

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: September 5, 2018
Agenda Item No.: 8A
To: Tree Board
From: Dana Morrison, Assistant Planner
Subject: Tree Removal Permit
Recommendation: Approval for Removal of 1 (one) Tree with Conditions; Denial of Removal of 5 (five) Trees; Support of Removal for 1 (one) Tree.
Applicant/Owner: Ron Wallace
File No.: 2018-77
Address: 755 Petaluma Avenue
CEQA Status: Categorical Exemption: Class 1
General Plan: Commercial Office
Zoning: Heavy Commercial

Introduction:

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 heritage size trees each with a diameter at breast height that exceeds 10 inches and are located on a commercial property.

Project Description:

This is an application for the approval of a Tree Removal Permit for the following seven trees: 1 Japanese cryptomeria (*Cryptomeria japonica*), 3 Chinese pistache (*Pistacia chinensis*) and 3 London plane aka sycamore trees (*Platanus xacerifolia*) located at 755 Petaluma Avenue. Photos and a site plan are attached which number the trees accordingly. The trees are located along the street frontage of Petaluma Avenue, on the west side of the property. The applicant is seeking a Tree Removal Permit because roots of the trees have been causing damage to the concrete sidewalk. The applicant provided a tree report submitted by TreePro detailing their justification for removal of all seven 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 only two of these trees and the retention of the remaining five.

During her site visit the City Arborist determined that the Japanese crytomeria, tree #7, only has a d.b.h. of 8" and is therefore exempt from the tree removal process (though she is supportive of its removal, and she does recommend a replacement).

Public Comment:

Meg Britten, Shelly Mashewitz, Lorie Golden, Diane Badger and two anonymous callers have contacted the Planning Department to express their concern and opposition to the removal of these trees. All have stated that they feel that other mitigation measures could be taken to address the sidewalk issues and feel that these are some of the few shading trees along Petaluma Avenue and should therefore be preserved.

City Departmental Comment:

Becky Duckles, the City Arborist, reviewed the application, conducted two site visits, and prepared an Arborist Report on August 23, 2018. The report is attached and its 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. The proposed tree removal 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:

As mention earlier, the Japanese crytomeria (tree #7) only has a d.b.h. of 8" and is therefore exempt from the tree removal process; however the replacement of this tree with a Crape myrtle or male Chinese pistache is strongly recommended by both the City Arborist and City Staff.

- 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.*

Tree #4, the first pistache tree located on the north end of the row on Petaluma Ave (with a d.b.h. of 10") shows extensive decay, which has weakened the tree. It is not vigorous or well-shaped. The City Arborist recommends removal of this tree and replacement with a male Chinese pistache (not a female, as they put most of their energy into seed production and are not as large or as vigorous as the males). This criterion applies to tree #4, but does not apply to the remaining trees.

- 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 mitigation through trenching, root pruning and a linear root barrier procedure can be utilized for trees #1, 2, 3, 5 and 6. Although these trees have caused minor damage to the adjacent concrete, the damage is minimal and repairs would not be extensive. She does not recommend removal of these trees. Tree #7 has been recommended for removal, but is officially exempt from the tree removal process. The City Arborist further states that all the trees (those to be retained and any replacements) would benefit from irrigation. 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 further documented the damage done to the sidewalk, parking lot, curb and water meter box. However, this is the first time that repair has been required and the City Arborist notes that most of the root damage was due to the fact that the trees were sending out surface roots in search of water. Added irrigation, in conjunction with the above mentioned mitigation measures, should prevent this issue from arising in the future. The criterion is not applicable to this application.

- 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 on August 6, 2018. The application is consistent with this requirement.

Analysis:

The subject trees are one Japanese cypress (*Cryptomeria japonica*), three Chinese pistache (*Pistacia chinensis*) and three London plane (*Platanus xacerifolia*), aka sycamores trees. Six of the seven trees are classified as a Heritage Size (on a commercial property) per the Tree

Protection Ordinance, and are of significant size with diameters ranging from 10"-15". The seventh tree (Japanese cryptomeria) was listed as having a d.b.h of 12" on the application, but according to the City Arborist is only 8" d.b.h.; and is therefore exempt from the City's Tree Removal process.

