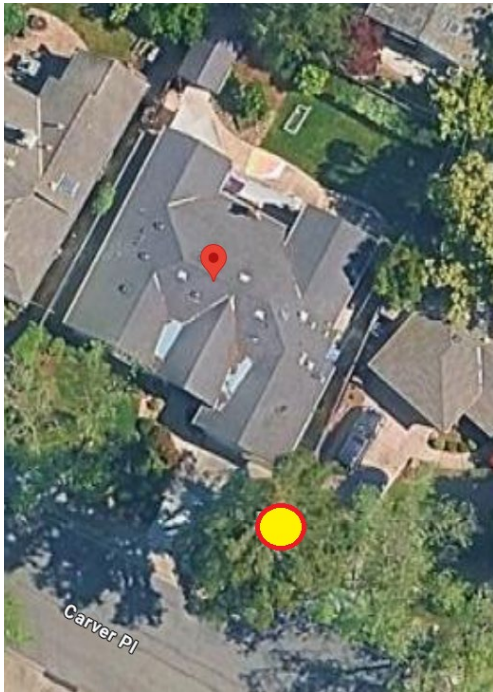


Photo #1
Aerial image showing trees of concern in lower right



Photo #2
Streetview which shows the tree of concern from the street



Photo #3
Photo of the tree looking Northeast.



Photo #4
Photo of the tree facing northwest



Photo #5
Photo of 2" uplift driveway damage



Photo #6
Photo of 3" uplift driveway

URBAN FORESTRY BOARD

The Parks and Recreation Commission serves as the Urban Forestry Board (Board) for Heritage tree appeals under MVCC Section 32.26. The Board must consider whether to uphold staff's decision and deny the appeal or overturn that decision using the criteria set forth in MVCC Section 32.35. The Board must support its decision with written findings. Staff has provided the Board with a draft resolution with findings upholding staff's decision to deny the removal of the one (1) Heritage Tree. If the Board overrules staff's decision and allows for removal of the one (1) Heritage Tree, staff recommends the Board make their findings orally, and staff will include the findings and decision in this meeting's written minutes.

SUMMARY

Staff recommends denying the appeal and denying the removal of the one (1) Heritage Tree.

RH/AF/4/CSD
228-10-09-24M

- Attachments:
1. Resolution
 2. Mountain View City Code, Article II, Protection of Urban Forest
 3. Heritage Tree Application for Removal Permit
 4. Email on Solar Analysis
 5. Heritage Tree Notice of Decision
 6. Heritage Tree Appeal and Notice

CITY OF MOUNTAIN VIEW URBAN FORESTRY BOARD
RESOLUTION NO.
SERIES 2026

A RESOLUTION OF THE URBAN FORESTRY BOARD OF THE CITY OF MOUNTAIN VIEW TO DENY THE APPEAL, UPHOLD STAFF'S DECISION, AND DENY THE REMOVAL OF ONE HERITAGE TREE AT 1145 CARVER PLACE

WHEREAS, an application was received for the removal of One Heritage Tree at 1145 Carver Place on March 11, 2025; and

WHEREAS, on December 2, 2025, the Forestry Division issued a decision on the application denying the removal of One Heritage Tree; and

WHEREAS, the decision denying the removal of the Heritage Tree was timely appealed; and

WHEREAS, at its duly noticed public hearing on April 8, 2026, the Urban Forestry Board considered the appeal of the application for removal of the Heritage Tree and independently reviewed and considered the application, staff report, public testimony, Heritage Tree Ordinance, and other information in the record; now, therefore, be it

RESOLVED by the Urban Forestry Board of the City of Mountain View that the Heritage Tree Removal Permit appeal is hereby denied, and the Heritage Tree shall be preserved, based on the required findings pursuant to Mountain View City Code Section 32.35 set forth below:

1. The City Code requires the preservation of all healthy Heritage trees unless specific criteria are met pursuant to Mountain View City Code Section 32.35.
2. The City Code places emphasis on the preservation of trees and when mitigation is possible, efforts should be made to preserve trees as opposed to removal.
3. The Urban Forestry Board determines that the removal of the Heritage tree does not meet any of the criteria set forth in City Code Section 32.35 as follows:
 - a. The condition of the tree with respect to age of the tree relative to the life span of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services. (Section 32.35(a)(1))

The Urban Forestry Board agrees with staff's evaluation of the tree which did not find that the condition of the tree required its removal as its overall health and structure is good, and there is no evidence of any nuisance, damage, or interference issues that cannot be addressed through corrective pruning or other means.

- b. The necessity of the removal of the Heritage tree in order to construct improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties. (Section 32.35(a)(2))

The Urban Forestry Board agrees with staff's evaluation of the tree that did not find that removal of the heritage tree was necessary in order to construct improvements because there are no improvements proposed. Although the Applicant's appeal referenced the installation of solar panels, the Applicant did not provide any substantiating information that this type of improvement is proposed, as no building permits or plans for solar panel installation exist at this time.

- c. The nature and qualities of the tree as a Heritage tree, including its maturity, its aesthetic qualities, such as its canopy, its shape and structure, its majestic stature, and its visual impact on the neighborhood. (Section 32.35(a)(3))

The Urban Forestry Board agrees with staff's evaluation of the tree that found that the tree and structure of the canopy is good and the tree provides significant value and benefit to the neighborhood, therefore this criteria was not met.

- d. Good forestry practices, such as, but not limited to, the number of healthy trees a given parcel of land will support and the planned removal of any tree nearing the end of its life cycle and the replacement of young trees to enhance the overall health of the urban forest. (Section 32.35(a)(4))

The Urban Forestry Board agrees with staff's evaluation of the tree that did not find that the tree should be removed due to good forestry practices as no facts to support this criteria were provided or observed.

This decision of the Urban Forestry Board is final. The time within which judicial review of this decision must be filed is governed by Code of Civil Procedure Section 1094.6. Notice of this decision shall be posted at the site, City Hall and at the Forestry Division Office.

ARTICLE II. PROTECTION OF THE URBAN FOREST***SEC. 32.35. Criteria for removal; Conditions; Findings.**

- a. **Criteria for removal.** The determination on each application shall be based upon a minimum of one of the following criteria; however, the decision-maker shall consider additional criteria, if applicable, in weighing the decision to remove a heritage tree, with an emphasis on the intent to preserve heritage trees.
 1. The condition of the tree with respect to age of the tree relative to the life span of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services.
 2. The necessity of the removal of the heritage tree in order to construct improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties.
 3. The nature and qualities of the tree as a heritage tree, including its maturity, its aesthetic qualities such as its canopy, its shape and structure, its majestic stature and its visual impact on the neighborhood.
 4. Good forestry practices such as, but not limited to, the number of healthy trees a given parcel of land will support and the planned removal of any tree nearing the end of its life cycle and the replacement of young trees to enhance the overall health of the urban forest.
 5. **Balancing criteria.** In addition to the criteria referenced above which may support removal, the decision-maker shall also balance the request for removal against the following which may support or mitigate against removal:
 - A. The topography of land and effect of the requested removal on erosion, soil retention, water retention, and diversion or increased flow of surface waters.
 - B. The effect of the requested removal on the remaining number, species, size and location of existing trees on the site and in the area.
 - C. The effect of the requested removal with regard to shade, noise buffers, protection from wind damage and air pollution and the effect upon the historic value and scenic beauty and the health, safety, prosperity and general welfare of the area and the city as a whole.

- b. **Conditions of approval.** Approval of an application for a permit may include reasonable conditions to insure compliance with the content and purpose of this article, including but not limited to:
1. Requiring the replacement or placement of an additional tree or trees on the subject property or off-site to offset the loss of a tree, limbs, or encroachment into the drip line. The number, species, size and location of said replacement tree(s) shall be determined by the director upon recommendation of the city arborist.
 2. Requiring construction fencing or barriers to protect adjacent heritage trees or other landscaping.
 3. Requiring protective grading requirements to avoid damaging the root structure of the tree or adjacent trees.
 4. Requiring posting of a security bond to ensure that replacement trees are planted and become established (one year after planting) and to compensate for the lost trees due to illegal removal.
 5. Requiring the relocating of a tree on-site or off-site, or the planting of a new tree on-site or off-site to offset the loss of a tree.
 6. Requiring a maintenance and care program be initiated to ensure the continuing health and care of heritage trees on the property.
 7. Requiring payment of a fee or donation of a boxed tree(s) to the city or other public agency to be used elsewhere in the community should a suitable replacement location of the tree not be possible on-site. The fee for replacement of a tree or trees shall be, at a minimum, based on the cost of a 24" boxed tree of same species, delivered and installed.
- c. **Findings.** If a permit is denied or conditions are attached, the director or decision-maker shall provide the applicant with a written statement of the reasons for said denial or conditions based upon the criteria and conditions set forth in this section.
- d. **Off-site replacement option.** An applicant for a preremoval permit may request that any replacement trees be placed off-site or that he/she be permitted to pay a fee in lieu of replacement. The decision-maker shall consider the request in light of the balancing criteria set forth in Section 32.35(a)(5), above.

