

City Council  
Mayor Una Glass  
Vice Mayor Patrick Slayter  
Michael Carnacchi  
Sarah Glade Gurney  
Neysa Hinton



Planning Director  
Kenyon Webster  
Assistant Planner  
Dana Morrison  
Administrative Assistant  
Rebecca Mansour

## City of Sebastopol Planning Department

Meeting Date: August 16, 2017  
Agenda Item No.: 8A  
To: Tree Board  
From: Dana Morrison, Assistant Planner  
Subject: Tree Removal Permit  
Recommendation: Approval with Conditions  
Applicant/Owner: Sandborn Tree Services / Don Strouzas: Fiesta 116  
File No.: 2017-43  
Address: 550 Gravenstein Highway North  
CEQA Status: Categorical Exemption: Class 1  
General Plan: General Commercial  
Zoning: General Commercial

### **Introduction:**

This is a continuation of a Tree Removal Permit application, requesting approval to remove two trees that are located on the south side of the west driveway to Pacific Market, along Covert Lane in Sebastopol, California. This application is subject to Tree Board approval because it involves the proposed removal of two Protected Native trees each with a diameter at breast height that exceeds 10 inches and are located on a commercial property. This item was continued after the first meeting on July 19, 2017 when the Board determined that more information was needed regarding alternatives to removal, costs of repairs and future potential of the trees before a final determination could be made.

### **Project Description:**

This is a continuation of an application for the approval of a Tree Removal Permit for two Coast Redwood (*Sequoia sempervirens*) trees located at 550 Gravenstein Highway North. The trees are located on the south western side of the Pacific Market property. The applicant is seeking a Tree Removal Permit because roots of the two trees have been consistently causing damage to the concrete sidewalk. The two trees have diameters that are approximately 22.3" and 27.5" each. There are two arborist reports attached to this report, outlining the rationale for the removal of these trees.

The Board specifically requested information regarding the following:

-Past repair costs which have been incurred: According to the property owner repair of the sidewalk was required between 12-15 years ago, the cost of the repair was approximately \$3500. Allen Winters, was the contract who was hired to repair the sidewalk 12-15 years ago; and he will be completing the new repair as well. Mr. Winters spoke with staff of his discussions with the property owner, Don Strouzas. Mr. Winters stated that he spoke at length with the Mr. Strouzas regarding mitigation measures that could be taken to keep the trees. Mr. Strouzas original intent was to attempt to keep the two trees however, with the roots causing problems such a short time after the original repair, Mr. Winters recommend removal of the trees to save the owner from having to repeat this process in another 10-15 years. Please see the letter from the owner of the property, Don Strouzas, for more detail.

-Future prospects of the trees and is there possibility of the sidewalk repair damaging the trees: During both of her site visits the City Arborist found that the two trees were healthy. In her report dated August 8, 2017, she stated that alternatives could be utilized to replacing the trees; however, this would not eliminate the problem of roots eventually damaging the curb and gutter, street and parking lot paving. In further communications with staff the City Arborist stated that: "For all intents and purposes the redwoods have already outgrown their planter. That species should never have been specified there (35+ years ago). They are young trees and even if the sidewalk is replaced with diamond plate steel panels, their roots will continue to damage street paving, curb and gutter, and interior driveway and parking area paving, and possibly interior plumbing as already accused. If the sidewalk is simply removed and replaced with steel plates, there will probably be no damage to their roots or above ground trunks or branches. And the sidewalk will probably not have to be replaced again for many years, though the other damage will continue."

-City standards and requirements for sidewalk repair: The standards and requirements for sidewalks have been included in this staff report. Any new sidewalk, bulb out, or steel plates would be required to meet these standards, in addition to any ADA requirements.

- Potential Costs for main options:

1. *Removal of the two trees:* Sandborn Tree Services has provided a copy of the tree removal estimate provided to the property owner on 5-25-2017. The estimated cost for the removal of the two trees is \$2860. This does not include the cost of an Encroachment Permit (\$380) and any sidewalk repair.

2. *Not removing the two trees and requiring replacement of the sidewalk to address the current issues; repeating the process as the need arises in the future:* City staff called local construction agencies to receive cost estimates for sidewalk repair. A similar project, soon to be conducted at 971 Litchfield Avenue, requires the removal of roots, infill of the root voids and re-pouring of approximately 45 feet of sidewalk (4 ½ feet wide). The estimated cost for the Litchfield repair is \$5300, which does not include the \$380 fee for an encroachment permit. The cost for the repair of the sidewalk relating to the Fiesta Tree Removal permit will likely cost a similar amount, as it will require the installation of root barriers to protect the Market's wall and plumbing. In addition,

it will be inevitable that the sidewalk and parking lot will require continued repair and replacement down the line if the trees are not permitted for removal. The cost for mitigation will substantially exceed the cost of removal.

3. *Creating a bulb out:* Cost estimates regarding the bulb-out were not provided to staff as the owner of the property felt a bulb-out “would likely hinder access to this driveway (*the main delivery entrance for the market*) for the larger trucks that often have a difficult time maneuvering the current driveway.” The scope of a project like this would require substantial further review and discussion regarding the loss of a public parking space, application processes for creating a bulb-out, hiring an engineer to design the proposed project, and review by the Planning Commission. In addition, while this proposal does provide a temporary solution, the tree roots will continue to grow and eventually out-grow the designated parklet space, leading to yet further repairs costs down the line. Owner letter is attached to this staff report.

**Public Comment:**

Jenny Rose, Lorie Golden, Nadia Winstead, and Maria (last name unknown), all residents of Sebastopol, have contacted the Planning Department to express their concern and opposition to the removal of these two trees. All have stated that they feel that other mitigation measures could be taken to address the sidewalk issue. A number of members from the public attended the Tree Board meeting of July 19, 2017 and spoke during the public comment portion to state that they were against the removal of the two trees; one member of the public stated that he would feel more comfortable with the removal if there was an increase in the number of replacement trees required.

