



## City of Sebastopol Design Review Board/Tree Board Staff Report

Meeting Date: June 25<sup>th</sup>, 2024  
Agenda Item: 7C  
To: Tree Board  
From: John Jay, Associate Planner  
Subject: Tree Removal Permit  
Recommendation: Denial  
Applicant/Owner: True North Landscapes/ Premier Property Services  
File Number: 2024-013  
Address: 8338, 8441, 8451, & 8480 Valley View Court  
CEQA Status: Exempt  
General Plan: High Density Residential (HDR)  
Zoning: Planned Community (PC)

### **Introduction:**

The project applicant is seeking approval from the Tree Board for the removal of four (4) protected trees at 8338, 8341, 8441, 8480 Valley View Court also referred to as the Green Valley Vista Condominiums. All trees are approximately 75' tall and vary between 31" to 43" dbh. Per Sebastopol Municipal Code section 8.12.060 protected native trees measuring more than 10" in diameter breast height (DBH) in multifamily and commercial zones require the review and approval of the Design Review Board.

### **Project Description:**

The applicant has applied for this tree removal permit for reasons that are listed within the arborist report, attached to this application. This application proposed removal of four Redwood trees at four separate addresses due to them being planted in poor locations for the species and having insufficient space for growth with their current proximity to driveways, sidewalks, and utilities. The City Arborist reported that all four trees had full green canopies and that all trees appeared healthy and stable. The City Arborist mentioned that the applicant did not provide information showing that any trees satisfy the required findings to grant a removal permit.

### **Environmental Review:**

The proposed project has been determined to be exempt from further environmental review under Section 15304 - Minor Alterations to Land. Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes.

### **Tree Protection Ordinance Consistency:**

Requirements for Tree Removal Permit: Section 8.12.060.D of the Tree Protection Ordinance states that a Tree Removal Permit may be approved when an International Society of Arboriculture (ISA) Certified Arborist has verified at least one of the following conditions:

**1. The tree is diseased or structurally unsound and, as a result, is likely to become a significant hazard to life or property within the next two (2) years.**

**2. The tree poses a likely foreseeable threat to life or property, which cannot be reasonably mitigated through pruning, root barriers, or other management methods.**

**3. The property owner can demonstrate that there are unreasonably onerous recurring maintenance issues, which are deemed necessary for safety or protection of property. The property owner is responsible for providing documentation to support such a claim.**

**4. A situation exists or is proposed in which structures or improvements, including, but not limited to, building additions, second units, swimming pools, and solar energy systems, such as solar panels, cannot be reasonably designed or altered to avoid the need for tree removal.**

**5. The tree has matured to such an extent that it is determined to be out of scale with adjacent structures and utilities, or with other landscape features.**

**Public Comment:**

As of writing this report, the Planning Department has not received any public comments regarding the removal of these four trees.

**City Departmental Comment:**

The Planning Department routed this application to the various city departments and no comments have been provided as part of this report.

**Analysis:**

Ben Anderson of Urban Forestry Associates, an ISA Certified Arborist serving as the City Arborist, conducted an evaluation, and prepared an Arborist's Report dated May 10<sup>th</sup>, 2024, and is attached to this report. The Arborist emphasized that all trees had full, green canopies and appeared healthy and stable. The report also mentions that even though the Applicant's arborist report cites the trees' proximity to driveways, sidewalks, utilities, and the threat of lifting roots, none of the attached photos showed evident trip hazards. The Arborist also noted that while a portion of the sidewalk was replaced adjacent to one of the trees, it is also adjacent to a surface-rooted red maple tree which is equally capable of lifting sidewalks. The Tree Removal Criteria was summarized with Arborist reporting that the four tree did not appear to require any more maintenance than typical residential redwood trees, and that they were many varieties of trees in the area of similar stature on adjacent properties. The Arborist concluded that tree removals based only on proximity to sidewalks, driveways, and foundations are inconsistent with the Municipal Code's "Purpose" or "Findings" sections.

**Recommendation:**

Staff recommends that the Tree Board hear from the applicant, public, and deliberate for the removal of the four redwood trees. However, based on the findings attached to this report, Staff is not recommending the removal of the four proposed trees.

Should the Board not agree with the decision of Staff, then it's recommended the Board provide direction to Staff on how the findings can be met and hold another public meeting on a date certain to discuss the approval for removing these trees.