Application History

3/11/2025 21:55:20 pm - Application started
3/11/2025 22:05:20 pm - Status Update: SubmitStart
3/11/2025 22:05:21 pm - Created project HTR-10112 in PDox
3/11/2025 22:05:21 pm - Status Update: Complete
3/11/2025 22:05:20 pm - Application submitted

Request Name: Remove 2 Heritage / Street 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 *

1145 Carver Pl

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 *

94040

Project Assessor Parcel Number

17009028

Heritage Tree Removal Information

COMPLETE

Property Type *

Single-Family Residential Property

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

Adjacent to the street or sidewalk (in the public right-of-way)

Number of Trees Proposed to be Removed *

2

Proposed Tree Removal No. 1

COMPLETE

Type of Tree Species *

ash

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

75

Reason for Tree Removal:

Tree is in danger of falling.

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 *

This tree has been trimmed of dead branches every year or so.

Proposed Tree Removal No. 2

COMPLETE

Type of Tree Species *

red wood

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

150

Reason for Tree Removal:

The tree is too big and destroying adjacent driveways and sidewalk. One driveway has been replaced twice with roots cut. The other driveway replaced

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 low branches have been cut. In the recent wind, multiple branches broke and were cut off. The tree was trimmed to reduce wind load. There is unknown

Tree Replanting Information

COMPLETE

No. of Trees Proposed to be Replanted *

0

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) *

More Than 90 Days

Property Owner Information

COMPLETE

Property Owner is logged in as current user.

First Name *

Ted

Last Name *

Rees

Address *

[Redacted]

Address (Continued)

City *

Mountain View

State *

CA

Zip Code *

94040

Email

[Redacted]

Phone Number *

[Redacted]

Applicant Information

COMPLETE

Applicant is current logged in user.

Applicant First Name *

Ted

Applicant Last Name *

Rees

Applicant Phone Number *

[Redacted]

Applicant Email Address *

[Redacted]

Applicant Address *

[Redacted]

Applicant Address (Continued)

[Redacted]

Applicant City *

Mountain View

Applicant State *

CA

Applicant Zip Code *

94040

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: Ted Rees

Signature date: 2025-03-11 10:05 PM

Payment Details

[Home](#) | [Profile](#)

1145 Carver Place (Application Continued)

Tree removal#2 (Redwood)

Reason for Tree Removal: The tree is too big and destroying adjacent driveways and sidewalk. One driveway has been replaced twice, with roots cut. The other driveway replaced once and ground down once to reduce tripping hazard.

Please briefly describe your effort(s) to preserve the tree: The low branches have been cut. In the recent wind, multiple branches broke and were cut off. The tree was trimmed to reduce wind load. There is unknown danger of falling.

Feisthamel, Matthew

From: Ted Rees [REDACTED]
Sent: Friday, December 12, 2025 12:07 AM
To: Feisthamel, Matthew
Subject: Re: HTR-10112 (1145 Carver Place)
Attachments: slope and shade.jpg

CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.

Hi Matt

Thanks for the quick response.

Those are all good questions.

Answers to your questions:

1) Permit applied for? No. There is no sense applying for a permit unless a feasibility study indicates that solar makes sense. To make sense, the panels must get adequate sunshine. In the early days, you could get credit for solar power sent to the grid, which would turn down the gas fired turbines, and get full credit any day of the 1 year period. That is economical for both the homeowner and PG&E. But a few years ago, that credit was eliminated giving (in my understanding) about 5 cents/KWH for dumping to the grid, accumulated monthly. That means in the winter with shade the panels are rather useless. Even without shade problems, and clear days, winter energy production is about half that of summer. So to avoid the 5 cent/KWH credit, it is required to have batteries to store the daytime excess for use at night. Batteries cost more than solar! That change for batteries was required because PGE did not have enough gas fired turbines to turn off in the summer. PG&E does not have any way to benefit from excess solar! What can they do?

2) Do I have a design to share?

In August of 2023, I got 7 quotes for solar with 1 battery from 7 different installers. They varied from 17 panels to 25 panels, from

5.1KW to 7.6KW, from \$25.7K to \$49.1K (no rebates included). But, these were initial offers with no analysis of where the panels would be placed. Below is a GMAP drawing showing some of the places with some southern exposure, and shade sources. In the lower left corner where the ash tree is to be removed, it is possible that a ground mount system could be placed that might be usable.

3)

1. If you have a design, how will the tree impact the solar arrays?

There is no sense making a solar system if in the months of winter the panels can't get enough sun. The attached drawings show the roof areas that might work. Note that there are a lot of roof hardware in the way. I was thinking of modifying the front roof to give it a large unobstructed solar area. Or recently putting a ground mount where the ash tree will be missing. ... But zoning may interfere with either of those possibilities. I was also considering putting solar in the back yard. But, that requires a shade analysis. The redwood will cast a shadow over the entire roof, and back yard in the winter.

A crazy thought is to lop off the lower branches of the redwood in concert with a modified front roof.. In winter the sun drops to 29 degrees slope at noon, and 15 degrees +/- 45 degrees from south from a panel. That means 55 feet rise for 100 feet panel to tree at 29 degrees, and 27 feet rise for 100 feet panel to tree at 15 degrees. A quick look suggests no branches up to 50 feet!

In the summer the shade doesn't extend so far. So it circles around the west, north, east side near the base of the tree, with a minimum northern radius of perhaps 50'. It might destroy summer solar benefits in the front yard.

No doubt there will be some houses that cannot benefit from solar PV, without drastic measures. For them battery-only systems may help. But, that will require help from PG&E. For instance, the batteries could be charged with excess solar dumped to the grid from 10:30 am to 2:30 PM, and then discharged to the home as required the rest of the day. But I think that now the difference between the cost of utility power between those hours and the rest of the day is not great enough to compensate for the ~10% loss in energy of the battery system.

I await your comments.

Ted

On Thu, Dec 11, 2025 at 11:42 AM Feisthamel, Matthew <Matthew.Feisthamel@mountainview.gov> wrote:

Hello Ted,

Appeal received for the redwood tree. I have a few follow up questions.

1. Did you submit for building permits to install solar panels?
2. Do you have a solar panel installation design you can share?
3. If you have a design, how will the tree impact the solar arrays?

Thank you,



Matt Feisthamel

Urban Forest Coordinator
Community Services Department

650-903-6247 | MountainView.gov



HERITAGE TREE REMOVAL ACTION PENDING

Location: 1145 CARVER PL

Type of Tree: COAST REDWOOD (TREE #2 – FACID #3290)

Upon the completion of a field inspection, Forestry Division staff has determined that the request to have the tree/trees removed be:

 APPROVED X DENIED

CONDITION OF TREE/CONDITIONS AFFECTING THE TREE: Tree is in good health and no evidence of structural issues or pest/disease were identified. Future limb failures can be reduced or eliminated through pruning for end weight reduction. Tree is located 24"-36" from the two adjacent driveways and appears to have caused some lifting of concrete that requires repair. Unable to determine impact of the driveway repair work given limited understanding of roots which were not visible at time of inspection. Once driveway is removed, staff can better evaluate impact of additional root removal that may be required. Property owners should also consider replacing driveway with interlocking/permeable pavers to limit replacement. No structures currently impacted. Does not meet ordinance criteria for removal.

Any person wishing to appeal this action must file an appeal, with fee, with the City Clerk's Office, 500 Castro Street, Mountain View, CA. The Office is open for drop-ins Monday to Friday, 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m. Appeals must be submitted by **5:00 p.m., December 11, 2025.**

For further information regarding this Heritage Tree Removal Notice, contact the Forestry Division Office at (650) 903-6273.

Date Posted: December 2, 2025

Russell Hansen, Urban Forest Manager

Distribution: Post, Forestry, City Clerk



December 2, 2025

Ted Rees



9589 0710 5225 3175 2356 49

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<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	
Sent To	Ted Rees	
Street	[Redacted]	
City, State	[Redacted]	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

HERITAGE TREE REMOVAL APPLICATION: **1145 CARVER PL/HTR-10112**

Dear Ted:

One of the two requests to remove two Heritage Street Trees was approved. Please continue reading for more information.