**City Departmental Comment:**

Becky Duckles, the City Arborist, reviewed the application, conducted a site visit, and prepared an Arborist Report on June 26, 2017. On August 3<sup>rd</sup>, 2017 the City Arborist and Public Works Superintendent, Dante Del Prete, visited the site to assess the feasibility of alternatives to removal of the two coastal redwoods. Both reports are attached and their findings are reflected in the following sections of this staff report: Tree Protection Ordinance Consistency, Analysis, Recommendation and Findings.

**Environmental Consistency:**

The application is categorically exempt from the requirements of CEQA, pursuant to Section 15301, Class 1, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. The subject trees are located on a commercial lot, which is already developed and contains a number of businesses. There would be no change to these uses. The proposed tree removals will result in a minor alteration to existing topographical features. Replacement landscaping could be provided.

### **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 at least one of the following conditions has been verified by an ISA Certified Arborist:

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.*

This condition does not apply.

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.*

The City Arborist found that the trees' roots are damaging the concrete sidewalk. Possible damage has also been reported to the market wall and plumbing. While no photographic evidence has been submitted to show the damage, the property owner has submitted a letter which mentions the damage cause by the roots of the two trees. Pruning and root barriers are an option to mitigate the current issues caused by the tree roots, however the property owner has already paid for mitigation 12-15 years ago, and additional expense is foreseeable if removal is not permitted.

The application is consistent with this condition.

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 is responsible for providing documentation to support such a claim.*

The property owner has provided photo documentation showing that the subject trees are damaging the existing sidewalk. The City Arborist documented the damage done to the sidewalk, and noted that the roots will likely cause more damage, causing recurring maintenance issues.

The property owner confirmed that the roots have caused similar damage between 12-15 years ago, which resulted in the property owner having to remove and replace a portion of the sidewalk. According to the property owner the repair costs were approximately \$3500.

City staff contacted local concrete construction agencies to attain estimates on the possible cost of repairing and replacing the existing sidewalk. A project with a similar scope is currently being overseen by Von Renner Construction for a property along Litchfield Avenue, in Sebastopol. The project involves the removal of 45 feet of sidewalk, approximately 4 ½ feet wide. The process includes removal of roots from the sidewalk, infill of the voids left by the roots with base rock, and the pouring of new concrete slabs. The estimate for this project, which does not include the fee \$380 for an Encroachment permit, and does not include the installation of root barriers, is \$5300. Regardless of the trees being approved for removal, the damaged sidewalk will require replacement. However, if the trees are not removed and alternatives methods are used, such as: installing diamond plate steel panels, or creating a bulb out,

then the property owner will incur further repair costs as the trees continue to outgrow their planter well into the foreseeable future.

The application is consistent with this provision.

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.*

This condition does not apply.

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

The City Arborist found that the trees are planted in an area that is too small, and that the roots of the two trees are causing damage to the concrete walkway; thus they are out of scale with the area available for landscape features. As the trees continue to grow, at a pace that is among the fastest on earth, they will only become more out of scale with adjacent structures and utilities.

The application is consistent with this condition.

#### **Public Notification of Tree Removal:**

*Section 8.12.060.F: Trees proposed for removal shall be marked by City staff with a form prescribed by the City. Notice of a Tree Removal Permit application shall be posted on the subject parcel, and in at least two public places within 300 feet of the affected trees, at least ten (10) calendar days prior to the date of the Sebastopol Tree Board meeting at which the application will be considered.*

The proposed tree removal was properly noticed at least ten (10) days before the Tree Board meeting with one notice being posted on the subject tree and two notices being posted at two public places within 300 feet on August 3, 2017, which was twenty (13) days prior to meeting of August 16, 2017.

The application is consistent with this requirement.

#### **Analysis:**

The application is consistent with three of the five conditions outlined in the Tree Protection Ordinance, which only requires consistency with one condition to merit a Tree Removal Permit. While trees are a valuable commodity and treasured resource within the City of Sebastopol, requiring the property owner to incur further costs with continued repair and maintenance of the sidewalk, or development of a parklet is onerous. While the need for removal of these trees is unfortunate, it drives home the point that appropriate trees need to be selected when proposing a development or landscaping project. Sadly, in this instance, one of the fastest growing and largest trees species were selected to be planted in a space not large enough to accommodate their future growth. The Board will need to determine if the continued maintenance costs to the property owner are reasonable when the removal of the subject trees would create an opportunity to select and plant replacement trees which are more compatible with the existing site.

### **Recommendation:**

If it is the consensus of the Tree Board that the subject tree warrants a Tree Removal Permit, staff recommends that the application be approved based on the facts, findings, and analysis set forth in this staff report, and subject to the conditions of approval outlined.

### **Findings:**

#### **Finding for Tree Removal Permit, Application No. 2017-43; 550 Gravenstein Highway North, for approval to remove two Coast redwood trees:**

1. That the application is categorically exempt from the requirements of CEQA, pursuant to Section 15301, Class 1, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination in that the proposed tree removal will not alter the existing commercial use, will not alter grade, and would constitute a minor alteration to existing topographical features, and will include replacement landscaping.
2. That the application is consistent with Section 8.12.060.F of the Tree Protection Ordinance in that the proposed tree removal was properly noticed at least ten (10) days before the Tree Board meeting with one notice being posted on the subject tree and two notices being posted at two public places within 300 feet on August 3, 2017, which was twenty (13) days prior to meeting of August 16, 2017.
3. That the application is consistent with Section 8.12.060.D of the Tree Protection Ordinance in that the subject trees roots have created a trip hazard, and cracked the adjacent curb and paving. Coast redwoods are fast growing and are capable of achieving large height, girth, and spread. In that both trees are young and will continue to grow and will outgrow the 5' planter in which they were planted, they are likely to continue to cause damage to the sidewalk. The property owner has provided photo documentation that the subject trees are damaging the existing sidewalk, and indicated through a written statement (conducted by an ISA certified Arborist) that its roots pose a threat to the concrete sidewalk and pavement. The City Arborist documented the damage done to the sidewalk, and noted that the roots will likely cause more structural damage. The application is consistent with 3 of the 5 conditions outlined in the Tree Protection Ordinance as set forth in the staff report, including requirements 2, 3 and 5, which only requires consistency with one condition to grant a Tree Removal Permit.

