

City Council

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



Planning Director

Kari Svanstrom
Assistant Planner
Dana Morrison
Administrative Assistant
Rebecca Mansour

City of Sebastopol Planning Department

Meeting Date: December 19, 2018
Agenda Item No.: 8C
To: Tree Board
From: Dana Morrison, Assistant Planner
Subject: Tree Removal Permit
Recommendation: Approval for Removal of 3 Trees with Conditions
Applicant/Owner: David Fowler
File No.: 2018-96
Address: 755 Petaluma Avenue
CEQA Status: Categorical Exemption: Class 1
General Plan: Commercial Office
Zoning: General Commercial

Introduction:

This is a follow up on a recent Tree Removal Permit application for the former Aubergine Site, located at 755 Petaluma Avenue. The current application is requesting approval to remove three trees from the site. This application is subject to Tree Board approval because it involves the proposed removal of heritage size trees each with a diameter at breast height that exceeds 10 inches and are located on a commercial property.

The Board considered an application (2018-77) on September 5, 2018 proposing to remove seven trees from this site. At that September meeting, the Board stated that they might be willing to support the removal of some or all of the trees, but only if a detailed landscaping and maintenance plan was submitted and came before the DRB along with the removal application. At the September meeting, the Board approved removal of one of the trees, supported the removal of another tree (which did not require a permit), and denied the removal 5 trees. The applicant is returning to seek approval for removal of three of the trees, denied for removal, and has provided a planting, irrigation and maintenance plan.

Project Description:

This is an application, returning to the Board, seeking a Tree Removal Permit for three (3) of the five (5) trees denied for removal at the September 5, 2018 Tree Board meeting. This application is seeking approval to remove the following three (3) London Plane (aka sycamore trees, *Platanus xacerifolia*) located on the site. Photos and a site plan are attached to the end

of this staff report. The trees are located at the street frontage corner of Petaluma Avenue and Palm Avenue, on the Northwestern side of the property. The applicant is seeking a Tree Removal Permit on the basis that roots of the trees have been causing damage to the concrete sidewalk and the adjacent parking lot, and concerns about the anticipated future height and PG&E topping of said trees. The owner is interested in redeveloping the existing site landscaping as shown on the Planting Plan (Sheet L1). The applicant has provided a tree report submitted by David Fowler Designs, detailing their justification for removal of the trees, which is included in the application submittal. The City Arborist's report is attached to this staff report, outlining her rationale for the removal of the proposed trees, but detailing her disagreement with the proposed replacement trees.

Public Comment:

No public comment has been received as of writing this staff report.

The following comments were received prior to the September 5, 2018 Tree Board meeting, in regards to this application: Meg Britten, Shelly Mashewitz, Loriel Golden, Diane Badger and two anonymous callers contacted the Planning Department to express their concern and opposition to the removal of these trees. All stated that they felt other mitigation measures could be taken to address the sidewalk issues and that these few shading trees along Petaluma Avenue should be preserved.

City Departmental Comment:

Becky Duckles, the City Arborist, reviewed the application, conducted a site visit, and prepared an Arborist Report on November 19, 2018. The report is attached and its finding 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. The proposed tree removals will result in a minor alteration to existing topographical features.

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 criteria 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 criterion is not applicable to this application.

- 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.*

This criterion is not applicable to this application.

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 minor damage to the existing sidewalk. The City Arborist and Arborist David Fowler further documented the damage done to the sidewalk, parking lot, curb and water meter box. The City Arborist determined that the London planes are causing damage and will continue to do so; they are a large-growing species and are too crowded in their current location. As such, she feels with appropriate replacements that removal of these three trees can be warranted.

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 criterion is not applicable to this application.

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.*

This criterion is not applicable to this application.

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 removals were properly noticed at least ten (10) days before the Tree Board meeting with one notice being posted on each of the subject trees and two notices being posted at two public places within 300 feet. The application is consistent with this requirement.

Analysis:

The subject trees are three London plane (*Platanus xacerifolia*), aka sycamores trees. All are classified as a Heritage Size (on a commercial property) per the Tree Protection Ordinance, as they are of significant size with diameters ranging from 12"-16" at breast height.

The applicant provided an arborist report, conducted by David Fowler (included in the attached Tree Removal Application), which recommends the removal of the three proposed trees. The City Arborist report also supports removal of the trees, but recommends alternative replacement trees as opposed to the proposed replacement tree species.

The applicant has provided a detailed planting and irrigation plan, along with a written statement regarding the maintenance of said plantings (as requested by the Board at their September 5, 2018 meeting). Based on the submitted plans and the damage caused by the existing trees the

City Arborist concluded that it is reasonable to remove the three proposed trees. However, the City Arborist recommends that the Chinese pistache (previously approved for removal) be replaced with another pistache, instead of the proposed crape myrtle. This is to maintain the attractive, continuous allee of the same species (pistache trees) already existing along Petaluma Avenue, which have great fall color and good canopies. She further suggests that the southernmost London plane (this is the tree that would be closest to Petaluma Avenue) be replaced with a pistache as well, to maintain that theme of pistaches along Petaluma Avenue. She recommends a crape myrtle to replace the other two trees, not the proposed red maples as they are not on the recommended replacement tree list and are generally not utilized as street trees in Sebastopol. She supports the use of red maples elsewhere on the property, such as on the east or south ends, but not as replacements.

The City Arborist is supportive of a 1:1 replacement if the proposed replacements are 24" box or larger. Otherwise, she would suggest a 2:1 replacement, with the crape myrtle species she has recommended.

Recommendation:

The Board should discuss and determine 1) whether the removal is appropriate and, if so 2) whether the follow-up as requested at the September 5, 2018 hearing is acceptable, including which replacement species they feel are appropriate for the site.