**Attachments:**

Exhibit A – Findings for denial  
Application Materials  
Arborist Report  
Public Comments

**EXHIBIT A**  
**TREE REMOVAL PERMIT**  
**8338, 8441, 8451, and 8480 Valley View Court**  
**Removal of Protected Trees**

**Recommended Findings of Denial**

1. That the application is categorically exempt from the requirements of the California Environmental Quality Act, pursuant to Section 15304, Class 4 which includes minor alterations to existing topographical features, such as the removal of a tree.
2. The tree is diseased or structurally unsound and, as a result, is likely to become a significant hazard to life or property within the next two years and recommends denial in that the City Arborist found that all trees appeared healthy and stable.
3. The tree poses a likely foreseeable threat to life or property which cannot be reasonably mitigated through pruning, root barriers, or other management methods and recommends denial in that the City Arborist noted that they observed no cracks in the foundations adjacent to the subject trees and have no reason to believe they will cause harm in the future. Also, no evident trip hazards were displayed in the photos attached to the application.
4. The property owner can demonstrate that there are unreasonably onerous recurring maintenance issues, which are deemed necessary for safety or protection of property. The property owner is responsible for providing documentation to support such a claim and recommends denial in that the applicant has not provided any proof or documentation to claim onerous reoccurring maintenance issues other than what is provided in the applicant's arborist report. The Arborist stated that all four trees did not appear to require any more maintenance than typical redwood trees.
5. A situation exists or is proposed in which structures or improvements, including, but not limited to, building additions, second units, swimming pools, and solar energy systems, such as solar panels, cannot be reasonably designed or altered to avoid the need for tree removal as this finding does not apply to this permit application.
6. The tree has matured to such an extent that it is determined to be out of scale with adjacent structures and utilities, or with other landscape features and recommends denial in that the City Arborist has stated in their report that there are many other trees of similar stature on adjacent properties.



City of Sebastopol  
 Planning Department  
 7120 Bodega Avenue  
 Sebastopol, CA 95472  
 (707) 823-6167

**MASTER PLANNING  
 APPLICATION FORM**

**APPLICATION TYPE**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Administrative Permit Review    | <input type="checkbox"/> Lot Line Adjustment/Merger | <input type="checkbox"/> Temporary Use Permit           |
| <input type="checkbox"/> Alcohol Use Permit/ABC Transfer | <input type="checkbox"/> Preapplication Conference  | <input checked="" type="checkbox"/> Tree Removal Permit |
| <input type="checkbox"/> Conditional Use Permit          | <input type="checkbox"/> Preliminary Review         | <input type="checkbox"/> Variance                       |
| <input type="checkbox"/> Design Review                   | <input type="checkbox"/> Sign Permit                | <input type="checkbox"/> Other _____                    |

This application includes the checklist(s) or supplement form(s) for the type of permit requested:  Yes  No

**REVIEW/HEARING BODIES**

- Staff/Admin  Design Review/Tree Board  Planning Commission  City Council  Other \_\_\_\_\_

**APPLICATION FOR**

Street Address: 3480 8338, 8341 8441 valley view dr Assessor's Parcel No(s): 004-600-019  
 Present Use of Property: Residential Zoning/General Plan Designation: P.C.

**APPLICANT INFORMATION**

Property Owner Name: Premier Property Services  
 Mailing Address: 100 Stony Point Road Phone: \_\_\_\_\_  
 City/State/ZIP: Santa Rosa CA 95401 Email: chelsea@premierpsinc.com  
 Signature: \_\_\_\_\_ Date: 4/1/2024

Authorized Agent/Applicant Name: True North Landscapes  
 Mailing Address: 1285 Petaluma Hill rd. Phone: \_\_\_\_\_  
 City/State/ZIP: Santa Rosa CA 95405 Email: Jeremy.Essel@truenorthlandscapes.com  
 Signature: \_\_\_\_\_ Date: 3/26/24  
 Contact Name (if different from above): \_\_\_\_\_ Phone/Email: \_\_\_\_\_

**PROJECT DESCRIPTION AND PERMITS REQUESTED (ATTACH ADDITIONAL PAGES IF NEEDED)**

Removal of various Redwood trees throughout Green valley vista condominiums that are a threat to utilities, infrastructure, or property.