### **Conditions:**

1. The Tree Removal Permit shall be valid for a period of three (3) years.
2. An encroachment permit may be required prior to the removal of the trees. Please contact the Engineering Department prior to installation if work will be performed, or materials placed, in the public right-of-way. The phone number for the Engineering Department is 823-2151.
3. Within 45 days from this letter, the applicant shall plant two (2) on-site replacement trees of a type and number approved by the City Arborist for each protected tree. A site plan

indicating the replacement trees, and/or receipts of the trees shall be submitted to the Planning Department upon tree replacement approval and selection. Alternatively, the applicant may opt to allow the City to retain the per-tree replacement deposit of \$150.00, which will be transferred into the City's Tree Fund.

**Attachments:**

- Tree Removal Permit Application and Checklist
- Location Map
- Site Photographs
- Sandborn Arborist Report
- City Arborist Report June 26, 2017 and August 8, 2017; communications with staff
- Property owner letter
- Tree removal estimate from Sandborn Tree Service
- City standards and requirements for curb, gutter and sidewalk



# City of Sebastopol

## TREE REMOVAL PERMIT Application and Checklist

The submittal information shall be provided to the Planning Department. All submittal information shall be presented along with the related fees, and any additional information required by the Planning Department before the application can be accepted as complete.

Planning File #: 2017-43  
 Date Filed: 06.13.17  
 Total Fee Paid: \$ 615  
 Received by: [Signature]  
 Date Application Deemed Complete: \_\_\_\_\_

### PROJECT INFORMATION

ADDRESS: 550 Grandstream Hwy N.  
SEBASTOPOL  
 Applicant's Information

ASSESSOR'S PARCEL #: 004.430.038

Name: SANDBARA TREE SERVICE, INC  
 Address: 119 MORRIS ST.  
 City, State, Zip: SEBASTOPOL CA  
 Phone #: (707) 823-9144  
 Fax #: 823-1795  
 Email: sandbaratree@gmail.com  
 Signature: [Signature]

Owner's Information  
FIESTA 116  
 Name: JOE DON STROUZAS  
 Address: 4248 VIEWCREST DR.  
 City, State, Zip: OAKLAND, CA 94619  
 Phone #: (510) 531-1423  
 Fax #: (510) 531-1034  
 Email: dstrouzase@comcast.net  
 Signature: [Signature]

Date: 6/7/17

I certify that this application is being made with my consent  
 Date: 6-9-2017

Location Key	Species of Tree	Diameter at 4 1/2 feet	Heritage Tree?	Area where tree is to be removed from?	Reason for Removal	Proposed Replacement
A	(S. semiperv) Coast Redwood	22.3	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planted strip on coast Ln.	Too large / Damage to surrounding area	
B	(S. semiperv) Coast Redwood	27.5	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
C			<input type="checkbox"/> Yes <input type="checkbox"/> No			
D			<input type="checkbox"/> Yes <input type="checkbox"/> No			
E			<input type="checkbox"/> Yes <input type="checkbox"/> No			
F	EXAMPLES LISTED BELOW:		<input type="checkbox"/> Yes <input type="checkbox"/> No			
Sample	(Q. lobata) Valley Oak	22.5"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Back Yard near existing house	Large areas of decay in main trunk	4-15 Gallon live oaks, 2 here and 2 in the front yard
Sample	(S. semiperv.)	Multi trunks	<input type="checkbox"/> Yes	Front Yard	Root-sprouted;	2-15 gallon

Tree Removal Permit - January 2005



	Coast Redwood	5" – 9" diameter	[xx ] No		weak; poor specimen/form.	redwoods @ rear property line
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The submittal information shall be provided to the Planning Department. All submittal information shall be presented along with the Planning Application form, related fees, and any additional information required by the Planning Department before the application can be accepted as complete.

Upon receipt of this information the Planning Department has 30 days in which to determine if the application is complete. Once the application has been deemed complete, the project can be scheduled before the Tree Board. The Tree Board meets on the 1<sup>st</sup> and 3<sup>rd</sup> Wednesday of each month at Sebastopol City Hall, 7120 Bodega Avenue, Sebastopol, at 4:00 p.m.

The applicant and/or his representative must be present for any meetings. Failure to do so may result in the application being continued.

**Size Limit:** Plans should not be larger than 30" x 42" trimmed. All plans shall be folded into a 9" x 11" size. **Unfolded plans will not be accepted.**

**Scale:** The scale used on submittal plans shall generally be at a 1/8" = 1'0" for the architectural plans, 1" = 20' for site engineering plans. Include a north arrow, the scale and a bar scale on all plans.