Your request to remove one (1) Modesto Ash (FACID #3289) heritage street tree (as identified in your application - Tree #1) has been approved after a field inspection and review by the Urban Forestry Division.

Your removal request is defined by the City Ordinance, Article I, in accordance with the Mountain View City Code, Article II, Section 32.35, Paragraph (2), which states:

The necessity of the removal of the heritage tree in order to construct improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties.

However, your request to remove one Coast Redwood (FACID #3290) Heritage Street Trees (as identified in your application- Tree #2) is denied after a field inspection and reviewed by the Urban Forest Division. Following the Forestry staff's inspection, it was observed that the Heritage tree does not fit the criteria for removal.

This decision has been posted on the property. Please refer to the enclosed Heritage Tree Notice for an explanation of the appeal process. If no appeals are received, your permit to remove the one Modesto Ash Tree (Tree #1) will be mailed on the first business day after the ten-day (10) posting period. The permit is valid for two years from the effective date.

It is the Urban Forestry Division's responsibility to remove City-maintained Street Tree(s). However, the City of Mountain View has a Community Tree Master Plan that recognizes the significance of environmental and socioeconomic benefits provided by trees and their relationship with community values and expectations for a high quality of life. In order to enhance and maintain our tree canopy in the City whenever a street tree is removed a new tree is required to be planted unless staff determines the property exempt from a replant based on existing canopy coverage. The City's Urban Forestry Division will schedule the removal of the tree in the next 90 to 120 days. After the stump is scheduled and removed, the City Arborist will reach out regarding the planting of a new 15 gallon street tree.

If you have any questions, please call our office at (650) 903-6273.

Sincerely,

A handwritten signature in blue ink, appearing to read 'RH', with a horizontal line extending to the right.

Russell Hansen
Urban Forest Manager

HERITAGE TREE APPEAL NOTICE

The decision to deny the removal of this Heritage Tree has been appealed. An appeal shall automatically stay issuance or denial of the Heritage Tree Notice to remove or deny removal of the tree(s) identified on the notice (Mountain View City Code Section 32.31). An appeal hearing has been set before the Urban Forestry Board for

Wednesday, March 11, 2026 at 6:00 PM, in the Maple Room of the Community Center 201 S. Rengstorff Ave, Mountain View, CA 94040. Meeting will also be in Zoom format and will be available on our website under Parks and Recreation Commission when the new agenda is ready as we get closer to the date. For information regarding the appeal, please contact the Forestry Division Office at 650-903-6273.

This notice shall be posted until a final decision has been rendered.



Posted By

01/08/26

Date

City of Mountain View
Urban Forestry Division
231 North Whisman Road
P.O. Box 7540
Mountain View, CA 94039-7540



COMMUNITY SERVICES DEPARTMENT
URBAN FORESTRY DIVISION
 231 North Whisman Road, P.O. Box 7540
 Mountain View, CA 94039-7540
 650-903-6273 | MountainView.gov

January 8, 2026

Ted Rees

HERITAGE TREE APPEAL: 1145 CARVER PL/HTR-10112

Dear Ted:

Please be advised that the Urban Forestry Division has scheduled the appeal hearing for the denied removal of one (1) Coast Redwood Heritage Street Tree (FACID #3290).

The Urban Forestry Board will review this appeal at their meeting on **Wednesday, March 11, 2026 at 6:00 PM**. The meeting will be held at the Community Center – Maple Room, 201 S. Rengstorff Ave, Mountain View, CA and will also be available via Zoom. If you would like to join the hearing via Zoom you will be able to find the link at <https://mountainview.legistar.com/Calendar.aspx>.

You are invited to attend this meeting and present your concerns to the Board. An example of what to expect at the hearing is: staff will present a report. The appellant will have up to 10 minutes to speak. The Commission may ask questions of any presenters, including staff and the appellant. The Commission will open and close public comment. Staff will have an additional 2 minutes for final comments, and the appellant will also have 2 minutes for final remarks. Afterward, the Commission will begin deliberations, make a motion, and vote.

Sincerely,

Russell Hansen
 Urban Forest Manager

9589 0710 5270 3175 2356 70

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Postage \$ _____ Total Postage and Fees \$ _____	
Sent to Ted Rees Street 2296 Sun Mor Ave City Mountain View, CA 94040	

32



Matt Feisthamel
Urban Forest Coordinator
Community Services Department

Subject: Re: HTR-10112 (1145 Carver Place) Redwood Tree Removal! Request Denial - Appeal
December 4, 2025

In my thinking, the criteria that Mountain View uses to decide to *remove* or not remove a heritage tree seems flawed. As close as I can tell, the default decision is to preserve the tree, and only remove it if the damage it generates is excessive, or it is a significant threat of collapse that could cause damage or injury or expense. Of course every tree will eventually pose an issue with collapse, and an ongoing issue of maintenance of the tree and surrounding area.

There are good reasons for these criteria, for nature, for shade, for beauty, for property value. In the past, it was difficult to find a reason to decide differently. I suppose sometimes a development project ended up removing trees simply because they were in the way of the development.

But we are not living in the past. Now we have the issue of Climate Change to consider. This is not a far in the future problem. The Climate has already changed. The weather patterns are not the same as they were 3 decades ago. At a mere 1.5 degree C increase in average temperature increase, the poles and mountain glaciers are melting into oblivion. Extreme weather events like temperature, storms, droughts are more severe and unpredictable than they used to be. California is now plagued by bigger fires, more often. The recent Los Angeles fires wiped out SO square miles of homes and small businesses.

The science of climate change is very clear. CO2 acts as an inhibitor of heat radiation leaving the earth. The earth moves in the vacuum of space, where electromagnetic radiation is free to pass. The earth is heated by the sun, and cooled by the radiation from the warm earth. The action of CO2 on heat radiation is similar to the action of fog on visible light. The heat is scattered in random directions by the CO2 gas molecules. Some of the radiation passes to space. Some of the radiation goes back to earth. From space the heat radiation depends on the temperature in the upper portion of the atmosphere.

James Hansen decades ago while at NASA found that Venus underwent a CO2 runaway event that heated up the planet, boiling the water into steam, where in the upper atmosphere the water molecules were split into Hydrogen and Oxygen by solar radiation. The hydrogen was lost to space, and the oxygen went to making more CO2. Lead melts on the surface of Venus under the dense atmosphere of CO2.

Climate Change is a giant human trap. Here is how it works. People are herd animals. No one wants to behave differently than every else. People like the easy life. Technology reduces human manual labor. Energy runs the technology. Big business controls the production. Every business has to make more than they spend, and everyone is content when the production continues. But the machines require energy, and the default energy is from fossil fuels. These hydrocarbons when burnt produce CO2 and H2O as atmospheric oxygen combines with the hydrocarbons to produce heat for heats sake, or to turn engines. So no one wants to disrupt the easy life based on fossil fuels.

The trap comes from human ignorance of the nature of CO2 in the environment. It doesn't just raise the temperature slowly, but also when we put extra CO2 into the environment it doesn't disappear quickly. It takes nature tens of thousands of years to convert the CO2 into a solid molecule to keep it out of the atmosphere. This occurs mostly in the oceans as calcium carbonate is formed.

So the easy life of fossil fuel use, and herd mentality gets everyone into ignoring the issue of climate change, and the enormous problem of stopping the use of fossil fuels. And slowly the planet warms with no fast means of cooling down. It takes about 4 years for the temperature rise from a burst of excess CO2 to stabilize. We need to stop emitting CO2 just to get the temperature and dangerous weather to stop getting worse! That means getting every home and business and vehicle on the planet to swap to using renewable energy¹

What makes the trap deadly is that we don't have the ability to make this change quickly. We even seem to lack the ability to get everyone to appreciate the problem. And even if we did, it takes a lot of time to build the machines and replace the old fossil fuel machines.

There is another diabolical issue with the human climate change trap. CO2 emissions don't just come from human generated emissions. The natural world changes as the temperature and climate change. An obvious example is fires assisted by drought and wind. When things burn, they generate more CO2. When life dies, it generates more CO2. All around the world as environmental conditions change, life dies, and more CO2 is emitted.

So what to do? Who is responsible for making the change? ... In my thinking, we need a rule: If you own something, you should be responsible for making it emission free. In my case, we own the 1145 Carver house, and it our responsibility for making it CO2 emission free. The tenants are not going to do it. Mountain View doesn't seem eager to do it, or even allow it!