If it is the consensus of the Tree Board that three trees proposed for removal warrant approval staff recommends that the application be approved based on the facts, findings, and analysis set forth in this staff report, subject to the recommendations suggested by the City's Arborist, and subject to the conditions of approval outlined below.

Findings and Conditions:

Findings for Approval **Application No. 2018-96** **755 Petaluma Avenue**

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 result in a minor alteration to existing topographical features.
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 notices being posted on each of the subject trees and two notices being posted at two public places within 300 feet.
3. That the application is consistent with Section 8.12.060.D of the Tree Protection Ordinance in that, according to the ISA certified City Arborist, the three London plane trees with d.b.h.'s exceeding 12" have been causing damage to the curbs and utility boxes.

4. That the City Arborist determined that the London planes are causing damage and will continue to do so as they are a large-growing species and are too crowded in their current location.
5. That an appropriate replacement landscape and maintenance plan has been submitted by the applicant to ensure the existing, and new plantings, are well maintained into the future.
6. That the City Arborist recommends the removal of the three proposed trees, in keeping with Criterion #3 of the Tree Protection Ordinance.

Conditions of Approval:

1. The Tree Removal Permit shall be valid for a period of three (3) years, except that the applicant may request a one (1) year extension of this approval from the Planning Director, pursuant to Section 17.250.050 of the Zoning Ordinance.
2. The replacement of trees shall consist of one pistache tree (for replacement of the London plane closest to Petaluma Avenue) and two crape myrtles (for replacement of the other two trees proposed for removal).
3. If replacement trees are 24" box, or larger, than a 1:1 replacement shall be acceptable.
4. If replacement trees are smaller than a 24" box, then a 2:1 replacement shall be required.
5. The red maples may be planted elsewhere on the property, but have not been approved as replacement trees.
6. All replacement trees shall have irrigation.
7. Property owner shall adhere to the maintenance/management schedule submitted with this application and kept on file at the City of Sebastopol Planning Department.
8. An Encroachment Permit may be required prior to the removal of the tree. Please contact the Engineering Department prior to removal if work will be performed, or materials placed, in the public right-of-way. The phone number for the Engineering Department is (707) 823-2151.
9. Tree removals shall only take place during the following hours: Monday to Friday, from 7:00 A.M. to 8:00 P.M., and Saturday and Sunday, from 8:00 A.M. to 5:00 P.M. Additionally, no tree shall be removed on any of the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Christmas Day, and Thanksgiving Day.

Attachments:

1. Tree Removal Permit Application and Checklist
2. Applicant's Arborist Report/Written Statement
3. Planting Plan
4. Irrigation Plan

5. Maintenance/Management Schedule
6. Site Photographs
7. Location Map
8. City Arborist Report
9. Minutes from September 5, 2018 Tree Board meeting



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 #: 2018-96
Date Filed: 10-25-18
Total Fee Paid: \$ 915
Received by: [Signature]
Date Application Deemed Complete: _____

PROJECT INFORMATION

ADDRESS: 755 Petaluma Hill Rd
Ave.

ASSESSOR'S PARCEL #: _____

Applicant's Information

Name: David Fowler (arborist)
Address: 2475 Brush Creek Rd
City, State, Zip: Santa Rosa, CA 95404
Phone #: 707-331-5199
Fax #: _____
Email: davidfowler80@gmail.com
Signature: [Signature]
Date: 10/25/18

Owner's Information

Name: _____
Address: _____
City, State, Zip: _____
Phone #: _____
Fax #: _____
Email: _____
Signature: _____
I certify that this application is being made with my consent
Date: _____

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	<i>Platanus acerifolia</i>	12"	<input checked="" type="checkbox"/> Yes <u>yes</u> <input type="checkbox"/> No	sidewalk plantry area	sidewalk damage	Red maple
B	" "	16"	<input checked="" type="checkbox"/> Yes <u>yes</u> <input type="checkbox"/> No	" "	" "	"
C	" "	14"	<input checked="" type="checkbox"/> Yes <u>yes</u> <input type="checkbox"/> No	" "	" "	"
D	<i>Pistachia chinensis</i>	8"	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	" "	trunk damage	Crape myrtle
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

OCT 25 2018

[Signature]



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 #: _____
Date Filed: _____
Total Fee Paid: \$ _____
Received by: _____
Date Application Deemed
Complete: _____

PROJECT INFORMATION

ADDRESS: _____

ASSESSOR'S PARCEL #: _____

Applicant's Information

Name: _____
Address: _____
City, State, Zip: _____
Phone #: _____
Fax #: _____
Email: _____
Signature: _____

Date: _____

Owner's Information

Name: M+J Interests
Address: PO Box 1555
City, State, Zip: Sebastopol CA 95473
Phone #: 707-823-0101
Fax #: _____
Email: Mary@SP-D.com
Signature: [Signature]
I certify that this application is being made with my
consent
Date: 10/24/18

Location Key	Species of Tree	Diameter at 4 ½ feet	Heritage Tree?	Area where tree is to be removed from?	Reason for Removal	Proposed Replacement
A			<input type="checkbox"/> Yes <input type="checkbox"/> No			
B			<input 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

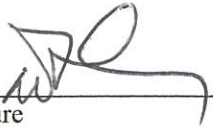
OCT 25 2018

[Signature]

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.



Signature

David Fowler

Printed Name

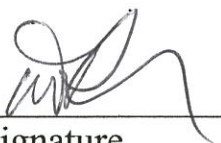
Public Notification of Tree Removal

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

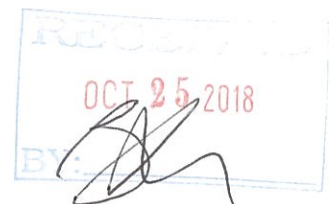
Please sign and acknowledge you have been notified of the Posting of Tree(s) Requirement



Signature

David Fowler

Printed Name



	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 1st and 3rd 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.