**CITY USE ONLY**

Fill out upon receipt:	Action:	Action Date:
Application Date: _____	Staff/Admin: _____	Date: _____
Planning File #: _____	Planning Director: _____	Date: _____
Received By: _____	Design Review/Tree Board: _____	Date: _____
Fee(s): \$ _____	Planning Commission: _____	Date: _____
Completeness Date: _____	City Council: _____	Date: _____



Removal of Redwoods in Conflict with Utilities and Foundation

Tree Quantity: 4

Proposal Value: \$13,563

April 11, 2024

Proposal #: 754723



**Tree Care Service Address/Location**

Green Valley Vista Condominiums  
Valley View Ct  
Sebastopol, CA 95472

**Tree Care Service Billing Address**

Premier Property Services  
,  
Chelsea Draper

**True North**

PO Box 2823  
Santa Rosa, California 95405  
Jeremy Issel  
ISA Certified Arborist WE-14029a  
jeremy@truenorthlandscapes.com  
tel:707-331-6226

	Species	Qty	DBH	Service	Price
#2	Coast Redwood 8480 Valley View Ct	1	31"-36"	Recommend removal due to building conflict / Removal and Grind	-
#3	Coast Redwood 8338 Valley View Ct	1	43"-48"	Recommend removal due to building conflict / Recommend removal due to utility conflict / Removal and Grind	-
#5	Coast Redwood 8441 Valley View Ct	1	31"-36"	Recommend removal due to building conflict / Recommend removal due to utility conflict / Removal and Grind	-
#7	Coast Redwood 8451 Valley View Ct	1	31"-36"	Recommend removal due to building conflict / Recommend removal due to utility conflict / Removal and Grind	-
				<b>Total</b>	<b>\$13,563</b>

### General Tree Care Objective Definitions

Removal and Grind
Removal/Grind



### Green Valley Vista Condominiums



Legend (4)

■ Coast Redwood (4)

## Green Valley Vista Condominiums

### Removal of Redwoods in Conflict with Utilities and Foundation



March 19, 2024

*Sequoia sempervirens* ID# 2  
Coast Redwood  
DBH: 31"-36"



March 19, 2024

*Sequoia sempervirens* ID# 2  
Coast Redwood  
DBH: 31"-36"



March 19, 2024

*Sequoia sempervirens* ID# 3  
Coast Redwood  
DBH: 43"-48"



Google  
Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies  
Recommend removal due to building conflict /  
Removal and Grind



Google  
Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies  
Recommend removal due to building conflict /  
Removal and Grind



Google  
Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies  
Recommend removal due to building conflict /  
Recommend removal due to utility conflict /  
Removal and Grind

## Green Valley Vista Condominiums

Removal of Redwoods in Conflict with Utilities and Foundation



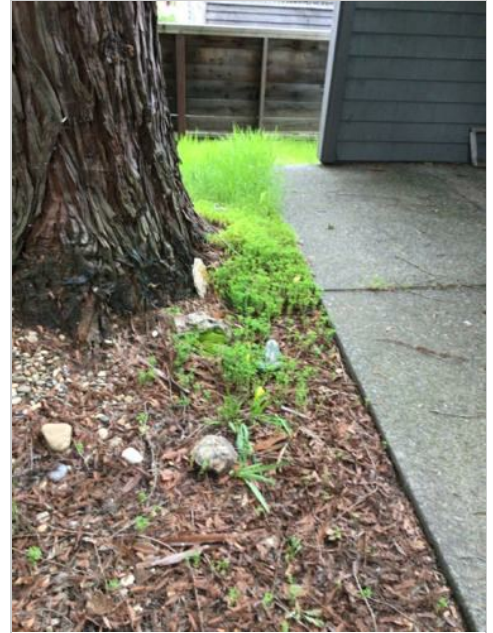
March 19, 2024

*Sequoia sempervirens* ID# 3  
Coast Redwood  
DBH: 43"-48"



March 19, 2024

*Sequoia sempervirens* ID# 5  
Coast Redwood  
DBH: 31"-36"



March 19, 2024

*Sequoia sempervirens* ID# 5  
Coast Redwood  
DBH: 31"-36"



Recommend removal due to building conflict /  
Recommend removal due to utility conflict /  
Removal and Grind



Recommend removal due to building conflict /  
Recommend removal due to utility conflict /  
Removal and Grind



Recommend removal due to building conflict /  
Recommend removal due to utility conflict /  
Removal and Grind

## Green Valley Vista Condominiums

Removal of Redwoods in Conflict with Utilities and Foundation



March 19, 2024

*Sequoia sempervirens* ID# 5  
Coast Redwood  
DBH: 31"-36"



April 10, 2024

*Sequoia sempervirens* ID# 7  
Coast Redwood  
DBH: 31"-36"



April 10, 2024

*Sequoia sempervirens* ID# 7  
Coast Redwood  
DBH: 31"-36"



Recommend removal due to building conflict /  
Recommend removal due to utility conflict /  
Removal and Grind



Recommend removal due to building conflict /  
Recommend removal due to utility conflict /  
Removal and Grind



Recommend removal due to building conflict /  
Recommend removal due to utility conflict /  
Removal and Grind

## Green Valley Vista Condominiums

Removal of Redwoods in Conflict with Utilities and Foundation



April 10, 2024

*Sequoia sempervirens*  
Coast Redwood

ID# 7

DBH: 31"-36"



Google Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

Recommend removal due to building conflict /  
Recommend removal due to utility conflict /  
Removal and Grind

# Terms and Conditions for Tree Care Services

**1. Performance by Company:**

Work crews shall arrive at the job site unannounced unless otherwise noted herein. The Company shall attempt to meet all performance dates, but shall not be liable for damages due to delays from inclement weather or other causes beyond our control.