- 1. **Application Form:** .....(1)  
Completed and signed by applicant and property owner.
- 2. **Fee:** As defined on the fee schedule listed on the Master Planning Application. Checks should be made payable to the City of Sebastopol.
- 3. **Location Map:** .....(1)  
Indicate the subject parcel(s) and adjacent streets on an 8 1/2" x 11" map.
- 4. **Written Statement:** .....(1)  
Written Statement providing a description of tree(s) proposed to be removed.
- 5. **Site Plans:** .....(1 set)  
Clearly show the location of the tree(s) proposed to be removed on the property.
- 6. **Site Photographs:** ..... (1 set)  
Clearly show the views of and from the project, including neighboring development. Include a key map indicating where the pictures were taken from and in what direction they were taken. Label the pictures accordingly. It is often desirable to provide the City with a series of overlapping photographs of the surrounding neighborhood that show a panoramic view. Polaroids or digital photos on a CD are acceptable.

**INDEMNIFICATION AGREEMENT**

"As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it or otherwise arises out of or in connection with the City's action on this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect."

Applicant's Signature Don Stroyas Date Signed 6-9-17 Planning File No. 2017-43

**NOTE:** The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.



**NOTICE OF MAILING:**

Effective immediately, email addresses or facsimiles will be used for sending out of staff reports and agendas to applicants, their representatives, property owners, and others to be notified if an email address or facsimile number is available.

**Please sign and acknowledge you have been notified of the Notice of Mailing for applications and have provided an email address or fax number.**

Don Strouzas  
Signature

DON STROUZAS  
Printed Name

**Public Notification of Tree Removal**

Trees proposed for removal shall be marked by THE APPLICANT with a form prescribed by the City (attached). Notice of a Tree Removal Permit application shall be posted on the subject parcel on affected tree(s), and in at least two public places within 300 feet of the affected trees, at least ten (10) calendar days prior to the date of the Sebastopol Tree Board meeting at which the application will be considered.

**THIS IS TO CERTIFY THAT I, THE APPLICANT, AM RESPONSIBLE FOR POSTING THE TREE(S) PROPOSED FOR REMOVAL WITH THE ATTACHED FORM WITHIN 5 DAYS OF FILING THIS TREE REMOVAL APPLICATION. FAILURE TO POST THE PROPOSED TREE(S), AS REQUIRED, MAY RESULT IN THE APPLICATION BEING CONTINUED OR DENIED.**

If you need help in posting the proposed tree(s), please contact the Planning Department at 707-823-6167

**Please sign and acknowledge you have been notified of the Posting of Tree(s) Requirement**

Don Strouzas  
Signature

DON STROUZAS  
Printed Name



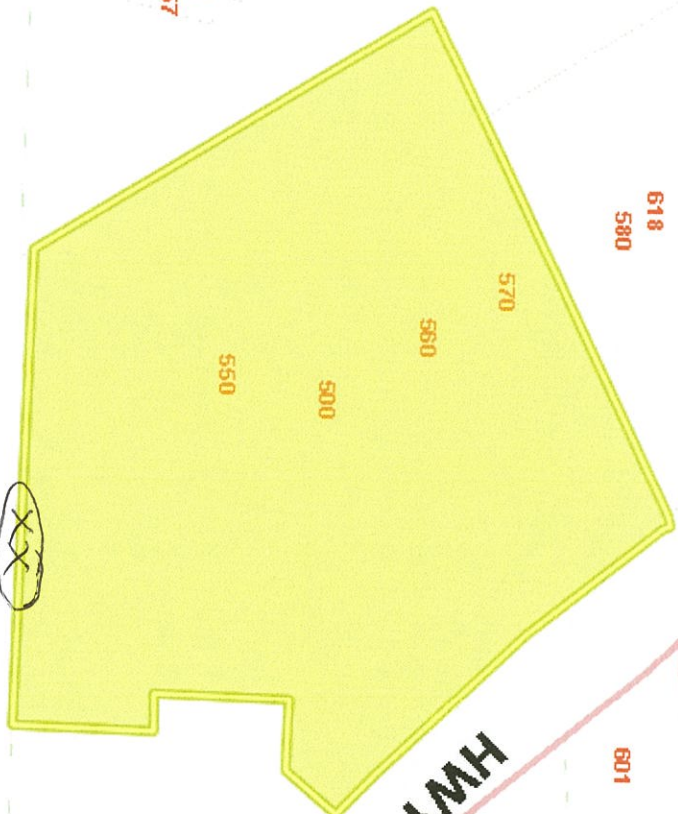


Google Earth

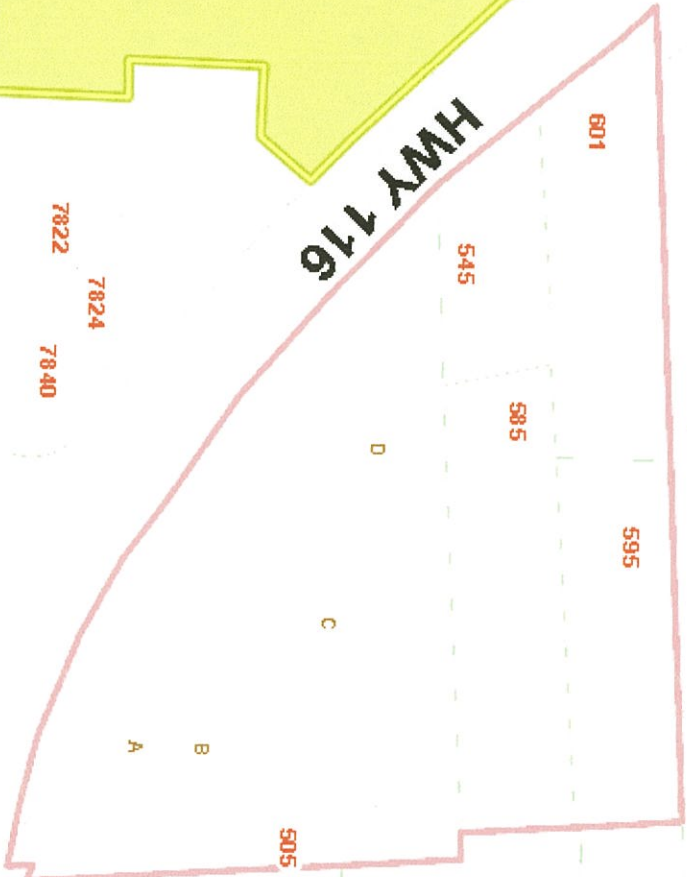


RECEIVED  
JUN 13 2017  
BY: 