In the 2010's solar PV was introduced, and PG&E realized that it would be hard to counter the argument that if someone put Solar PV on their house, and reduced their electrical input from PG&E, and even shipped daytime excess solar electricity to the grid, that PG&E could reduce their gas fired electrical production, and credit the homeowner for later PG&E electrical production. That worked well, but in the early 2020's, they ran out of turbines to turn off. They could not justify the problem of too much solar electricity going to the grid. Now if a homeowner wants to put up solar, they have to do so without sending excess power to the grid. Unfortunately, midday, most of the time, solar works great, and many are not even home to use the power. So batteries are now advisable. But, batteries are over priced for some corrupt reason. China can ship an EV with 60KWH for \$15,000, but the homeowner needs to spend more than \$20,00 for 30KWH, without the car!

Well, there is an argument that trees absorb CO2. But the issue is how much, compared to solar PV and batteries? I read that a coastal redwood 100' high puts on about 2000 pounds per year. I read that cellulose when burnt produces 1.65 pounds of CO2 per pound of cellulose. So maybe the Carver redwood is absorbing 3500 pounds of CO2 per year. Not bad!

Meanwhile, a homeowner with an electrified home and EV can use 25 to 30 KWH per day. Natural gas generation produces about 1 pound per KWH. So a homeowner with solar would likely save 9000 or more. - triple what the tree provides. An Cars average about 12,000 miles per year, at 25 mpg, and 20 pounds of CO2 per gallon. That comes to 9600 pounds/year itself. That is where most of the higher demand for electricity comes from.

On the next page, there is a picture showing how the redwood tree messes up solar for many houses in the vicinity, by casting it's long shadow in the winter months for about 3 months of the year.



City of Mountain View

OFFICE OF THE CITY CLERK

Miscellaneous Fee Collection Schedule

Name: TED REES

Date: DEC 5, 2025

Address: [REDACTED]

ACCOUNT

020012-42715	Sales of maps, pamphlets, codes, ordinances, charters, publications, Precise Plans, agendas, minutes, Council reports, copies, faxes (DOCFEE)	_____
020012-42799	Heritage Tree Appeal (TREEAP)	<u>325.00</u>
020012-42715	Sales of City Code and Code Supplements Subscription (CTYSUB)	_____
710100-22150	Elections—Deposit for Printing of Candidate's Statement (CANDST)	_____
020038-42715	Elections—Precinct Maps (ELCMAP)	_____
020012-43643	Sales of City Souvenirs (SOUVEN)	_____
211215-42799	Zoning Appeal to Council—CDD (ZONEPP)	_____
020012-42799	Other Appeal to Council (_____)	_____
020012-43623	Building Attendant and Rental Fee (CCATTN)	_____
710100-22171	Security Deposit	_____
020012-43643	Sale of Souvenirs (Clerk Store)	_____
	SUBTOTAL	<u>325.00</u>
	TAX	_____

PAID

NOTE: After payment of the above charges at the Finance and Administrative Services Department, please return this form and validated receipt to the City Clerk's Office.

Issued by: Dolores Colin

Receipt No: 579715

CITY OF MOUNTAIN VIEW
FINANCE & ADMIN SERVICES DEPT

CC-02(A) (Rev. 08-10-23)

City Of Mountain View

Date: 12/05/25 DCO /DD05/CD2
Time: 10:46:14 Receipt No: 579715

Account No: THEODORE D REES

Beginning Balance 0.00
HERITAGE TREE APPEAL -325.00
Ending Balance -325.00

CREDIT CARD Amount -325.00

Payment 325.00
Change 0.00

1145 CARVER PL

Thank You And Have A Nice Day



Legislation Text

File #: 206050, **Version:** 1

Heritage Tree Appeal - 139 Easy Street

Adopt a Resolution of the Urban Forestry Board of the City of Mountain View to Deny the Appeal, Uphold Staff's Decision, and deny the removal of two (2) Heritage Trees at 139 Easy Street, to be read in title only, further reading waived (Attachment 1 to the memorandum).

DATE: April 8, 2026

TO: Urban Forestry Board

FROM: Russell Hansen, Urban Forest Manager

SUBJECT: **Heritage Tree Removal Application Appeal—139 Easy Street**

RECOMMENDATION

Adopt a Resolution of the Urban Forestry Board of the City of Mountain View to Deny the Appeal, Uphold Staff’s Decision, and deny the removal of two (2) Heritage Trees at 139 Easy Street, to be read in title only, further reading waived (Attachment 1 to the memorandum).

BACKGROUND

Article II, Protection of the Urban Forest, Sections 32.22 through 32.39 of the Mountain View City Code (MVCC or Code) was established to preserve certain trees designated as Heritage trees within the City of Mountain View. The preservation program contributes to the welfare and aesthetics of the community and retains the great historical and environmental value of these trees. The Code requires a permit be obtained prior to removal of a Heritage tree, and City staff, under the authority granted in the Code to the Community Services Director, has been designated to review and approve, conditionally approve, or deny removal permit applications. Under the Code, there are specific criteria for granting a permit to remove a Heritage tree. The determination on each application is based upon a minimum of one of the conditions set forth in the Code (Attachment 2).

MVCC Section 32.31 allows any person aggrieved or affected by a decision on a requested removal to appeal the decision by written notice within 10 calendar days after the notice of the decision is posted or mailed.

HERITAGE TREE REMOVAL APPLICATION

An application to remove three Heritage trees, one of which is an Alder and two of which are *Sequoia sempervirens*, Coast Redwoods (hereinafter referred to as “Redwood”) at 139 Easy Street was submitted by the Homeowners Association (HOA) property manager, Cindy Graver (“Applicant”), on November 07, 2025 (Attachment 3). Staff approved the removal of the Alder pursuant to MVCC Section 32.35(a)(1), and that decision has not been appealed and is not the subject of this hearing. The rest of the information provided refers to the two Redwoods only, as they are the subject of the appeal.

On the application, the Applicant marked the same one (1) box for both trees under reasons for considering removal. That box was as follows:

- “Tree is growing in close proximity to structures and causing damage (or will in the near future).”

The Applicant also provided the following information on the application for consideration:

“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.”

The Redwood trees were denied a permit for removal by staff because it did not meet the criteria for removal under MVCC Sec. 32.25. Specifically, the denial notice set forth the following:

“Healthy canopy without signs of decline. Trunk is located approximately 9 feet away from the home structure. A retaining wall is located approximately 5 feet away from the trunk. According to the applicant, tree roots from an unknown tree impacted the concrete slab foundation and walkway. Concrete slab and walkway have been repaired and no significant decline found in canopy after the work was completed. No current damage was provided or found on site. It appears root pruning is a viable option to prevent potential future damage to walkway and foundation. Does not meet ordinance criteria for removal.”

Notice of the City’s decision was posted on January 12, 2026 (Attachment 4).

The reasons for removal from the Applicant were based on a submitted arborist report which accompanied the Heritage tree application (Attachment 3). The arborist report was prepared by Bay Area Tree Specialists. The report contained photos of several moderately sized roots growing towards and under the foundation. The arborist in the report found that “the Redwoods have outgrown the design of the Planter Bed/Retaining Wall.” The arborist report also found that “The saturated soil with standing water “has promoted Large Rooting into the Property and House” and that “this is a longstanding problem that is difficult to correct.” He provided three options for the trees.

- 1.) Extensive root pruning outside of the house and monitoring.
- 2.) Removal of 2 Redwoods, 1 peach, and stumps/roots.
- 3.) Monitoring roots and accepting the future damage by roots.

The arborist report mentioned multiple four (4) inch diameter roots present at the front door and multiple roots (unknown size) found in the living room but only one (1) two (2) inch diameter root was found in the kitchen area after trenching. Photos of the excavation under the foundation were provided but it is the belief of City staff that the smaller root diameters of two to three (2-3) inches in the photos and the depth of the roots are unlikely to be the primary cause of damage to the foundation.

Redwood tree #1 is located approximately fifteen (15) feet to the garage structure of 139 Easy Street and Redwood tree #2 is located approximately nine (9) feet away from the home structure of 139 Easy Street. Based on the distances of the Redwoods to the home and garage structure, it is unlikely large diameter roots were located under the structures. Root pruning appears to be viable option to protect the home structure while maintaining the trees on site, staff recommend the tree roots to be pruned approximately twenty-four (24) inches away from the structure.

City staff do not know the exact reasons for the damage to the concrete slab as repairs were completed prior to application for removal.