**2. Workmanship:**

All work will be performed in a professional manner by experienced personnel outfitted with the appropriate tools and equipment to complete the job properly. Unless otherwise indicated herein, The Company will remove wood, brush and debris incidental to the work.

**3. Insurance:**

The Company is insured for liability resulting from injury to persons or property, and all its employees are covered by Workers Compensation Insurance.

**4. Ownership:**

The customer warrants that all trees, plant material and property upon which work is to be performed are either owned by him/her or that permission for the work has been obtained from the owner.

The Company is to be held harmless from all claims for damages resulting from the customer's failure to obtain such permission.

**5. Limitations:**

The customer must identify all non- public utilities. The Company assumes no responsibility for the location of or damage to underground utilities not clearly marked by the customer prior to commencement of site services. Stump grinding and removals as proposed will occur where public utilities allow.

**6. Terms of Payment:**

All accounts are net payable upon receipt of invoice. A service charge of 1.5% will be added to accounts not fully paid 30 days subsequent to the invoice date. If outside assistance is used to collect the account, the customer is responsible for all costs associated with the collection, including, but not limited to, attorney fees and court costs.

## Customer

April 11, 2024

Signature

Date

April 11, 2024

Printed Name

Date

## Tree Care Service Provider

*Jeremy Issel*

April 11, 2024

Signature

Date

Jeremy Issel

April 11, 2024

Printed Name

Date

ISA Certified Arborist WE-14029a



April 8<sup>th</sup>, 2024  
City of Sebastopol  
7120 Bodega Avenue  
Sebastopol, CA 95472  
Attn: Planning Department

RE: 4 Coastal Redwoods (*Sequoia sempervirens*) (75ft tall x 31"-43" DBH) at 7120 Bodega Avenue, Sebastopol

Dear Planner,

There are a total of 4 subject Coastal Redwood trees (*Sequoia sempervirens*) approximately 75' tall and varying between 31" to 43" DBH (diameter at breast height). These 4 trees were unfortunately planted in a poor location for the species and insufficient space for proper growth habits with proximity to driveways, sidewalks and utilities. These trees currently and will continue to threaten utilities, damage asphalt drive ways and sidewalks by the root structure lifting sidewalks and driveways causing a trip and fall hazard.

These trees that where unfortunately planted in poor locations have a high possibility of damaging neighboring utility services and are and will continue to damage infrastructure of the association due to invasive and heavy root growth. Root pruning with in the areas that are threatened could result in the destabilization of these trees as they are with in the dripline of the canopy.

In Summary, due to the compounding factors and the concern that attempts to mitigate this risk could threaten destabilizing these trees it is my recommendation to remove these trees to eliminate the hazard of root interference with utilities and infrastructure.

Sincerely,  
Jeremy Issel  
ISA Certified Arborist WE-14029a

**Client:** City of Sebastopol Planning Department  
**Project Location:** 8480 Valley View Ct, Sebastopol, CA  
**Inspection Date:** May 10, 2024  
**Arborist:** Ben Anderson



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## Assignment

Nzuzi Mahungu asked me to perform a site visit to inspect four redwood trees on several adjacent properties as part of a tree removal permit application to help determine whether their removals would be consistent with the municipal code.

## Observations

I was able to locate the four subject trees. One was inside a private fenced yard. I did not enter the yard but looked over the low fence. They all had full, green canopies. There was what appeared to be a new section of sidewalk (not streetside but leading to the doors) adjacent to the tree in front of 8321 and a small area where the streetside sidewalk was ground down to mitigate the trip hazard. This area also had a mature red maple (*Acer rubrum*).

There were redwood rounds in front of 8431 that were greater than 10 inches in diameter. The 2019 Google Street photos show a mature redwood tree in this location. Consulting arborist Becky Duckles recommended an emergency tree removal permit due to roots in the sewer line in May 2021.

## Discussion

From the Sebastopol Municipal Code 8.12.060: "Tree removal permit—When a Tree Removal Permit is Required."