COVERT LN



HWY 176



LIVE OAK AVE

HEALDSBUR



RECEIVED  
JUN 13 2017  
BY: *[Signature]*

6/13/2017 9:35:19 AM

## County Assessor Information

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**Address:** 550 GRAVENSTEIN HWY N  
SEBASTOPOL, CA 95472

**Land Use:** NEIGHBORHOOD SHOPPING CENTE

**Tax Area:** 005004

**Jurisdiction:** SEBASTOPOL

**Recording#:** 2016R045588

**Rec Date:** 05/26/2016

**Lot Acres:** 2.12

**Land Value:** \$835,999

**Bldg Value:** \$1,503,314

**Bldg Sqft:** 23,360

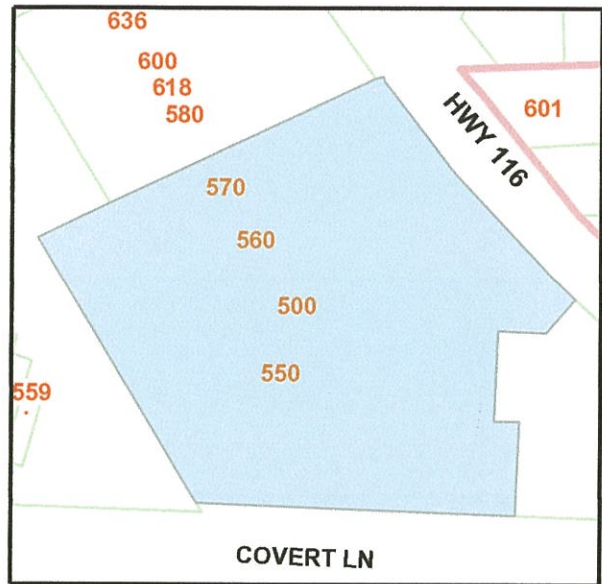
**Built:** 1967

**Res Units:**

**Bedrooms:**

**Bathrooms:**

**Com Units:**



## Santa Rosa Only Information

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**General Plan:**

**Area Plan:**

**Zoning Code:**

**Identifier:**

**Planned Dev:**

**Historic Dist:**

**Fault km:** 0

**Wind Zone:**

**Fire Zone:**

**Park Fee:**

**Fire District:** 0

## GIS Calculated Information

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**Lot Acres:** 2.05

**Latitude:** 38.405782

**Longitude:** -122.837963

**Census Tract:** 153401

**Census Block:** 4006

**Street Sweep:**

**Elem School:** PARK SIDE (K-2) & PINE  
CREST (3-5)





Space Mkt

RECEIVED  
JUN 13 2017  
BY: *[Signature]*



*picnic area*

RECEIVED  
JUN 13 2017  
BY: *[Signature]*



*Kevin MKF*

RECEIVED  
JUN 13 2017  
BY: *[Signature]*

*Pacific Mkt*



RECEIVED  
JUN 13 2017  
BY: *[Signature]*



Google Earth



RECEIVED  
JUN 13 2017  
BY: *[Signature]*



JUN 18 2017

*[Handwritten signature]*



**Public Works Department**

714 Johnson Street  
Sebastopol, CA 95472  
Phone (707) 823-5331  
Fax (707) 823-4721

Website: [www.ci.sebastopol.ca.us](http://www.ci.sebastopol.ca.us)

Email: [nsutton@cityofsebastopol.org](mailto:nsutton@cityofsebastopol.org)

Nathan Sutton, Assistant Superintendent

May 9, 2017

Fiesta 116 et al.  
c/o Spyridon Strouzas  
6268 View Crest Drive  
Oakland, CA 94619-3718

**Subject: Sidewalk Repair – 550 Gravenstein Hwy North**

To Whom It May Concern:

It has come to our attention that the sidewalk on the front side of the above listed property is in need of repairs and is in a condition that may endanger persons and property and interfere with the public convenience in the use of the sidewalk.

Streets and Highway Code Section 5611 provides that owners or persons in possession of property fronting on a sidewalk are responsible for repairs to that sidewalk. Repairs to that described portion of the sidewalk are required to be done in accordance with City Standards and Specifications.

Streets and Highway Code Section 5614 provides that if actions by the property owner to repair the sidewalk are not started within four (4) weeks from the date of this Notice, the City of Sebastopol shall obtain bids from private contractors to make the repairs and present a bill for the cost of the repairs to the property owner. If the City is not reimbursed for the cost of the repairs, the cost then may become a lien on the property.

Please call the Public Works Department at 823-5331 within ten (10) days of receipt of this letter so arrangements can be made to meet the Public Works Inspector at the site to discuss the repairs with you. You may contact Reyna Ramirez, Administrative Assistant, for this meeting.

Prior to performing any work on the sidewalk, the Contractor must first obtain an Encroachment Permit from the Public Works Department, 714 Johnson Street, Sebastopol. Please contact the Engineering Department at 823-2151 for information about the Encroachment Permit process.

Your anticipated cooperation in this matter will be greatly appreciated. If you have any questions, please feel free to call me at 707-823-5331 or email me at [sebpw@cityofsebastopol.org](mailto:sebpw@cityofsebastopol.org).