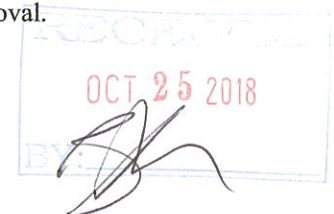
INDEMNIFICATION AGREEMENT

"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  **Date Signed** 10/25/18 **Planning File No.** 2018-96

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.



DAVID FOWLER DESIGNS
CONSULTING ARBORIST & LANDSCAPE ARCHITECT
2475 BRUSH CREEK ROAD
SANTA ROSA, CA 95404
707.331.5199
dfowlerdesigns@gmail.com

ARBORIST'S REPORT
SEPTEMBER 20, 2018

On September 13, 2018, I visited the site at 755 Petaluma Hill Road at the request of the property owner Jim Costello. Mary Paternoster, the Chief Operating Officer for his company, showed me the trees they would like to have removed the reasons for doing so.

In the original application for tree removals by Tree Pro, (3) Chinese Pistache trees were requested to be removed. I reviewed these trees and agree with Becky Duckles finding that only one of these trees should be removed (the Chinese Pistache on the northern side. This tree has significant damage to its trunk and has extensive dieback in the canopy.

The reason for this report is to once again request the removal of the (3) *Platanus acerfolia* trees on the north corner of the property. Although these trees have a mature canopy, a strong argument can be made that these are not the right trees for this location. The London Plane Tree (*Platanus acerfolia*) can reach heights of 75 ft or taller. Currently, they are about 20-25' tall. Two of the trees are planted directly below power lines, so as they continue to grow, they will need to repeatedly be topped by PG&E. Topping the trees creates weak branch unions, and since there is also a sidewalk below, this will pose future hazardous conditions.

London Plane Trees are also very thirsty trees, and they were planted in an area with minimal to no irrigation. Its roots have spread out under the sidewalk and below the parking lot in search of water. The sidewalk on the corner was recently replaced to comply with ADA, but the roots have already lifted this new portion of sidewalk about .75"-1". Installing a root barrier against the sidewalk is not a realistic solution for these trees because the trees are already established and mature. Extensive root cutting would be required to install the barrier, and it would cause significant damage to the trees (and possibly a risk to the public if the trees were to fall as a result of the root cutting). The owners of the property are concerned about future uplifting of the sidewalks and the hazardous conditions that will be created for pedestrians. They would like to replace the London Plane Trees with Red Maples that will be planted in locations that will not interfere with power lines, and given regular irrigation so their roots do not extend below the sidewalks. Root barriers can be installed with the planting of the new trees to minimize future sidewalk damage.

Please also see attached photos with notations.

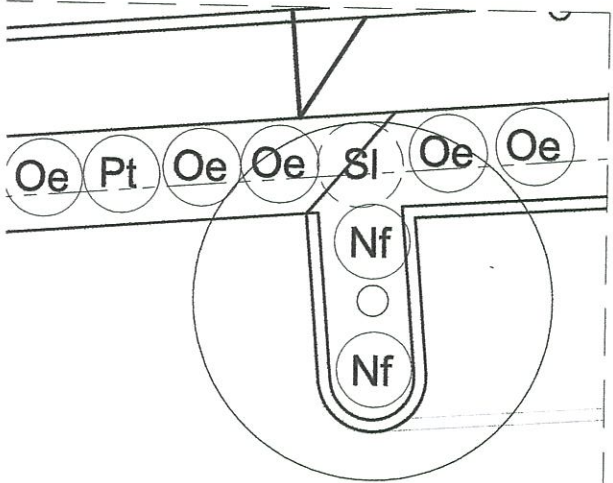
Sincerely,

David Fowler

David Fowler
International Society of Arboriculture, Certified Arborist # WE-10576A