2. Multifamily Residential, Commercial, or Industrial. On properties which are currently utilized for multifamily residential, commercial, or industrial uses, no person shall allow or cause the removal of a protected native tree (minimum 10 inches d.b.h.), or any other tree which has a minimum d.b.h. of 20 inches or more if the tree has a single trunk, or which has at least one trunk with a minimum d.b.h. of 20 inches if the tree has two or more trunks without first obtaining a TRP, unless otherwise exempted herein.

From the Sebastopol Municipal Code 8.12.060 D "Tree removal permit – Tree Removal Criteria," at least one of the following conditions must be satisfied to approve a tree removal permit:

1. The tree is diseased or structurally unsound and, as a result, is likely to become a significant hazard to life or property within the next two years.

*The applicant's arborist did not site health or stability as a reason for removal and all the trees appeared healthy and stable.*

2. The tree poses a likely foreseeable threat to life or property which cannot be reasonably mitigated through pruning, root barriers, or other management methods.

*I observed no cracks in the foundation adjacent to the subject trees and have no reason to believe they are likely to cause damage in the future. The applicant's arborist cites the trees' proximity to driveways, sidewalks, and utilities and the threat of lifting posed by the roots. Several photos of the adjacent improvements were attached to the application with no evident trip hazards. A portion of the sidewalk was replaced adjacent to one of the trees, but this portion is also adjacent to a surface-rooted red maple, which is equally capable of lifting sidewalks. Large structural roots should not be entirely severed close to the base but can be shaved, and sidewalks can be designed to withstand the lifting forces of roots better.*



3. The property owner can demonstrate that there are unreasonably onerous recurring maintenance issues, which are deemed necessary for safety or protection of property. The property owner is responsible for providing documentation to support such a claim.

*I was not provided with such documentation. They do not appear to require any more maintenance than the typical residential redwood trees.*

4. A situation exists or is proposed in which structures or improvements, including, but not limited to, building additions, second units, swimming pools, and solar energy systems, such as solar panels, cannot be reasonably designed or altered to avoid the need for tree removal.

*Does not apply.*

5. The tree has matured to such an extent that it is determined to be out of scale with adjacent structures and utilities, or with other landscape features.

*There are many other trees of similar stature on this and adjacent properties.*

### **Conclusions**

All four trees require a removal permit as they are native trees (as defined by the ordinance) greater than ten inches in diameter. The application did not provide information showing that any trees satisfy the required findings to grant a removal permit, and I found no such evidence during my inspection. Sidewalk and driveway repair from tree root damage is common and only infrequently requires tree removal. Tree removal based only on proximity to sidewalks, driveways, and foundations is inconsistent with the municipal code's "Purpose" or "Findings" sections.

### **SCOPE OF WORK AND LIMITATIONS**

Urban Forestry Associates has no personal or monetary interest in the outcome of this investigation. All observations regarding trees in this report were made by UFA independently, based on our education and experience. All determinations of the health condition, structural condition, or hazard potential of a tree or trees at issue are based on our best professional judgment. The health and hazard assessments in this report are limited by the visual nature of the assessment. Arborists cannot detect every condition that could lead to a tree's structural failure. Since trees are living organisms, conditions are often hidden within the tree and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for a specific period of time. Likewise, remedial treatments cannot be guaranteed. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk, and the only way to eliminate all risks associated with trees is to eliminate all trees.



Benjamin Anderson, Urban Forester  
ISA Board Certified Master Arborist & TRAQ  
RCA #686, WE #10160B  
ben@urbanforestryassociates.com



PREMIER PROPERTY SERVICES

HOA • Residential • Commercial

**Green Valley Vista Homeowners Association**

c/o Premier Property Services  
100 Stony Point Road, Suite 180,  
Santa Rosa, CA 95401  
707-544-2005 | Fax: 707-546-4321

June 17, 2024

Design Review & Tree Board  
City of Sebastopol  
7120 Bodega Avenue  
Sebastopol, CA 95472

Dear Members of the Design Review & Tree Board,

Subject: Public Hearing on June 25, 2024 – Redwood Tree Root Interference

We, the Board of Directors of the Green Valley Vista Homeowners Association, are writing to provide pertinent information and documentation regarding the significant impact of redwood tree root interference on our community. Our intention is to present a comprehensive view of the expenses and challenges we have faced due to these issues.

Over the past several years, we have diligently attempted to manage and maintain the redwood trees within our community. Despite our efforts, the root systems of these trees have caused extensive damage, resulting in substantial financial burden. The interference has affected various infrastructure elements, including:

- Sewer drains
- Water mains
- Concrete patios, walkways and sidewalks
- Comcast cable lines
- PG&E junction boxes
- Irrigation pipes
- Asphalt driveways

Potential issues going forward include:

- Utility lines
- Natural gas pipes

The cumulative expenses attributed to addressing these problems have been conservatively estimated at \$48,752. A detailed breakdown of these costs is attached to this letter as the "Tree Root Damage" attachment. We have also attached a map of the HOA with the tree locations marked.