Sincerely,

Nathan Sutton  
Assistant Superintendent



**SANDBORN**  
Tree Service Inc.  
Since 1975

June 8, 2017

Sebastopol Planning Department  
7120 Bodega Ave.  
Sebastopol, CA 95472

Re: Two (2) Coast redwood (*Sequoia sempervirens*) trees located at 550 Hwy. 116 North and Covert Lane (Pacific Market) Sebastopol

Dear Planner,

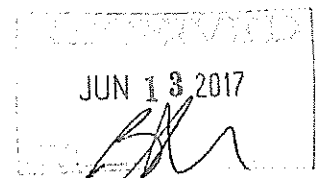
Planted in the 5' wide planter strip on the north side of Covert Lane, on the south side of the west driveway to Pacific Market are two Coast redwood trees. The west tree has a diameter 4.5' above grade (d.b.h.) of 22.3". The east tree has a d.b.h. of 27.5". The west tree is 50' tall and the east tree is 55' tall. Both trees have good vitality with strong central leaders. The top 4' of the west tree had very thin foliage, probably due to squirrel girdling. Neither tree shows signs of previous pruning except crown raising for vehicle clearance. Both trees have broken branches in the crown, an abundance of limbs and thick, dark green foliage. Not pests or diseases are apparent, except for the before mentioned assumption that squirrel(s) have stripped the bark off the top of the crown of the west tree. The roots of these trees have elevated a section of city sidewalk (129" x 54") by 3" on the northside of the sidewalk which tilts down to 0" on the south edge. Root growth has also cracked (but not shifted) the curb on the north side of the planter, raised and cracked the asphalt of the driveway to an extensive degree between the north side of the trees and the south wall of Pacific Market 25' north of the trees and has damaged a toilet on the inside of that wall of the grocery building.

I recommend those trees be removed to abate hazards and further damage to improvements which are inevitable as the trees were planted in a planter that is much too small to accommodate them due to their potential for growth. Coast redwoods are the fastest growing and are potentially capable of achieving the largest height, girth and spread of any tree on the planet. They have no future in a 5' wide planter strip.

If you have any questions, feel free to call.

Sincerely,

R. E. (Chip) Sandborn  
ISA Certified Arborist ® #WE-0177A



BECKY DUCKLES  
CONSULTING ARBORIST & LANDSCAPE ADVISOR  
SEBASTOPOL, CA.  
707.829.0555 P

## ARBORIST'S REPORT

### 550 Gravenstein Highway North - Sebastopol August 8, 2017

Dante DelPrete and I met on site to look further at the two coast redwoods proposed for removal on the south side of Pacific Market on Covert Lane. Roots from the larger of the two are clearly lifting the adjacent sidewalk and cracking street pavement. The smaller one on the west side appears to have roots cracking the paving in the parking lot, and may be the cause of the plumbing problem.

We discussed possible options, other than removing them. One idea that Dante agreed was reasonable and acceptable to the City is for the owners to install diamond plate steel panels in place of the damaged sidewalk section. This is the same material covering the large underground water valve adjacent to the sidewalk and trees. It would have to meet pedestrian safety standards in its installation, but would allow room for normal root growth for a few years. However, it wouldn't eliminate the problem of roots damaging the curb and gutter, street and parking lot paving.

Since it is far from the trunk of the tree, the smaller tree's roots could be cut at the edge of the foundation of the market building to reduce intrusion into interior plumbing. At the face of the cut roots, vertical root barriers could be installed to prevent new growth into the structure or utilities. We hope this idea is useful and that it may allow these trees to be preserved. They shade a picnic table that is well-used by employees, and screen the south face of the building.

Respectfully submitted,

*Becky Duckles*

Becky Duckles  
ISA Certified Consulting Arborist #WE-0796A

**BECKY DUCKLES**  
**CONSULTING ARBORIST & LANDSCAPE ADVISOR**  
**SEBASTOPOL, CA.**  
707.829.0555 P

**ARBORIST'S REPORT**

**550 Gravenstein Highway North - Sebastopol**  
June 26, 2017

I visited this site to assess two coast redwoods (*Sequoia sempervirens*) proposed for removal. They are relatively healthy, well-shaped trees, growing in planters too small for their roots and growth potential. They are young trees which will continue to grow at least an inch in diameter and several feet in height every year.

Their roots have damaged the sidewalk significantly, creating a trip hazard, and cracked the adjacent curb and paving. Possible damage to the market wall and plumbing was also reported.

It is reasonable to remove them, but the market owners/managers should propose replacement tree species and locations, appropriate for the site. Included in their proposal should be a commitment to irrigating the replacement trees to establish them. If they need ideas I'll be glad to meet with them or offer suggestions.

Respectfully submitted,

*Becky Duckles*

Becky Duckles  
ISA Certified Consulting Arborist #WE-0796A

## Dana Morrison

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**From:** Becky Duckles <bduckles@comcast.net>  
**Sent:** Wednesday, August 09, 2017 3:28 PM  
**To:** Dana Morrison  
**Subject:** Re: Redwood Trees

Hi Dana,

For all intents and purposes the redwoods have already outgrown their planter. That species should never have been specified there (35+ years ago).

They are young trees and even if the sidewalk is replaced with diamond plate steel panels, their roots will continue to damage street paving, curb and gutter, and interior driveway and parking area paving, and possibly interior plumbing as already accused!

If the sidewalk is simply removed and replaced with steel plates, there will probably be no damage to their roots or above ground trunks or branches.

And the sidewalk will probably not have to be replaced again for many years, though the other damage will continue.

Hope this helps.

