

Woodmark Housing Bodega Avenue
Impacts on Heritage Trees - on Site and Neighboring Properties

Thank you for giving me the opportunity to discuss two of the impacts this housing development will have to the environment.

Firstly there are disparities in the drawings presented by the developer Pacific West Properties as to the impact on neighboring property heritage trees.

Secondly the environment and need for bird habitat is urgently more important since the zoning was renewed in 2016 due to the devastating fires in Sonoma Co. and Northern CA. Millions of acres of forests, home to millions of birds and wildlife have burned and been destroyed. Even the casual observer knows there are many, many less birds in their backyards. This development will destroy all I am waiting for an estimate from the Audubon Society as to numbers and recommendations.

Reference Sheet number 1

Shown is a 10' rear setback which includes a 9 1/2' d. retaining wall. However, the retaining wall cut is actually only 5' from the property line as it moves east. Two of our Black Oaks (trees no. 53 & 54) will be approx. 7' from the 9 1/2'd. retaining wall. Approx. 45-48% of their roots will be destroyed. They will die. See my drawing for trees no. 53 & 54.

It seems also that they are taking a 'concession' without acknowledging it.

Moving east the retaining wall moves out to approx. 28' from the property line and is 5' h. There is no mention of the additional soil that will have to be removed to construct the wall. Trees no. 56 & 57 are affected. The roots will be cut off 28' and 33' distant from the two trees. Approximately 40% of tree no. 56 and 35% of tree no. 57 will be destroyed. They will eventually die. (See my drawing for trees no. 56 & 57). The trees are at the top of our property where the land drops dramatically down towards the house. If they fall it will not be up onto Woodmark but down. Obviously, crashing onto our house.

All of our trees including the Oaks were pruned back in 2019. Because of that the canopy was significantly reduced to approx. 35'. Using the canopy as a root 'safety zone' is deceptive; obviously the root structure is still based on the tree trunk dia.

The retaining wall continues and cuts back into 10' from the property line. Our neighbor's oak trees (which I assume are nos. 58 and 59) will also have significant roots destroyed and will also not survive.

I see that Pacific West properties states there will be minimal impact. This is patently not

true. They either don't understand the concept of tree root protection or haven't learned the importance of not disturbing neighboring property trees. See (Buska vs. Patel) and Sebastopol Tree Ordinance. Unnerving also is that Davis Demolition's map puts some of these trees and neighboring western property line trees on the Woodmark property.

There are trees that could and should be removed on the development property.

For example:

10 - Monterey pines (nos. 35-43) - overgrown and dropping limbs

4 - Eucalyptus - exotics

However, the developer states they can and will save them. This seems disingenuous and a sham, knowing their supposed tree concerns. The tree board will recommend that they be removed.

Pacific West builds multiple housing by leveling the site. From looking at multiple examples of their housing one could not infer otherwise. This is an environmentally diverse site wooded site on a slope. They would destroy it.

Thank you for giving me this opportunity to share my understanding of tree preservation issues on our and additional properties adjoining the Woodmark development site.

Marcia Lavine

Adjoining property owner