OCT 25 2018





Oe Pt Oe Oe Sl Oe Oe

Nf

Nf

W

98

EXISTING PLUM
TREES TO
REMAIN

LOCATIONS OF
(3) *Platanus
acerfolia* TO
REMOVE

TREE SYMBOLS
INDICATE
REPLACEMENT
TREES

AREA WITH
SIDEWALK
UPLIFT

ARE

#4

↑
Photos in
arborist report

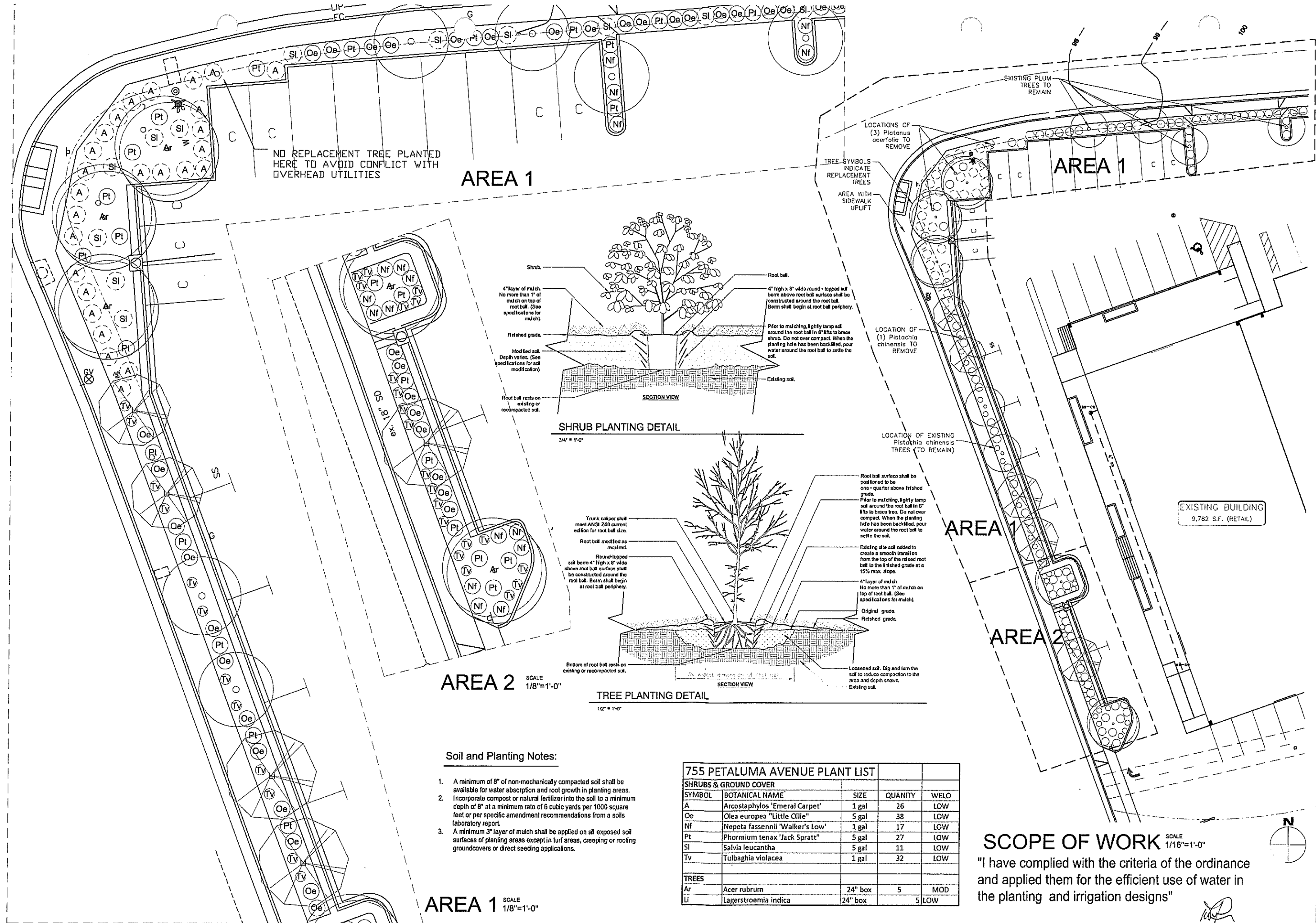
#1

#2

#3

Root ball.

4" high x 8" wide round - topped soil
berm above root ball surface shall be
constructed around the root ball.
Berm shall begin at root ball periphery.



AREA 1

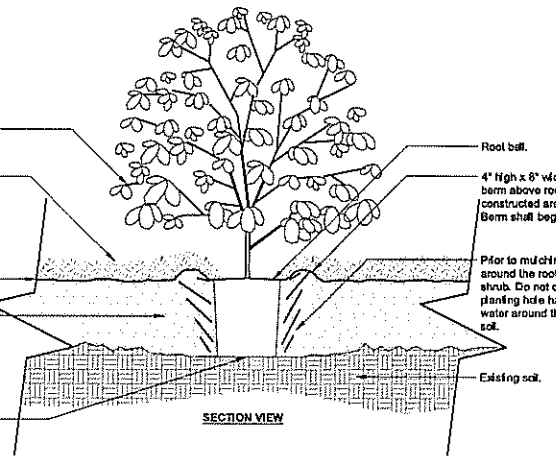
AREA 1

AREA 1

AREA 2

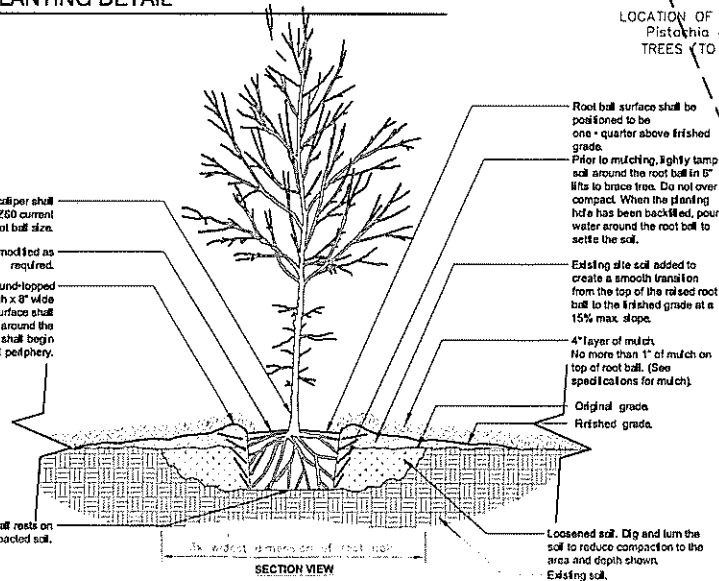
AREA 2

AREA 1



SHRUB PLANTING DETAIL

3/4" = 1'-0"



TREE PLANTING DETAIL

1/2" = 1'-0"

Soil and Planting Notes:

- 1. A minimum of 8" of non-mechanically compacted soil shall be available for water absorption and root growth in planting areas.
- 2. Incorporate compost or natural fertilizer into the soil to a minimum depth of 8" at a minimum rate of 6 cubic yards per 1000 square feet or per specific amendment recommendations from a soils laboratory report.
- 3. A minimum 3" layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers or direct seeding applications.

755 PETALUMA AVENUE PLANT LIST

SHRUBS & GROUND COVER				
SYMBOL	BOTANICAL NAME	SIZE	QUANTITY	WELO
A	Arcostaphylos 'Emeral Carpet'	1 gal	26	LOW
Oe	Olea europea 'Little Ollie'	5 gal	38	LOW
Nf	Nepeta fassenii 'Walker's Low'	1 gal	17	LOW
Pt	Phormium tenax 'Jack Spratt'	5 gal	27	LOW
Sl	Salvia leucantha	5 gal	11	LOW
Tv	Tulbaghia violacea	1 gal	32	LOW
TREES				
Ar	Acer rubrum	24" box	5	MOD
Li	Lagerstroemia indica	24" box	5	LOW

SCOPE OF WORK

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the planting and irrigation designs"

David Fowler Designs
2475 BRUSH CREEK ROAD
SANTA ROSA, CA 95404
707.331.5199
RLAF 6126
www.davidfowlerdesigns.com
dfw@fowlerdesigns.com



PLANTING PLAN

REVISIONS:		
DATE	BY	DESCRIPTION

SCALE AS NOTED

DATE 120418

L1

L2

David Fowler Designs, Inc.