Becky

## Dana Morrison

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**From:** Dante Del Prete  
**Sent:** Thursday, August 10, 2017 10:33 AM  
**To:** Dana Morrison  
**Subject:** RE: Another question regarding sidewalks

### Comments below.

Dante Del Prete  
Superintendent of Public Works  
City of Sebastopol  
Public Works Department  
707-823-5331  
[ddelprete@cityofsebastopol.org](mailto:ddelprete@cityofsebastopol.org)



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**From:** Dana Morrison  
**Sent:** Wednesday, August 09, 2017 4:19 PM  
**To:** Dante Del Prete <[ddelprete@cityofsebastopol.org](mailto:ddelprete@cityofsebastopol.org)>  
**Subject:** Another question regarding sidewalks

Hi Dante,  
Do you have any idea about the general cost of installing the diamond steel panels you and Becky proposed after your visit to 550 Gravenstein Hwy North, as an alternative to repairing the sidewalk? **No, Steel is rather expensive though.** Is this a more cost effective alternative for the property owner? **No, This would be a temporary fix. And, the install would still need to be properly supported. Mobilization and insurance costs will start the job at a minimum of \$2500 plus materials and profit.**

Thanks

Dana E. Morrison

Assistant Planner  
City of Sebastopol | Planning Department  
7120 Bodega Avenue | Sebastopol, CA 95472  
(707) 823-6167 phone | (707) 823-1135 fax  
Office hours: Mon – Thurs | 7:00 a.m. – 5:30 p.m.  
(closed on Fridays)  
[www.cityofsebastopol.org](http://www.cityofsebastopol.org)

**F-116** FIESTA 116

July 25, 2017

Ms. Dana Morrison, Assistant Planner  
City of Sebastopol, Planning Department  
7120 Bodega Avenue, CA 95472  
Via E-Mail: dmorrison@cityofsebastopol.org

Re: Permit to Remove Two Trees  
Fiesta Shopping Center  
550 Gravenstein Hwy. North, Sebastopol, CA 95472

Dear Ms. Morrison,

This is in reply to your e-mail dated July 20, 2017 to Sandborn Tree Service requesting additional information related to the permit application to remove two trees at the Fiesta Shopping Center. I am currently out of the office on vacation, and will attempt to provide the requested information without the benefit of all of my records.

To the best of my recollection, the past repair costs which was incurred to repair the sidewalk was around \$3,500. I believe this repair occurred around 10 to 12 years ago and involved removal and replacement of a portion of the sidewalk.

In order to perform the current sidewalk repairs required by the city, the tree roots that are causing the sidewalk to lift must be cut and removed. This procedure always raises the risk of damaging the long-term health of the trees. My contractor, Allen Winters Concrete, also informed me that if the trees are not removed now, the sidewalk will again be damaged by these trees in the future.

In addition to the obvious sidewalk damage caused by these trees, I was informed by my tenant, Ken Silveira of the Pacific Market, that the roots of these two trees have also caused damage to the bathroom area located in the rear of the Pacific Market. This rear area of my building is some 20 feet away from the trees. I cannot allow the risk of further damage to the building to continue.

After discussing with my contractors the current issues caused by these two trees and considering that the sidewalk will again be damaged in the future if the trees are not removed, we concluded that these trees never should have been planted in this location in the first place and that the best course of action is to remove these two trees and attempt to replant this area with something that is more appropriate for the space.

**F-116** FIESTA 116

As for your question about reoccurring costs for sidewalk repairs in the future, I feel that the concern is not only the ongoing costs involved to repair and replace the sidewalk, presuming the trees do not die, but more importantly the potential liability should someone trip and fall and be injured as a result of the uneven sidewalk. As a Landlord, I wish to do all I can to mitigate any future injuries and the associated liabilities. If for some reason the City of Sebastopol does not allow these two trees to be removed now, then I would insist that the city take on any and all future liability related to the trip hazards that will be caused by these trees.

The idea of creating a bulb-out in the street near the trees does not seem practicable considering the trees are located next to the rear driveway of the center that is primarily used by various delivery trucks on a regular basis. A bulb-out would likely hinder access to this driveway for the larger trucks that often have a difficult time maneuvering the current driveway. If the bulb-out concept were to include seating for the general public, my concern would be one of safety due to the many delivery trucks using the neighboring driveway. Also, the aesthetics of the rear and south side of the Pacific Market would not be an inviting location for the public due to the placement of the garbage bin and other items stored in this area. Creating a mini parklet would do nothing to prevent the tree roots from causing future damage to the newly created bulb-out.

Should you have any questions, please feel free to contact me.

Very truly yours,

*Don Strouzas*

Don Strouzas  
General Partner

**PROPOSAL**

**SANDBORN TREE SERVICE, INC.**  
 119 Morris St.  
 Sebastopol, CA 95472  
 (707) 823-9144 • (707) 579-2990  
 FAX (707) 823-1795



R.E. Sandborn  
 #WE-0177A  
 Sam Noonan  
 #WE-0107A

CCL #694407

sandborntree.com • sandborntree@gmail.com

PROPOSAL SUBMITTED TO <b>DON STROUZAS - MKT. BLDG.</b>	OWNER of Pacific <b>OWNER of Pacific</b>	JOB TITLE <b>Fiesta Shopping Center</b>	DATE <b>5-25-17</b>
STREET	HOME PHONE	WORK PHONE <b>510-531-1423</b>	CELL PHONE <b>510-908-3994</b>
CITY, STATE AND ZIP CODE	<b>*EMAIL: dstrouzas@comcast.net</b>		
CONTACT PERSON	CONTACT PHONE	FAX	

We hereby submit specifications and estimates for:

(2) Redwood trees (22" + 26.5" DBH X 50'H) ON South side of Pacific Market in planter strip by sidewalk

(A) Take down to AS close to ground AS practical, Remove wood + brush, leave area clean. **\$ 2480.00**

(B) To grind both stumps 8"-12"± below ground, level hole with mulch and Remove Excess stump mulch. **\$ 380.00**

\* Notes ANY city permits NEEDED are not included w/proposal

\* The (3) Pacific Mkt. Parking spaces just EAST of tree will need to be CONED off (no parking) and on street side along sidewalk

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

**AS PER ABOVE**

dollars (\$ \_\_\_\_\_).