100 Stony Point Road, Suite #180 | Santa Rosa CA 95401 | 707-544-2005

Furthermore, it is important to highlight the indirect impact on our homeowners. While these issues may not always translate directly to monetary costs for individual homeowners, they do have significant implications. Specifically, the damage and ongoing maintenance needs must be disclosed during real estate transactions, potentially affecting property values.

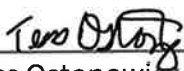
We acknowledge and appreciate the aesthetic and environmental value of these beautiful and stately redwood trees. However, we are facing a challenging situation where the cost of maintaining these trees is becoming untenable. During drought years, water main damage has led to substantial water wastage, further exacerbating the situation.

Our community does not outwardly seek to remove the trees, but we are financially strained and cannot continue to bear the associated costs. Additionally, the risk of losing our insurance coverage due to the increased hazards posed by these trees is a serious concern. In the current climate, where fires have caused widespread destruction, insurance companies and underwriters are scrutinizing every potential risk, often leading to "Notice of Non-Renewal" for HOAs and homeowners. Several nearby HOAs in Santa Rosa are already facing this issue, resulting in a 20%-40% increase in premiums with reduced coverage or they haven't yet found an insurance company willing to insure.

We hope that the Design Review & Tree Board will consider our situation with empathy and practicality. Our goal is to find a viable solution that balances the preservation of these trees with the financial and safety concerns of our community.

Thank you for your attention to this matter. We look forward to discussing this issue further at the public hearing on June 25, 2024

Respectfully Submitted,

  
\_\_\_\_\_  
Tess Ostopowicz (Jun 18, 2024 13:04 PDT)

Tess Ostopowicz, President

Green Valley Homeowners Association Board of Directors






# GVV-Letter to Design Review & Tree Board

Final Audit Report

2024-06-18

Created:	2024-06-18
By:	Joan Nussbaum (joan@premierpsinc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAMDEMI_mviDX89GeZxMm02UuKUChyPZlo

## "GVV-Letter to Design Review & Tree Board" History

-  Document created by Joan Nussbaum (joan@premierpsinc.com)  
2024-06-18 - 7:50:18 PM GMT
-  Document emailed to Tess Ostopowicz (tfamilia@sonic.net) for signature  
2024-06-18 - 7:50:23 PM GMT
-  Email viewed by Tess Ostopowicz (tfamilia@sonic.net)  
2024-06-18 - 7:52:53 PM GMT
-  Document e-signed by Tess Ostopowicz (tfamilia@sonic.net)  
Signature Date: 2024-06-18 - 8:04:35 PM GMT - Time Source: server
-  Agreement completed.  
2024-06-18 - 8:04:35 PM GMT











TREE ROOT DAMAGE

• 8311

- NEW CONCRETE PATIO (JAN 2024) \$4360

• 8351

- NEW WATERMAIN (OCT 2021) \$11,080

- CONCRETE PATIO REPAIR (DEC 2021) \$1860

- REMOVE R/W TREE (APRIL 2022) \$6800

• 8361

- REPAIR BROKEN WATERMAIN (FEB 2023) \$5012

• 8461

- REPAIR BROKEN WATERMAIN - 1 (AUG 2023) \$1571

- " " " " - 2 (NOV 2023) \$3185

• 8480

- REPAIR FLOOD DAMAGE - 1 (OCT 2020) \$5659

- " " " " - 2 (NOV 2020) \$8725

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TOTAL \$48,2523 1/3-YEAR AVERAGE: \$14,477 / YEAR  
(OCT 2020 TO JAN 2024)

• ITEMS AFFECTED BY TREE ROOTS TO DATE:

- ASPHALT DRIVEWAYS, CONCRETE WALKWAYS AND SIDEWALKS
- WATERMAINS, SEWER DRAIN PIPES, PG & E JUNCTION BOXES, COMCAST CABLE, PHONELINES, IRRIGATION PIPES AND WIRES

• POTENTIAL UTILITY LINES FUTURE FAILURES:

- NATURAL GAS PIPES

**From:** Daniel De Kay  
**Sent:** Sunday, June 16, 2024 3:35 PM  
**To:** John Jay  
**Subject:** Redwood trees / Valley View Court

To the City of Sebastopol Design Review and Tree Board,

I am a homeowner in Valley View Court. I am writing in regard to the proposed removal of redwood trees in Valley View Court (listed on the public notice as being at 8321, 8441, 8451 and 8461 Valley View Court).