Landscape Architecture | Construction | Arboriculture | Sculpture

707.331.5199 | davidfowlerdesigns.com | dfowlerdesigns@gmail.com

2475 Brush Creek Road Santa Rosa, CA 95404

755 Petaluma Ave Landscape Maintenance & Irrigation Notes

Notes regarding landscape management:

1. All required planting areas shall be covered with mulch to a minimum depth of 2 inches. All exposed soil areas without vegetation shall also be mulched to this minimum depth.
2. Plants shall be pruned in accordance with professional trimming standards to maintain their intended shapes and sizes, and to insure the health of the specimen and the safety of the public.
3. Tree guys and stake ties shall be inspected and adjusted periodically, and removed when necessary, to insure that they are adequately surrounding the tree without girdling trunks or branches.
4. Plants shall be pruned to avoid blocking walks, passageways and sight distance views for vehicular traffic.
5. Dead plants shall be replaced, damaged branches shall be removed, and overgrown areas shall be thinned by the selective removal of unnecessary plants.
6. Trees shall be positioned and kept maintained so that any branches that extend out over dedicated street rights-of-way have a minimum of 14 feet 6 inches of clearance above the surface of the street.
7. Trees shall be watered deeply, but infrequently, to promote deeper rooting, and shall be fertilized as required by sound horticultural practices.
8. Landscape maintenance which conforms to above notes shall occur at a minimum of two times per month.

Notes regarding Irrigation installation and management:

1. All required irrigation systems shall be maintained in working condition as approved. Any equipment or material needing replacement is to be replaced immediately with equipment or material of the same type and performance standards as the originally approved irrigation system.
2. Irrigation systems (valve systems, piping and pressure regulators) shall be designed to deliver water to hydrozones based on the moisture requirements of the plant grouping.

3. Except for temporary installations, all lateral piping shall be installed below the finish grade of the planting area. Emitter distribution tubing (downstream of emitters) may be installed on finish grade if covered by mulch.
4. The design of drip systems shall provide balanced water supply to plant materials of different sizes irrigated by a common lateral line.
5. All drip systems shall be adequately filtered and regulated per the manufacturer's recommended specifications.
6. All systems shall be capable of flushing out accumulated particulate matter. System designs shall provide a means for servicing such flushing requirements with a minimum of erosion or disruption to the surrounding landscape.
7. Each circuit shall be capable of meeting the minimum needs of the mature plant material during peak demands within a weekly irrigation schedule.
8. Globe or ball valves shall be provided at points of connection and loop or zone isolation points.
9. Any irrigation equipment located within 12 inches of pedestrian and vehicular use areas shall be located entirely below grade or otherwise adequately protected from potential damage.
10. For all areas, the water delivery rate of the irrigation system shall be matched to the slope gradient and the percolation rate of soil.
11. All automatic irrigation controllers and moisture sensing systems shall be adjusted seasonally and as weather and plant conditions warrant.
12. The entire irrigation system shall be inspected at least once a month during months in which is operated. Broken or missing emitters shall be replaced/repared immediately, as well as any broken pipes or drip tubing. If repairs are unable to be made at the time the defect is noticed, the valve in question must be turned off at the controller until the repair can be made.

Please contact David Fowler at the email or number below with any questions regarding these specifications.



David Fowler
C-27# 985377, RLA #6126, ISA Certified Arborist WE-105760
dfowlerdesigns@gmail.com
707.331.5199



Large roots have left planting area and are uplifting surrounding concrete in search of water. These roots cannot be cut without damaging tree #1



Large roots have left planting area and are uplifting surrounding concrete in search of water. These roots cannot be cut without damaging tree #2





Sidewalk uplift from roots that has occurred since sidewalks were replaced

↖
#3
↙



Sidewalk uplift from roots that has occurred since sidewalks were replaced

RECEIVED
OCT 25 2018
BY: *[Signature]*



Invasive roots have uplifted asphalt in the parking lot and are changing drainage patterns. This can lead to large puddling and dangerous walking/driving conditions

#4



Location Map: 755 Petaluma Ave



755 PETALUMA AVENUE PLANT LIST			
SHRUBS & GROUND COVER			
SYMBOL	BOTANICAL NAME	SIZE	QUANTITY
A	Arcostaphylos 'Emeral Carpet'	1 gal	26
Oe	Olea europea "Little Ollie"	5 gal	38
Nf	Nepeta fassennii 'Walker's Low'	1 gal	17
Pt	Phormium tenax 'Jack Spratt'	5 gal	27
Sl	Salvia leucantha	5 gal	11
Tv	Tulbaghia violacea	1 gal	32
TREES			
Ar	Acer rubrum	24" box	5
Li	Lagerstroemia indica	24" box	5

PLANT LEGEND

755 PETALUMA AVENUE
SEBASTOPOL, CA

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

ARBORIST'S REPORT

755 Petaluma Ave. - Sebastopol
November 19, 2018

I have visited this site several times to assess the status of the street trees proposed for removal. The second application for tree removals submitted by the owner's landscape architect requests a slightly different group of tree removals than the August proposal. Three London plane/*Platanus acerifolia* are proposed for removal (as before) and a small (8" dbh), declining Chinese pistache/*Pistacia chinensis*. The pistache had previously been approved for removal.

Because the London planes are causing damage to the curbs and utility boxes and will continue to do so, after reconsidering this request, they may be removed and replaced. They are a large-growing species and are too crowded in this corner planter.