Payment to be made as follows:

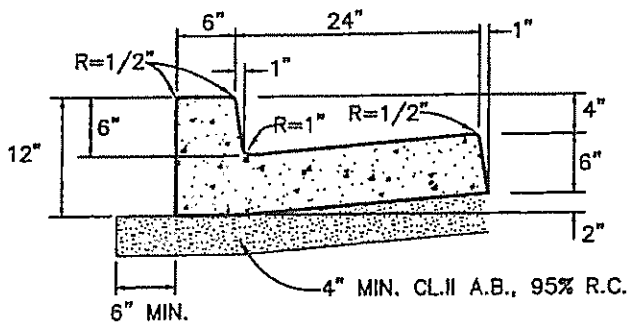
**NET 30 days**

Trees are inherently large, growing and constantly changing organisms subject to a multitude of factors that can be critical to their physical and structural well being. The science of identifying their flaws is new and inexact, complicated by the fact that many defects are hidden completely from the arborist's possible detection. All trees will fail eventually. Most tree failure is sudden and unexpected. Therefore, those who live, or cause or allow others to live in proximity to trees do so at some degree of risk to persons and property despite all efforts to eliminate that risk. Signing this proposal acknowledges that the signer has read and understands the above and is responsible for paying the charges as quoted and either owns or has the right to maintain the subject trees. We are not responsible for damage to unmarked underground improvements unless otherwise stated.

Authorized Signature **Ernie Marcelli**

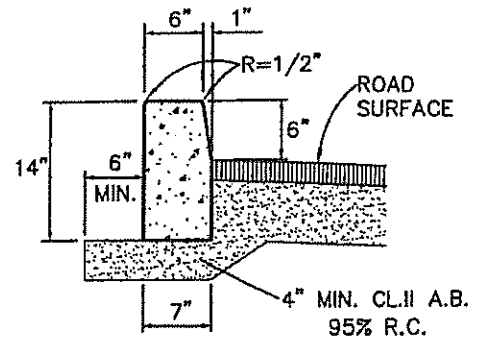
Note: This proposal may be withdrawn by us if not accepted within **30** days.

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_



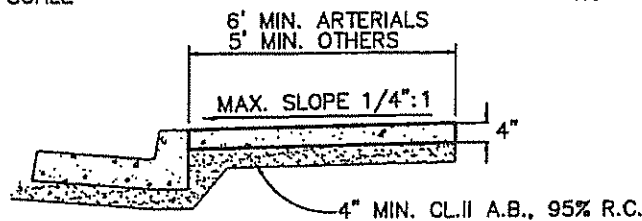
**STANDARD  
CURB AND GUTTER**

NOT TO SCALE



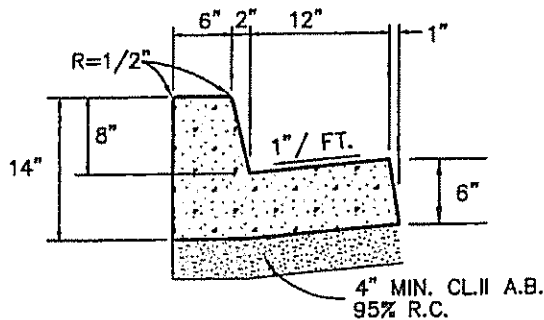
**STANDARD  
VERTICAL CURB**

NOT TO SCALE



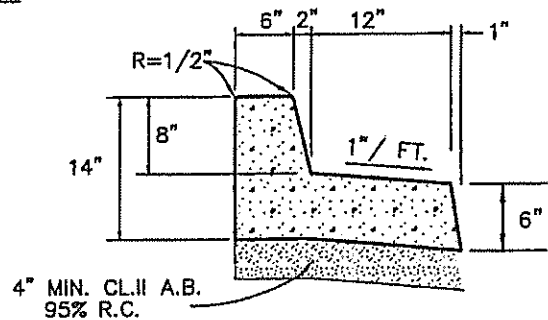
**STANDARD  
SIDEWALK**

NOT TO SCALE



**TYPE B MEDIAN CURB**

NOT TO SCALE



**TYPE A MEDIAN CURB**

NOT TO SCALE

**NOTES:**

1. CONCRETE SHALL BE CLASS A AND SHALL CONTAIN NOT LESS THAN 6 SACKS OF CEMENT PER CUBIC YARD.
2. EXPANSION JOINTS, 1/4 INCH WIDE, SHALL BE INSTALLED AT EACH SIDE OF STRUCTURES, AT ENDS OF CURB RETURNS AND AT THE TOP OF DRIVEWAY TAPERS.
3. EXPANSION JOINTS SHALL BE INSTALLED AT 60 FOOT INTERVALS, WITH WEAKENED PLANE JOINTS EVERY 15 FEET.
4. EXPANSION JOINTS SHALL BE PLACED IN CURB, GUTTER AND SIDEWALK AT ALL CURB RETURNS.
5. SIDEWALKS SHALL BE SCORED INTO 5 FOOT SQUARES UNLESS OTHERWISE SPECIFIED BY ENGINEER.
6. IF EXTRUSION MACHINE IS USED, EXPANSION JOINTS SHALL BE DEEP SCORED 1/3 THE THICKNESS.
7. WEIGHT OF CURB AND/OR SIDEWALK AND CLASS 2 AGGREGATE SHALL EXCEED THE EXPANSION PRESSURE OF THE BASEMENT SOIL 'R' VALUE.



**CURB, GUTTER AND SIDEWALK**

**STD. NO.  
R-21**

SCALE: NONE | DRAWN: MGA | CHK: SAL | APPVD: PHK | DATE: JULY 1998