Notice of the City’s decision was posted on January 12, 2026 (Attachment 4).

An appeal (Attachment 5) was filed on January 16, 2026 by Blake Freeman (“Appellant”). Appellant provided an email setting forth the reasons for the appeal, which include assertions that the Redwoods tree roots raised and cracked 139 Easy Street slab foundation and cracked tiles inside the unit, that hee witnessed a severely tilted living room floor and a crowned kitchen floor with cracked tiles, and that he is certain the Redwoods’ tree roots caused the problem because they are the only large trees in the area, with verification of such from the excavation and arborist reports (Attachment 5).

Notice of the appeal was posted on January 26, 2026 (Attachment 5).

SPECIE PROFILE

SEQUOIA SEMPERVIRENS

The *Sequoia sempervirens* Coast Redwood is a tree native to the coastal mountain range of Northern California and Oregon, where they can grow to a height of two hundred (200) feet and provide as much as one hundred (100) feet of canopy spread. In the urban environment, however, they typically only reach heights of one hundred (100) feet and provide up to sixty (60) feet of canopy cover.

While this species has only a limited number of pest and disease issues and is hardy in its native range, it is known to be very drought-sensitive with warmer temperatures and limited coastal fog.

STAFF’S EVALUATION

When evaluating Heritage tree removal applications, staff considers if the reason(s) for removal on the application matches what is observed in the field and whether any of the criteria under Section 32.35 of the MVCC is met, with an emphasis on the intent to preserve heritage trees, as required by the City Code.

SEQUOIA SEMPERVIRENS

These Redwood trees are located in the front yard HOA-maintained planter area bordering the home at 139 Easy Street. The Redwood trees provide canopy cover to at least two (2) properties (139 Easy Street and 137 Easy Street). Staff estimates these Redwoods to be approximately sixty-five (60) feet tall with a spread of approximately twenty (20) feet and both with diameters of thirty-four (34) inches. Overall, the canopy is in good health with minimal decline. Staff estimates the trees to be sixty (40) years old. The Redwoods are considered heritage trees under MVCC Sec. 32.23(c)(3) as they are redwoods and their circumference is greater than twelve (12) inches when measured at fifty-four (54) inches above natural grade.

Staff’s initial inspection of the Redwoods showed an overall healthy canopy with good structure and no pest or disease issues. The Redwoods have previously had their canopies raised to approximately twelve

(12) feet, but the live crown ratio would be considered good. There were no reports of prior large limb failures.

Staff did not have the opportunity to examine the cracked foundation or roots under the home but roots near the front entryway and near the base of a retaining wall were found on site. Staff recommends the surface roots near the front entryway to the home be pruned to reduce the possibility of damage to the structure.

While staff are aware of the potential damage to the foundation from tree roots, the arborist report lacked photos of the cracked foundation or large surface roots under the foundation. The photo of the cracked tiles does not clearly demonstrate a lifted and/or cracked foundation. In addition, the photo of the profile of the slab foundation appears to demonstrate a six (6) inch to eight (8) inch concrete foundation and it is unlikely roots of the sizes in the arborist report (two (2) inch to three (3) inches) would solely cause the type of damage in the report.

In looking at the criteria for removal under MVCC Sec. 32.35, staff's evaluation did not find any of the criteria met, as follows:

1. The condition of the tree with respect to age of the tree relative to the life span of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services.

Staff's evaluation of the tree did not find that the condition of the tree required its removal, as its overall health and structure is good, and there is no evidence of any nuisance, damage, or interference issues that cannot be addressed through corrective root pruning or other means.

2. The necessity of the removal of the heritage tree in order to construct improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties.

Staff's evaluation of the tree did not find that removal of the heritage tree was necessary in order to construct improvements because there are no improvements proposed.

3. The nature and qualities of the tree as a heritage tree, including its maturity, its aesthetic qualities such as its canopy, its shape and structure, its majestic stature and its visual impact on the neighborhood.

Staff's evaluation of the tree found that the tree and structure of the canopy is good and the tree provides significant value and benefit to the neighborhood, therefore this criteria was not met.

4. Good forestry practices such as, but not limited to, the number of healthy trees a given parcel of land will support and the planned removal of any tree nearing the end of its life cycle and the replacement of young trees to enhance the overall health of the urban forest.

Staff's evaluation of the trees did not find that the trees should be removed due to good forestry practices as no facts to support this criteria were provided or observed.

Representative Photos



Photo #1
Aerial image showing trees of concern.



Photo #2
Streetview which shows the trees of concern from Easy Street.



Photo #3
Photo of the trees looking North.



Photo #4
Photo of the tree facing southeast



Photo #5
Photo of the entryway and Redwood trees



Photo #6
Photo of approximate 3-inch surface root near entryway.



Photo #7
Photo of approximate 4-inch surface root near retaining wall.



Photo #8
Photo of backside of planter area bordering garden wall with window.

URBAN FORESTRY BOARD

The Parks and Recreation Commission serves as the Urban Forestry Board (Board) for Heritage tree appeals under MVCC Section 32.26. The Board must consider whether to uphold staff's decision and deny the appeal or overturn that decision using the criteria set forth in MVCC Section 32.35. The Board must support its decision with written findings. Staff has provided the Board with a draft resolution with findings upholding staff's decision to deny the removal of the two (2) Heritage Trees. If the Board overrules staff's decision and allows for removal of the two (2) Heritage Trees, staff recommends the Board make their findings orally, and staff will include the findings and decision in this meeting's written minutes.

SUMMARY

Staff recommend denying the appeal and denying the removal of the two (2) Heritage Trees.

~~RH/AF/4/CSD~~
~~228-10-09-24M~~

- Attachments:
1. Resolution
 2. Mountain View City Code, Article II, Protection of Urban Forest
 3. Heritage Tree Application and Arborist Report for Removal Permit
 4. Heritage Tree Notice of Decision
 5. Heritage Tree Appeal and Notice

CITY OF MOUNTAIN VIEW URBAN FORESTRY BOARD
RESOLUTION NO.
SERIES 2026

A RESOLUTION OF THE URBAN FORESTRY BOARD OF THE CITY OF MOUNTAIN VIEW TO DENY THE APPEAL, UPHOLD STAFF'S DECISION, AND DENY THE REMOVAL OF TWO HERITAGE TREES AT 139 EASY STREET

WHEREAS, an application was received for the removal of Two Heritage Trees at 139 Easy Street on November 7, 2025; and

WHEREAS, the Forestry Division issued a decision on the application denying the removal of Two Heritage Trees on January 12, 2026; and

WHEREAS, the decision denying the removal of the Two Heritage Trees was timely appealed; and

WHEREAS, at its duly noticed public hearing on April 8, 2026, the Urban Forestry Board considered the appeal of the application for removal of the Heritage Trees and independently reviewed and considered the application, staff report, public testimony, Heritage Tree Ordinance, and other information in the record; now, therefore, be it

RESOLVED by the Urban Forestry Board of the City of Mountain View that the Heritage Tree Removal Permit appeal is hereby denied, and the Heritage Tree shall be preserved, based on the required findings pursuant to Mountain View City Code Section 32.35 set forth below:

1. The City Code requires the preservation of all healthy Heritage trees unless specific criteria are met pursuant to Mountain View City Code Section 32.35.
2. The City Code places emphasis on the preservation of trees and when mitigation is possible, efforts should be made to preserve trees as opposed to removal.
3. The Urban Forestry Board determines that the removal of the Heritage tree does not meet any of the criteria set forth in City Code Section 32.35 as follows:
 - a. The condition of the tree with respect to age of the tree relative to the life span of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services. (Section 32.35(a)(1))

The Urban Forestry Board agrees with staff's evaluation of the tree which did not find that the condition of the tree required its removal as its overall health and structure is good, and there is no evidence of any nuisance, damage, or

interference issues that cannot be addressed through corrective pruning or other means.

- b. The necessity of the removal of the Heritage tree in order to construct improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties. (Section 32.35(a)(2))

The Urban Forestry Board agrees with staff's evaluation of the tree that did not find that removal of the heritage tree was necessary in order to construct improvements because there are no improvements proposed.

- c. The nature and qualities of the tree as a Heritage tree, including its maturity, its aesthetic qualities, such as its canopy, its shape and structure, its majestic stature, and its visual impact on the neighborhood. (Section 32.35(a)(3))

The Urban Forestry Board agrees with staff's evaluation of the tree that found that the tree and structure of the canopy is good and the tree provides significant value and benefit to the neighborhood, therefore this criteria was not met.