From the City's perspective, I do not agree with the proposed replacement selections/locations. It is important aesthetically to continue the maturing, beautiful Chinese pistache along the Petaluma Ave frontage which begins a few blocks south of this location. It creates an attractive continuous allee of the same species, with great fall color and good canopies. The removed pistache should be replaced with another boxed specimen. The southernmost London plane should also be replaced with a pistache on the Petaluma Ave. end of that corner. A crape myrtle or can be planted on the Palm Ave end of the corner and to replace the to-be-removed cryptomeria in front if desired. The red maples can be used somewhere else on (or off) the site – the east or south sides/ends.

Respectfully submitted,

Becky Duckles

Becky Duckles
City Arborist
ISA Certified Consulting Arborist #WE-0796A

Note
DM:
12-10-18

Becky supports 1:1 replacement if 24" box or larger.
• If smaller she feels the regular 2:1 replacement is warranted.

Dana Morrison

From: Becky Duckles <bduckles@comcast.net>
Sent: Wednesday, December 12, 2018 9:46 AM
To: Dana Morrison
Cc: Kari Svanstrom
Subject: Re: St Stephens and Healdsburg Ave Tree Removals

Hi Dana,

I think fruit trees are pretty reasonable in St Stephen's case since they have a community food pantry and the redwood tree doesn't provide any screening or much benefit. Maybe in the future I'll also suggest they do some milling on a large tree like that to generate lumber (or you could suggest it in your report, without requiring it). Most tree services can subcontract milling even if they don't have a portable mill.

The planter on Healdsburg Ave is fairly large, but they should replace the tree (if they do replant onsite) with an oak root fungus resistant species (lists easily found online). Offsite or in-lieu fee is fine too in that case.

Becky

On Dec 12, 2018, at 8:23 AM - 12/12/18, Dana Morrison <dmorrison@cityofsebastopol.org> wrote:

Hi Becky,

I am just wrapping up the staff reports for the Tree Removals at 500 Robinson Road (the Church) and 7345 Healdsburg. I wanted to make sure that you were supportive of the replacement trees proposed by the applicant for the Church tree removal, which was fruit trees? Are there any specific fruit trees that you would like to see (Kari would like to see Gravensteins)? She was also wondering if you thought there might be a tree which could replace the Healdsburg Ave tree? My initial thought was that the space is not appropriate to support another tree, but perhaps you know something I do not?

Thanks Becky!!

Cheers,

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

<image001.png>



City of Sebastopol

Incorporated 1902

Planning Department

7120 Bodega Avenue

Sebastopol, CA 95472

707-823-6167

707-823-1135 (Fax)

www.ci.sebastopol.ca.us

Email: dmorrison@cityofsebastopol.org

APPROVED MINUTES

TREE BOARD
CITY OF SEBASTOPOL
MINUTES OF September 05, 2018

SEBASTOPOL CITY HALL
CONFERENCE ROOM
7120 BODEGA AVENUE
4:00 P.M.

TREE BOARD:

The notice of the meeting was posted on August 30, 2018.

ANNOUNCEMENT: Please turn off all cell phones and pagers during the meeting.

1. CALL TO ORDER: Vice Chair Bush called the meeting to order at 4:01 P.M.

2. ROLL CALL:

Present:	Cary Bush, Vice Chair Lars Langberg, Board Member Christine Level, Board Member Ron Hari, Board Member
Absent:	Ted Luthin, Chair (excused) Gregory Beale, Board Member (excused)
Staff:	Kari Svanstrom, Planning Director Becky Duckles, City Arborist Dana Morrison, Assistant Planner Rebecca Mansour, Planning Technician

3. APPROVAL OF MINUTES: July 18, 2018

Vice Chair Bush asked a question of staff.

The Board continued this action due to lack of quorum.

4. PLANNING DEPARTMENT UPDATE ON MATTERS OF GENERAL INTEREST:

Director Svanstrom introduced herself and updated the Board on the following:

- There will be a City Council election for three positions this Fall.
 - The three incumbents and one new candidate are running.
 - Additional information can be found on the City's website.
- The City is holding a Housing Fair on Sunday, November 4 at 1:30 p.m.
 - Topics for discussion will include accessory dwelling units, junior accessory dwelling units, homeshares, and the like.
 - All interested persons are encouraged to attend.

- The City Council will resume their discussion on the Zoning Ordinance and Zoning Map on Tuesday, October 2.

On behalf of the Board, Vice Chair Bush welcomed Director Svanstrom.

The Board had no questions for staff.

5. COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THE AGENDA:

There were none.

6. STATEMENTS OF CONFLICT OF INTEREST: There were none.

7. CONSENT CALENDAR: There were none.

8. REGULAR AGENDA:

- A. TREE REMOVAL PERMIT:** This is a Tree Removal Permit application, requesting approval to remove seven trees that are located at the former Aubergine site, 755 Petaluma Avenue. This application is subject to Tree Board approval because it involves the proposed removal of seven heritage size trees each with a diameter at breast height that exceeds 10 inches and are located on a commercial property.

Assistant Planner Morrison presented the staff report.

The Board asked questions of the applicant, the City Arborist, and staff throughout their discussion.

The applicant asked questions of the City Arborist, the Board, and staff throughout as well.

The City Arborist asked clarifying questions of the applicant throughout as well.

The applicant, Ron Wallace of TreePro, gave a brief presentation and was available for questions. He also provided the Board with additional photos that he had taken earlier in the day.

A woman named Mary Pattenoster, Chief Operating Officer of M & J Investments gave a brief presentation and was available for questions.

Board Member Level commented:

- A landscape plan should have been provided to the Board in conjunction with this request.
- The applicant is basically asking the Board to approve removal of almost all of the landscaping on the site with no plan for what will replace it.
- The Board needs a concrete landscaping plan to show what the applicant intends to do with the site if these trees are removed.