I purchased my home in the court in large part so I could live in the presence of these redwoods. I grew up among redwood trees; they are of great aesthetic value to me. Two of the trees in question provide shade to my home and they all provide habitat for birds, something that contributes greatly to my sense of peace and the enjoyment of my home.

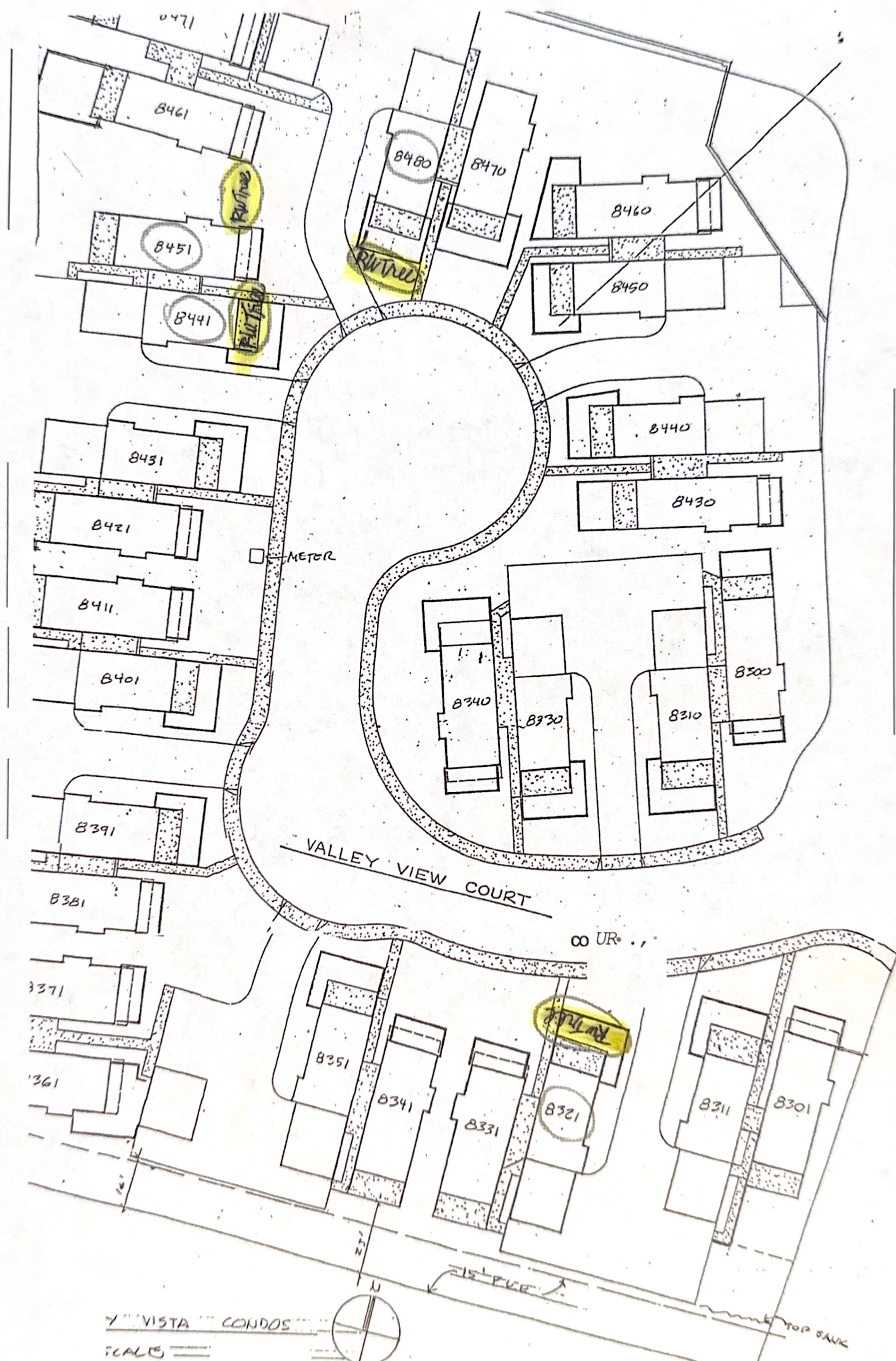
Regarding the City of Sebastopol's criteria for removal of any Protected Tree: none of these trees are diseased or structurally unsound, nor are they likely to present a hazard to life or property within the foreseeable future. Further, none of these trees have been proven responsible for onerous recurring maintenance issues. None of the trees in question present any issue to additional buildings, swimming pools, solar panels, etc., and none of these trees are out of scale to their surrounding landscape.

The tree at 8441 is inside a homeowner's property and if he so desires, I am not opposed to him removing that tree. It is his to do with as he wishes.