- d. Good forestry practices, such as, but not limited to, the number of healthy trees a given parcel of land will support and the planned removal of any tree nearing the end of its life cycle and the replacement of young trees to enhance the overall health of the urban forest. (Section 32.35(a)(4))

The Urban Forestry Board agrees with staff's evaluation of the tree that did not find that the tree should be removed due to good forestry practices as no facts to support this criteria were provided or observed.

This decision of the Urban Forestry Board is final. The time within which judicial review of this decision must be filed is governed by Code of Civil Procedure Section 1094.6. Notice of this decision shall be posted at the site, City Hall and at the Forestry Division Office.

ARTICLE II. PROTECTION OF THE URBAN FOREST***SEC. 32.35. Criteria for removal; Conditions; Findings.**

- a. **Criteria for removal.** The determination on each application shall be based upon a minimum of one of the following criteria; however, the decision-maker shall consider additional criteria, if applicable, in weighing the decision to remove a heritage tree, with an emphasis on the intent to preserve heritage trees.
 1. The condition of the tree with respect to age of the tree relative to the life span of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services.
 2. The necessity of the removal of the heritage tree in order to construct improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties.
 3. The nature and qualities of the tree as a heritage tree, including its maturity, its aesthetic qualities such as its canopy, its shape and structure, its majestic stature and its visual impact on the neighborhood.
 4. Good forestry practices such as, but not limited to, the number of healthy trees a given parcel of land will support and the planned removal of any tree nearing the end of its life cycle and the replacement of young trees to enhance the overall health of the urban forest.
 5. **Balancing criteria.** In addition to the criteria referenced above which may support removal, the decision-maker shall also balance the request for removal against the following which may support or mitigate against removal:
 - A. The topography of land and effect of the requested removal on erosion, soil retention, water retention, and diversion or increased flow of surface waters.
 - B. The effect of the requested removal on the remaining number, species, size and location of existing trees on the site and in the area.
 - C. The effect of the requested removal with regard to shade, noise buffers, protection from wind damage and air pollution and the effect upon the historic value and scenic beauty and the health, safety, prosperity and general welfare of the area and the city as a whole.

- b. **Conditions of approval.** Approval of an application for a permit may include reasonable conditions to insure compliance with the content and purpose of this article, including but not limited to:
1. Requiring the replacement or placement of an additional tree or trees on the subject property or off-site to offset the loss of a tree, limbs, or encroachment into the drip line. The number, species, size and location of said replacement tree(s) shall be determined by the director upon recommendation of the city arborist.
 2. Requiring construction fencing or barriers to protect adjacent heritage trees or other landscaping.
 3. Requiring protective grading requirements to avoid damaging the root structure of the tree or adjacent trees.
 4. Requiring posting of a security bond to ensure that replacement trees are planted and become established (one year after planting) and to compensate for the lost trees due to illegal removal.
 5. Requiring the relocating of a tree on-site or off-site, or the planting of a new tree on-site or off-site to offset the loss of a tree.
 6. Requiring a maintenance and care program be initiated to ensure the continuing health and care of heritage trees on the property.
 7. Requiring payment of a fee or donation of a boxed tree(s) to the city or other public agency to be used elsewhere in the community should a suitable replacement location of the tree not be possible on-site. The fee for replacement of a tree or trees shall be, at a minimum, based on the cost of a 24" boxed tree of same species, delivered and installed.
- c. **Findings.** If a permit is denied or conditions are attached, the director or decision-maker shall provide the applicant with a written statement of the reasons for said denial or conditions based upon the criteria and conditions set forth in this section.
- d. **Off-site replacement option.** An applicant for a preremoval permit may request that any replacement trees be placed off-site or that he/she be permitted to pay a fee in lieu of replacement. The decision-maker shall consider the request in light of the balancing criteria set forth in Section 32.35(a)(5), above.

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 *

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) *

Property Owner Information

COMPLETE

Property Owner is logged in as current user.

First Name *

Last Name *

Address *

Address (Continued)

City *

State *

Zip Code *

Email

Phone Number *

Applicant Information

COMPLETE

Applicant is current logged in user.

Applicant First Name *

Applicant Last Name *

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

[Home](#) | [Profile](#)

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.

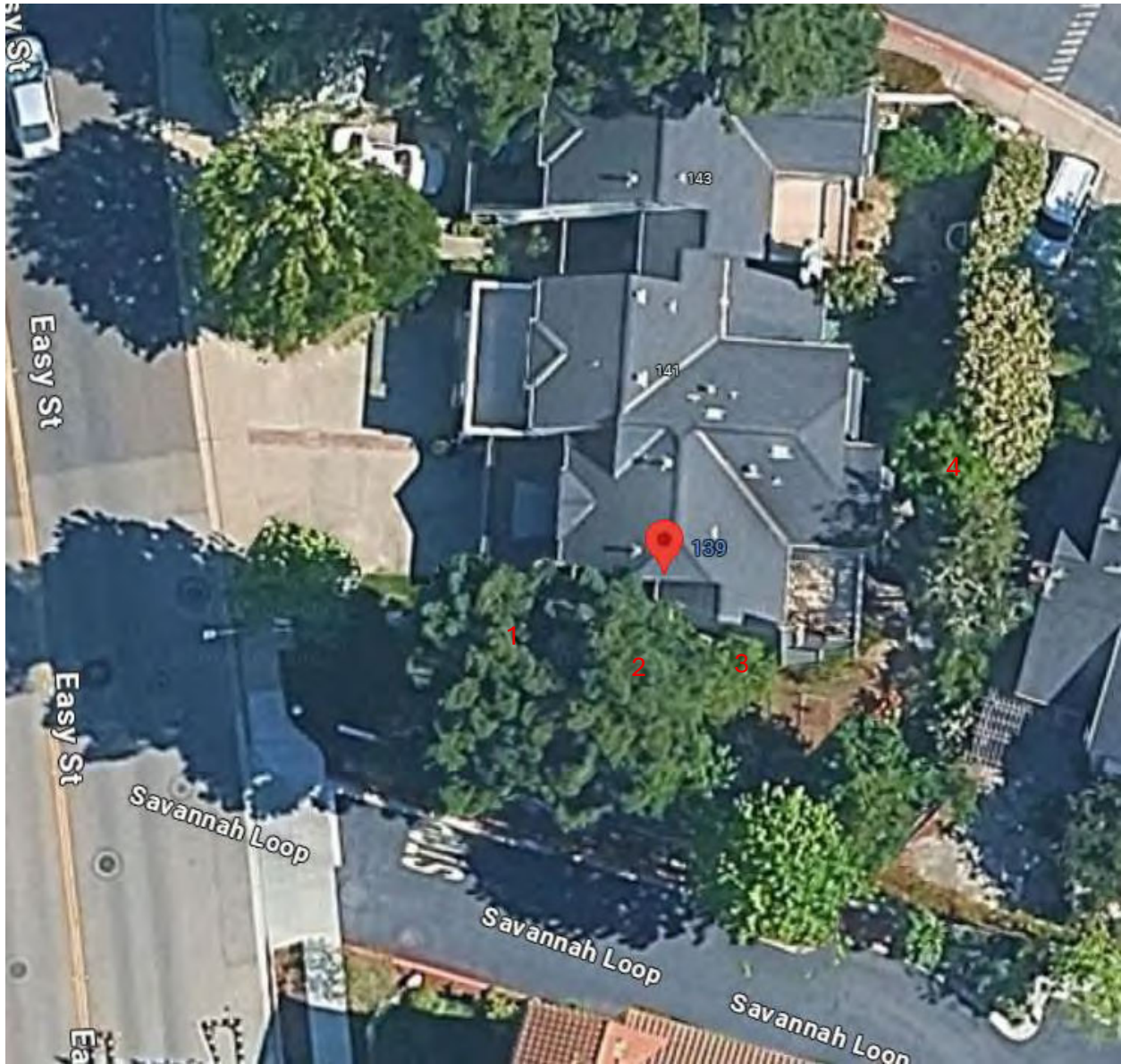
160-40-026

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, *Sequoia 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]



HERITAGE TREE REMOVAL ACTION PENDING

Location: 139 EASY STREET

Type of Tree: REDWOOD (TREE #1)

Upon the completion of a field inspection, Forestry Division staff has determined that the request to have the tree/trees removed be:

 APPROVED X DENIED

CONDITION OF TREE / CONDITIONS AFFECTING THE TREE: Healthy canopy without signs of decline. Trunk is located approximately 15 feet away from garage. A retaining wall is located 8.5 feet from the garage and approximately 6.5 feet from the trunk. According to the applicant, tree roots from an unknown tree impacted the concrete slab foundation and walkway. Concrete slab and walkway have been repaired and no significant decline found in the canopy after the work was completed. No current damage was provided or found on site. It appears root pruning is a viable option to prevent potential future damage to walkway and foundation. Does not meet ordinance criteria for removal .