Board Member Hari concurred with Board Member Level and commented:

- The Board is used to seeing a rendering of what the applicant intends to do to the site.
- Would be willing to support removal of all these trees so long as the applicant provides a professional replacement plan that is better than what currently exists.

Vice Chair Bush asked if members of the public wished to speak on this item.

Hearing none, Vice Chair Bush closed the public comment period and brought it back to the Board for discussion.

Board Member Hari commented:

- Reiterated his request for the applicant to return to the Board with a professional replacement plan.
- Suspects the Board would be more accepting of this request with an adequate landscape plan.
- As is, the Board cannot tell what the plan is for the site outside of these trees being removed.

Board Member Level commented:

- The bulk of the cracking in the hardscape is probably the result of expansive soils, not tree roots.
 - You can see that there was no preparation under the exiting construction.
 - Acknowledged that some of the cracking in the hardscape, especially around tree #5, may be due to tree roots.
 - Removing these trees is not going to remove the issue of cracked hardscape, if due to expansive soils.
 - None of these older sites were properly prepared to deal with the types of soil that we have in this area and it will continue to be an issue.

Ms. Duckles agreed with Board Member Level on some of the cracking likely having been caused by expansive soils rather than tree roots.

Board Member Level comments continued:

- In general, trees require maintenance.
 - In terms of utilities, PG&E goes around and prunes trees to ensure that they stay at least 10' from all service lines.
- If this property owner has not maintained these trees adequately in the past, which could or could not be the case, the same could be true for any new trees that may be planted.
- It doesn't appear as though the site has seen much care or maintenance.

Mr. Wallace asked to respond to Board Member Level's comment on lack of maintenance.

Vice Chair Bush asked Mr. Wallace to hold his response as the Board was in the midst of their deliberation.

Board Member Langberg commented:

- Agreed on the importance of seeing a landscape plan before moving forward with allowing removal of these trees.
 - A detailed plan would be helpful.
- Cost is a huge factor.
 - It may be worthwhile for the applicant to consider the costs of replacing everything versus making what's there work and seeing how things go.

Board Member Hari commented:

- Has pretty well stated his position on this.
- Expressed not being worried about the condition of the sidewalk along the frontage.
- Hopes the applicant will come back with a nice plan.

Vice Chair Bush read comments submitted by Chair Luthin for Board consideration. Chair Luthin's comments included:

- Has visited the site.
- A landscape plan is needed.
- Concurs with Ms. Duckles on not supporting removal of the sycamore trees (trees #1, #2 and #3).
 - While he observed minor damage done by the trees, he did not see anything to justify urgent drastic measures.
- Supports removal of tree #4.
- Trees #5 and #6 need pruning and proper care.
 - Does not support removal of these trees.
- Supports removal of tree #7.
- In general, the trees show signs of poor care over a long period of time.
 - Trees are valuable assets to both a property and the community.
 - Trees need to be maintained in the same way that buildings need to be painted, driveways paved, and roofs maintained.
 - It seems that too often, property owners allow trees to grow without care until they become a problem, then they want to cut them down.
- If in attendance, would be in favor of either denial of the application unless accompanied by a comprehensive site landscape plan, or approval of the removal of only trees #4 and #7.

Vice Chair Bush commented:

- Shares similar sentiments with Chair Luthin.
- Is a Landscape Architect.
- Finds tremendous value in overstory canopies.
- The overstory canopy at the corner obscures some overhead lines, anchors the corner, and provides much needed relief.
- Pistache trees grow really slow.
 - These pistache trees have survived harsh conditions and have been poorly maintained.
- Would wholeheartedly support the removal of trees #4 and #7.
 - This pistache is in poor condition and the cryptomeria has no real ornamental or cultural value.
- Wants to see what the long-term master site plan would be.
- The Board is always looking for a long-term approach in terms of site development which creates long-term value for the property owner as well.
- Echoed Board Member Langberg's comment on cost assessment.
 - Understands the costs associated with these types of things.
- The Board is in consensus on wanting to see a long-term master site plan.
- Trees bring an incredible identity to site value.
- Needs assurance on replacement plantings.

Board Member Level commented:

- Understands red maples to be pretty water intensive, especially when trying to get established.

Vice Chair Bush responded that red maples are medium on the scale in terms of water use.

Ms. Duckles responded:

- Red maples use a fair amount of water, especially when getting established.
- Understands that the building and site will receive different overview now than they have received in the past.

- Commends the work that the property owner has already done on beautifying the façade.

Board Member Hari asked Ms. Duckles if she could provide the applicant with a list of acceptable replacement trees that would be suitable for this location.

Ms. Duckles responded:

- Could discuss suitable replacement planting with the applicant further.
- Red maples require a lot of water and they get pretty tall.
 - Frequent pruning by PG&E to keep them away from service lines will eventually be required.
- This is a tough situation.
- Mr. Wallace is right about it being a little bit difficult to install root barriers after the fact.
- Has visited the site three times to look at these trees.
- Understands the dilemma.

Vice Chair Bush commented:

- Irrigation is a huge component to proper tree maintenance.
- Questioned if installation of subsurface irrigation would help bring the roots down for the existing trees on the site.

Ms. Duckles responded:

- In her experience, because the structural roots of these trees are already established, it would be really hard to train the roots to go deeper at this point.
 - Believed that the installation of subsurface irrigation could help.
 - Some amount of root pruning could occur.
- The environment in which these trees have been planted is a difficult one for trees with some stature to be established in on a permanent basis.
- The existing canopy really enhances the approach as people are coming into town from that direction.
- Hopes that the pistache trees can be maintained in place.
- Pistache trees are already used as street trees throughout town.
- The color of the foliage shown in the images of the red maples that the applicant used as an example of red maples planted at a local medical office in town seem to indicate that they may be a little bit stressed for water.
- Expressed being unsure about the use of red maples as replacement trees.