The other three trees are on HOA common property and I am strongly opposed to their removal. Their added value to the community, aesthetically as well as from a habitat position, is much greater than any value in removing them. I ask that the Tree Board not issue a permit for their removal. The Green Valley Vista HOA needs to get further input from homeowners as to their desires for the trees before making any decisions about them.

Daniel De Kay

Sebastopol, CA 95472



VALLEY VIEW COURT

METER

UR

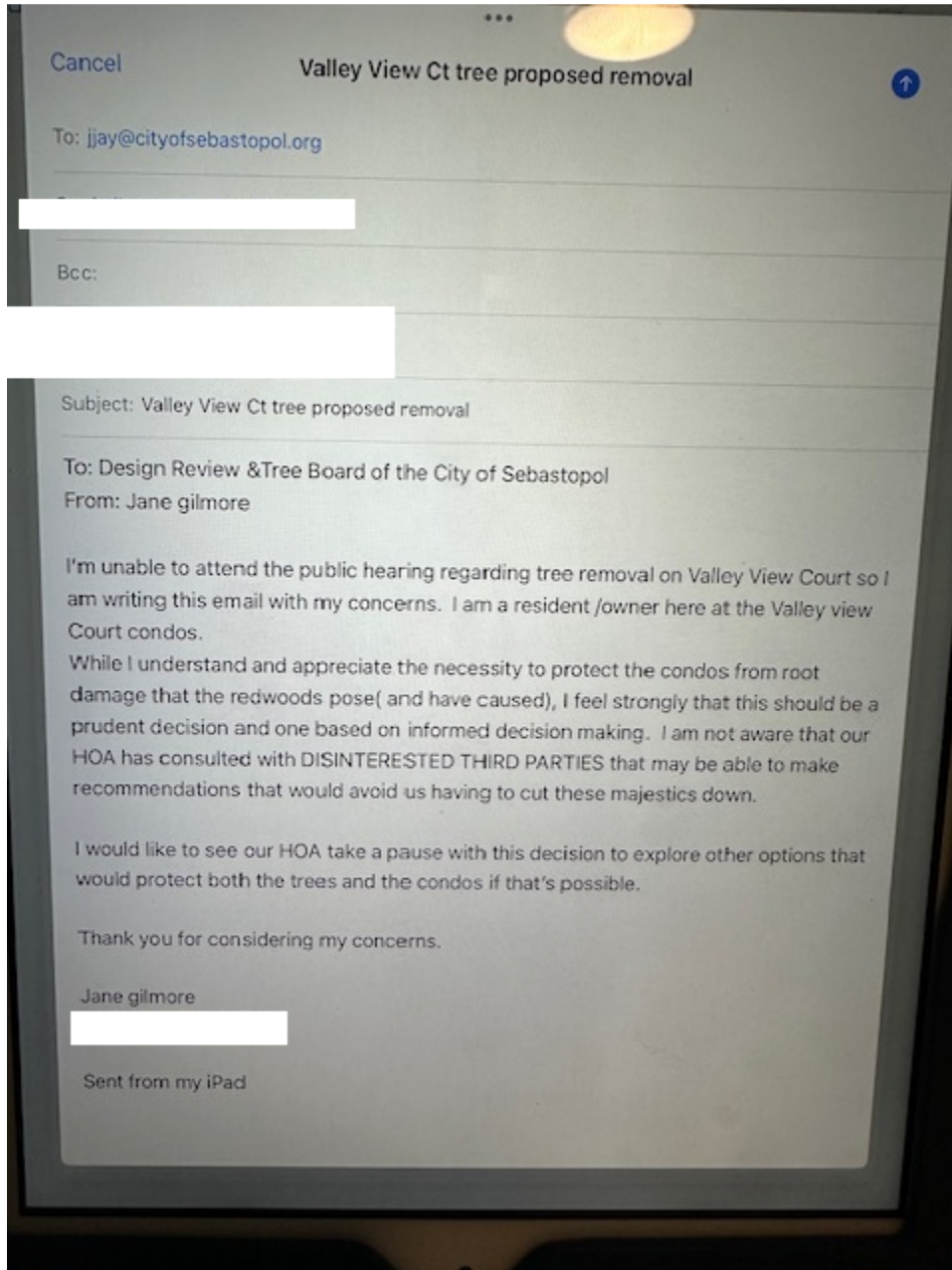
VISTA CONDOS  
SCALE



15' PAVE

TOP SAUC

**Sent:** Monday, June 17, 2024 9:03 AM  
**To:** John Jay  
**Subject:** Valley View Tree removal



Sent from my iPhone