Any person wishing to appeal this action must file an appeal, with fee, with the City Clerk's Office, 500 Castro Street, Mountain View, CA. The office is open for drop-ins Monday to Friday, 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m. Appeals must be submitted by **5:00 p.m., January 22, 2026.**

For further information regarding this Heritage Tree Removal Notice, contact the Forestry Division Office at (650) 903-6273.

Date Posted: January 12, 2026

Russell Hansen, Urban Forest Manager

Distribution: Post, Forestry, City Clerk



HERITAGE TREE REMOVAL ACTION PENDING

Location: 139 EASY STREET

Type of Tree: REDWOOD (TREE #2)

Upon the completion of a field inspection, Forestry Division staff has determined that the request to have the tree/trees removed be:

 APPROVED X DENIED

CONDITION OF TREE / CONDITIONS AFFECTING THE TREE: Healthy canopy without signs of decline. Trunk is located approximately 9 feet away from the home structure. A retaining wall is located approximately 5 feet from the trunk. According to the applicant, tree roots from an unknown tree impacted the concrete slab foundation and walkway. Concrete slab and walkway have been repaired and no significant decline found in canopy after the work was completed. No current damage was provided or found on site. It appears root pruning is a viable option to prevent potential future damage to walkway and foundation. Does not meet ordinance criteria for removal

Any person wishing to appeal this action must file an appeal, with fee, with the City Clerk's Office, 500 Castro Street, Mountain View, CA. The office is open for drop-ins Monday to Friday, 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m. Appeals must be submitted by **5:00 p.m., January 22, 2026.**

For further information regarding this Heritage Tree Removal Notice, contact the Forestry Division Office at (650) 903-6273.

Date Posted: January 12, 2026

Russell Hansen, Urban Forest Manager

Distribution: Post, Forestry, City Clerk

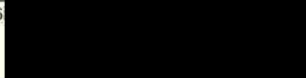


City of Mountain View

January 12, 2026

Cindy Graver



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		A. S <input checked="" type="checkbox"/>  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to:		B. Received by (Printed Name)	C. Date of Delivery
<div style="border: 1px solid black; padding: 5px; text-align: center;">Cindy Graver</div> <div style="background-color: black; width: 100px; height: 15px; margin: 5px auto;"></div>		GRAVER, CINDY	
2. Article Number (Transfer from service label) 9590 9402 9517 5069 3549 23		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery	
2 Article Number (Transfer from service label) 9589 0710 5270 3175 2357 24		<input type="checkbox"/> Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

HERITAGE TREE REMOVAL APPLICATION: 139 EASY ST/HTR-14862

Dear Cindy,

One of the three requests to remove three private Heritage trees was approved. Please continue reading for more information.

Your request to remove one (1) Alder Heritage tree (as identified in your application at 186A Ada Ave) is approved after a field inspection and reviewed by the Urban Forest Division.

Your removal request is defined by the City Ordinance, Article I, in accordance with the Mountain View City Code, Article II, Section 32.35, Paragraph (1) which states:

1. The condition of the tree with respect to age of the tree relative to the life span of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services.

However, your request to remove two (2) Redwood Heritage trees (as identified in your application- Tree #1 & Tree #2) is denied after a field inspection and review by the Urban Forest Division. Following the Forestry staff's inspection, it was observed that the Heritage trees do not fit the criteria for removal.

This decision has been posted on the property. Please refer to the enclosed Heritage Tree Notice for an explanation of the appeal process. If no appeals are received, your permit to remove the one (1) Alder tree will be mailed on the first business day after the ten-day (10) posting period. The permit is valid for two years from the date of issue.

It is the owner's responsibility to remove private Heritage Trees. However, the City of Mountain View has a Community Tree Master Plan that recognizes the significance of environmental and socioeconomic benefits provided by trees and their relationship with community values and expectations for a high quality of life. In order to enhance and maintain our tree canopy in the City, whenever a Heritage tree is removed, a new tree is required to be planted unless staff determines the property is exempt from replanting based on existing canopy coverage. The choice and location of the new tree is left up to your discretion; however, we have identified an **Autumn Blaze Maple** as an ideal replacement. If you have concerns about the recommended tree species or feel that your property cannot accommodate the additional tree(s), please contact us.

Please provide verification once you have removed the existing tree and replanted a **new 24" box tree** in the form of a photo or receipt of the purchased tree by emailing to trees@mountainview.gov or mailing the information to our office within six (6) months after your permit expiration date.

If you feel that your property cannot accommodate an additional tree, an in-lieu fee of \$750 per tree can be paid to the City to purchase and plant trees in other parts of the City.

If you have any questions, please call our office at (650) 903-6273.

Sincerely,

A handwritten signature in blue ink, appearing to read 'RH', with a horizontal line extending to the right.

Russell Hansen
Urban Forest Manager

HERITAGE TREE APPEAL NOTICE

The decision to deny the removal of this Heritage Tree has been appealed. An appeal shall automatically stay issuance or denial of the Heritage Tree Notice to remove or deny removal of the tree(s) identified on the notice (Mountain View City Code Section 32.31). An appeal hearing has been set before the Urban Forestry Board for

Wednesday, March 11, 2026 at 6:00 PM, in the Maple Room of the Community Center 201 S. Rengstorff Ave, Mountain View, CA 94040. Meeting will also be in Zoom format and will be available on our website under Parks and Recreation Commission when the new agenda is ready as we get closer to the date. For information regarding the appeal, please contact the Forestry Division Office at 650-903-6273.

This notice shall be posted until a final decision has been rendered.

Mark Z

Posted By

01/26/26

Date

City of Mountain View
Urban Forestry Division
231 North Whisman Road
P.O. Box 7540
Mountain View, CA 94039-7540

HERITAGE TREE APPEAL NOTICE

The decision to deny the removal of this Heritage Tree has been appealed. An appeal shall automatically stay issuance or denial of the Heritage Tree Notice to remove or deny removal of the tree(s) identified on the notice (Mountain View City Code Section 32.31). An appeal hearing has been set before the Urban Forestry Board for

Wednesday, March 11, 2026 at 6:00 PM, in the Maple Room of the Community Center 201 S. Rengstorff Ave, Mountain View, CA 94040. Meeting will also be in Zoom format and will be available on our website under Parks and Recreation Commission when the new agenda is ready as we get closer to the date. For information regarding the appeal, please contact the Forestry Division Office at 650-903-6273.

This notice shall be posted until a final decision has been rendered.



Posted By

01/26/26

Date

City of Mountain View
Urban Forestry Division
231 North Whisman Road
P.O. Box 7540
Mountain View, CA 94039-7540



January 26, 2026

Blake Freeman



9589 0710 5270 3175 2360 73

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee	\$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	

Blake Freeman

PS Form 3800, January 2023 PSN 7530-32-000-9047 See Reverse for Instructions

HERITAGE TREE APPEAL: 139 EASY ST/HTR-14862

Dear Blake:

Please be advised that the Urban Forestry Division has received your appeal regarding the address above concerning two (2) Redwood Heritage Trees. The division has scheduled a hearing on the appeal for the denied removal of these trees.

The Urban Forestry Board will review this appeal at their meeting on **Wednesday, March 11, 2026 at 6:00 PM**. The meeting will be held at the Community Center – Maple Room, 201 S. Rengstorff Ave, Mountain View, CA and will also be available via Zoom. If you would like to join the hearing via Zoom you will be able to find the link at <https://mountainview.legistar.com/Calendar.aspx>.

You are invited to attend this meeting and present your concerns to the Board. An example of what to expect at the hearing is: staff will present a report. The appellant will have up to 10 minutes to speak. The Commission may ask questions of any presenters, including staff and the appellant. The Commission will open and close public comment. Staff will have an additional 2 minutes for final comments, and the appellant will also have 2 minutes for final remarks. Afterward, the Commission will begin deliberations, make a motion, and vote.