Board Member Level commented:

- There are currently some really nice and well-established canopy trees on the site.
- If we cut them down and replace them with saplings, it'll be another 25-30 years before we have a nice canopy again and that assumes that they'll survive.
- We don't want to end up with a dead corner.

Mr. Wallace interjected and requested the opportunity to respond to some of the comments he'd heard thus far.

Vice Chair Bush asked Mr. Wallace to hold his comments for the time being.

Board Member Level comments continued:

- Removal of the trees at the corner will eliminate a beautiful canopy at one of our primary entrances to town.
- It will take decades to get that canopy back.

- Any replacement trees are going to be given a poor situation to try to grow in.
- Reiterated her comments on cracked hardscape due to expansive soils and on these older sites not being properly prepared to deal with the types of soil that we have here.

Vice Chair Bush shared some of the sentiments as expressed by Board Member Level, however, he stated that the findings point more towards damage being caused by tree roots not expansive soils.

Board Member Level and Vice Chair Bush agreed to disagree on the cause of damage.

Board Member Langberg commented:

- The applicant could spend a lot of money and buy larger, more mature trees from a nursery to shorten the time it may take for a larger canopy.

Vice Chair Bush asked the Board if they were amenable to allowing Mr. Wallace the opportunity to respond to Board comments.

The Board responded in the affirmative.

Mr. Wallace commented:

- In response to the Board's impression that the trees have not been maintained;
 - This is not true.
 - He has been maintaining them for 15 years.
 - Trees on the site have suffered from verticillium wilt which may be why they look a little odd and misshapen.
 - Expounded on the maintenance that these trees and site have received over the years.
- Tree roots are on the surface of the soil because they need oxygen to survive.
 - The compacted, horrible soil prevents the roots from getting down below the surface.
 - Certain tree species have roots that are surface roots.
 - Surface roots are typical for sycamore and mulberry trees.
 - Crepe myrtles and red maples are known for having less invasive roots in terms of sidewalks.
 - He and the property owner had discussed planting crepe myrtles and red maples for that very reason.
- Red maples are planted throughout the city
 - To believe that red maples are not viable or suitable for this area is not correct.
 - This corner will not be without a canopy for 30 years.
 - Red maples are fast growing and do well here.
- In terms of remediation;
 - Grinding the sidewalk down will be a short-term fix. Roots will continue to disrupt sidewalks.
 - Root barriers will not work.
 - Root barriers are not a viable solution for the pistache trees.
 - The sycamore trees are impacted by the overhead utility lines.
 - Understands the desire to retain the sycamore trees.
- Understood the need for a new, professional landscape plan.

Ms. Duckles commented that this should be reviewed by the Planning Department in terms of a long-term street tree theme and in establishing some visual continuity throughout town.

Vice Chair Bush commented that Superintendent of Public Works, Dante Del Prete should be involved in that conversation as well.

Ms. Duckles commented:

- A lot of the red maples in our downtown are hybrid species.
- Hopes to find a way to reestablish some continuity and canopy through the city.

Mr. Wallace interjected:

- You don't want a monoculture here.
- Not having the same exact species everywhere in the city is important.
 - If there is a problem with that species they'd all be wiped out.
- A variety of trees is the way to go.

Board Member Level asked Ms. Duckles to expound on the irrigation requirements for red maple trees.

Ms. Duckles commented:

- Irrigation of new trees would need to happen weekly initially, depending on the weather.
 - The landscape contractor would need to adjust the irrigation system controls accordingly.
- Because the soil is highly compacted, the soil should be conditioned prior to any new planting.
 - Root barriers and subsurface irrigation should also be put in.
- A young tree in a 24" or 36" box could require around 50 gallons per week in hot weather.
 - Cooler, or wet weather would require less.
- Irrigation would be spaced out to become less and less frequent as the trees become established.

Vice Chair Bush commented:

- Spoke on tree tubes as a means of getting water down deep in weird soils.

Mr. Wallace commented:

- Disagreed on red maples being high water use trees.
- There are a ton of red maples around Sonoma County.

Board Member Level commented:

- Established trees require less water than young sapling trees.

Board Member Hari suggested that the soil along Highway 116 be amended.

Mr. Wallace agreed on the soil being compacted and not very viable for root growth.

Board Member Level commented:

- Pushing concerns on water use because the State of California has passed a strict rationing law.
 - In a short period of time we're going to be hit with really strong water rationing requirements that are considered permanent, not drought driven.
- We need to know that we're going to be able to adequately water new trees, so they may become established.
- Reiterated her desire to see a clear landscape plan.

Vice Chair Bush commented:

- Board Member Level brings up a good point.
 - Staff will review any plan to ensure compliance with MELOW requirements.
- Biggest question is what will happen if trees are removed, new trees are planted, and they fail.

Director Svanstrom spoke on process.

Board Member Level commented:

- Unwilling to agree to the removal of these trees without an adequate replacement plan that includes details on irrigation, maintenance, etc.
- Could support removal of trees #4 and #7.

Board Member Level made a motion to:

- Approve removal of tree #4.
- Support removal of tree #7.
- Deny removal of trees #1, #2, #3, #5, and #6.

Board Member Hari seconded the motion.

AYES: Vice Chair Bush and Board Members Hari, Level and Langberg

NOES: None

ABSTAIN: None

ABSENT: Chair Luthin and Board Member Beale

9. DISCUSSION ITEMS: There were none.

10. REPORTS FROM THE BOARD/STAFF: There were none.

11. ADJOURNMENT: Vice Chair Bush adjourned the meeting of the Design Review Board at 5:16 p.m. to the next Tree/Design Review Board meeting to be held September 19, 2018 at 4:17 p.m., at the Sebastopol City Hall, 7120 Bodega Avenue, Sebastopol, CA.

Respectfully Submitted By:

Dana Morrison
Assistant Planner