Sincerely,

Russell Hansen
Urban Forest Manager



OFFICE OF THE CITY CLERK

Miscellaneous Fee
Collection Schedule

Name: Blake Freeman Date: 1/16/2026

Address: 139 Easy Street #1 and #2 trees

ACCOUNT

020012-42715	Sales of maps, pamphlets, codes, ordinances, charters, publications, Precise Plans, agendas, minutes, Council reports, copies, faxes (DOCFEE)	_____
<u>020012-42799</u>	Heritage Tree Appeal (TREEAP)	<u>\$325.00 #1</u>
020012-42715	Sales of City Code and Code Supplements Subscription (CTYSUB)	<u>\$325.00 #2</u>
710100-22150	Elections—Deposit for Printing of Candidate's Statement (CANDST)	_____
020038-42715	Elections—Precinct Maps (ELCMAP)	_____
020012-43643	Sales of City Souvenirs (SOUVEN)	_____
211215-42799	Zoning Appeal to Council—CDD (ZONEPP)	_____
020012-42799	Other Appeal to Council (_____)	_____
020012-43623	Building Attendant and Rental Fee (CCATTN)	_____
710100-22171	Security Deposit	_____
020012-43643	Sale of Souvenirs (Clerk Store)	_____

SUBTOTAL 650.00

TAX _____

PAID TOTAL 650.00

NOTE: After payment of the above charges at the Finance and Administrative Services Department, please return this form and validated receipt to the City Clerk's Office.

Issued by: Dolores Colina Receipt No: 581138
CITY OF MOUNTAIN VIEW

CC-02(A)(Rev. 08-10-22)

FINANCE & ADMIN SERVICES DEPT

City Of Mountain View

Date: 01/16/26 DCO /DC16/CD2
Time: 13:31:51 Receipt No: 581138

Account No: BLAKE FREEMAN

Beginning Balance 0.00
HERITAGE TREE APPEAL -650.00
Ending Balance -650.00

CREDIT CARD Amount -650.00

Payment 650.00
Change 0.00

139 EASY ST #1 & #2 TREES

Thank You And Have A Nice Day

Feisthamel, Matthew

From: McGill, Pam
Sent: Monday, January 26, 2026 1:10 PM
To: Feisthamel, Matthew; , Trees; Nickels, John; Bautista, Cecilia
Subject: FW: Somerset HOA (139 Easy Street): appealing Heritage tree removal denial
Attachments: 139 redwood tree removal decision (DENIED) @ \$650 to appeal - City of MV, Jan 2026.pdf; Concrete slab demo @ \$14,490 - Lombardo #104929, 08 31 2025.pdf; Concrete slab re-pour @ \$6950 - Scott of All Trades #5889, 09 15 2025.pdf; HTR-14862 tree rpt, 139 Easy redwds, 2 - Bay Area Tree, 09 12 2025.pdf

Importance: High

Hello,

Here is the appeal reason from Mr. Freeman in case you did not receive a copy.

Please let me know if you have any questions.

Pam McGill
Administrative Assistant to City Clerk
City of Mountain View
650-903-6642

From: Blake Freeman [REDACTED]
Sent: Thursday, January 22, 2026 5:19 PM
To: McGill, Pam <pam.mcgill@mountainview.gov>
Subject: Somerset HOA (139 Easy Street): appealing Heritage tree removal denial
Importance: High

CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.

Hi Pam – Here is a summary of why we are appealing the Tree Dept’s position. Per Bay Area Tree’s report:

1. OPTION 1: periodically trenching along the 50’ south perimeter of 139 Easy Street - Is not a viable option because it “*doesn’t prevent 100% [of] future root damage*”, roots can grow back, some areas that would need to be excavated are inaccessible, and digging a trench along the entire south perimeter would be extremely difficult to do.
2. OPTION 2: removing the trees – Is the most viable option, by far. It would solve the problem forever.
3. OPTION 3: monitor the roots – Given what has already happened – well over \$21,000 of damage to the foundation (see attached invoices) – no reasonable person would accept an outcome that amounts to “*Do nothing and cross your fingers.*”

I think the Forestry / Tree Dept doesn’t appreciate the severity of the issue: ***the redwood tree roots raised & cracked 139 Easy’s slab foundation and also cracked tiles inside the unit.*** I know because I saw it with my own eyes: the living room floor was severely tilted and the kitchen floor was so badly crowned that the tiles were cracking. We are certain that the redwood tree roots caused the problem because they are the only large trees in the area, plus the excavation and the arborist’s report verified they were redwood tree roots, despite

the damaged flooring being 30' to 40' away from the trees. In sum, the redwood tree roots severely damaged 139's foundation and there is no viable alternative to removing them.

Sincerely,

Blake Freeman, Property Manager
Affirmative Management Services

BATS Recommends the following Options, note that the Client must be aware 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 task with varied results due to the poor access to expose the roots, poor design, and the 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.

2: Removal of 2 Redwoods, ~~1 peach~~, and stumps/roots. This option prevents the most 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.



Floor damage, kitchen - Jun 2025 (3)



Floor damage, kitchen - Jun 2025 (4)



Floor damage, kitchen



SCOTT OF ALL TRADES



General Contractor
Lic. # [REDACTED]

Invoice

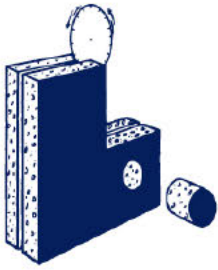
DATE	INVOICE #
9/15/2025	5889

BILL TO
Lynn North C/O Somerset HOA 139 Easy Street Mounbtain View, CA 94043

P.O. NUMBER	DUE DATE
	9/15/2025

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Labor	Supply and install, baserock, visqueen, sand, epoxy, rebar, and concrete(4000psi) in to areas - kitchen (5' x 8') & living room (10'x12") to replace concrete that was removed for tree root work. All materials, labor & taxes included	1		6,950.00

Subtotal	6,950.00
9% Tax	0.00
Total	6,950.00
Balance Due	6,950.00



Lombardo Diamond Core Drilling Co., Inc.



License : [REDACTED]

Contract Invoice

Invoice#: 104929
 Invoice Date: 08/31/2025
 PO No.:
 WO No.:
 Job No.: 34448
 Project: The Agency RE C.O.D-Job#-139 E
 139 Easy St
 Mountain View
 CA 94043
 Terms: 30DY

Billed To: [REDACTED]

Description	Total
WORK COMPLETED: 08/25/25 THROUGH 08/28/25	
PO# 139 EAST ST.	
08/25/25: ELECTRIC SAW 300' LF X 11' X 4" THICK C/C SLAB. PULL OUT C/C AND STOCKPILE. VACUUMED AND REMOVED ALL GENERATED SLURRY AND CONCRETE DEBRIS OFFSITE.	
08/26/25: BREAK AND REMOVE 8' X 4' X 6" SAND & PEA GRAVEL. BREAK AND REMOVE 13' X 11' X 6" SAND & PEA GRAVEL. BREAK AND REMOVE 6' X 2' X 2' DIRT. VACUUMED AND REMOVED ALL GENERATED CONCRETE DEBRIS OFFSITE.	
08/27/25: BREAK AND REMOVE 6' X 2' X 3' DIRT - KITCHEN AREA. BREAK AND REMOVE 29' X 2' X 3' DIG DIRT - LIVING ROOM AREA. VACUUMED AND REMOVED ALL GENERATED CONCRETE DEBRIS OFFSITE.	
08/28/25: BREAK AND REMOVE 8' X 2' X 3" DIG DIRT. BREAK AND REMOVE 4' X 8" X 6" THICK C/C SLAB. BREAK AND REMOVE 13' X 12" X 6" THICK C/C SLAB. VACUUMED AND REMOVED ALL GENERATED CONCRETE AND SLURRY DEBRIS OFFSITE.	

Amount Due: 14,490.00

LOMBARDO WORK POLICIES:

- * We accept no responsibility for layout.
- * We accept no liability for any damage to buried conduit, pipe, wood, beams or footings concealed in or under concrete or asphalt surfaces, or within cutting, drilling, demolition, or excavation depths requested.
- *Any claims for damages must be reported to our office within 48 hours after the damage was done. Lombardo reserves the right to inspect damage and repair it or sublet the repairs prior to accepting any back charges.
- A finance charge of 1.5% per month (18% APR) will be charged on all accounts not paid when due. Purchasers shall pay any Attorney fees incurred in collecting sums due hereunder.*

CERTIFIED PAYROLL reports need to be requested at cpr@lombardodrilling.com.



City of Mountain View

CITY HALL
500 CASTRO STREET

Legislation Text

File #: 206048, **Version:** 1

Shoreline Projects Update

Shoreline Manager Brady Ruebusch will provide an update on Shoreline projects.