The applicant provided an arborist report, conducted by Ron Wallace of TreePro (included in the attached Tree Removal Application), which recommends the removal of all seven proposed trees. This is due to the fact that they are "lifting the sidewalks and creating tripping hazards". The City Arborist did not agree with this assessment and only felt that there was justification for removal of two of the proposed trees.

In her report, submitted August 23, 2018, the City Arborist stated the following:

- Tree #1 (14" d.b.h. sycamore): Removal **not** recommended. The City Arborist found that this tree is a healthy and well-formed tree, which (along with the other two sycamores at this corner) provides an almost continuous canopy of foliage and shade. A root from this tree has cracked the water meter box. The City Arborist recommends repairing the box, and cutting that root at the edge of the box; thereby preserving the tree. She further notes that healthy trees can usually withstand a loss of up to 30% of their roots without significant impact or decline.
- Tree #2 (10" d.b.h. sycamore): Removal **not** recommended. The City Arborist found that this tree is a healthy and well-formed tree, which (along with the other two sycamores at this corner) provides an almost continuous canopy of foliage and shade. This tree is smaller than the other two sycamores on either side, but is still healthy. These three sycamores are not competing so much that they are slowing each other's growth, but they are limited by the lack of water and rooting space. A root from this tree has cracked the interior curb and gutter adjacent to the parking area, without displacing concrete. The City Arborist recommends the repair of that surface (if needed) and pruning of the root; thereby preserving the tree. She further suggests that a trencher could be run along the street side of the interior curb and concrete walk at the edge of the building's parking lot which would cut roots growing in that direction. Then a linear type of plastic root barrier can be installed at the back of the curb to prevent further root intrusion.
- Tree #3 (15" d.b.h. sycamore): Removal **not** recommended. The City Arborist found that this tree is a healthy and well-formed tree, which (along with the other two sycamores at this corner) provides an almost continuous canopy of foliage and shade. Roots from this tree have cracked, but not displaced, the interior curb and gutter at this corner. The City Arborist recommends the same trenching and root barrier as described for Tree #2, above, to prevent further damage from this tree. She does not recommend removal of this tree.
- Tree #4 (10" d.b.h. pistache): Removal recommended. According to the City Arborist, this tree shows evidence of having severe past pruning. The trunk shows extensive decay, which has weakened the tree; and it is not vigorous or well-shaped. She recommends the removal of this tree, in keeping with Criterion #1 of the Tree Protection Ordinance, and recommends replacement with a male Chinese pistache tree.
- Tree #5 (11" d.b.h. pistache): Removal **not** recommended. According to the City Arborist, pistache trees are very slow to become established and it has taken a long

time for these trees to provide the shade and colors they now display in fall. This tree in excellent condition and has perfect form. A root has cracked the interior curb and gutter, but there is no displacement or tripping hazard caused by this. The City Arborist recommends retention of this tree, with root pruning if desired.

- Tree #6 (10" d.b.h. pistache): Removal not recommended. As noted previously, pistache trees are very slow to become established. This tree has cracked and displaced the sidewalk by ½-1". The City Arborist recommends the retention of this tree as she feels that the trenching and root pruning/linear root barrier procedure (recommended for Trees #1, #2, #3, and #5) could be applied to this tree to mitigate further cracking and displacement.
- Tree #7 (8" d.b.h. cryptomeria): Removal supported, but tree is exempt from tree removal process due to its size. According to the City Arborist this tree shows evidence of being severely pruned, and is not likely to ever have good form. Furthermore, this is not an appropriate species for this location as it could grow rapidly to 100' tall. The City Arborists does support its removal and recommends that it be replaced by either the proposed crape myrtle, or with a male pistache tree to carry on the theme along Petaluma Avenue.

To summarize, the City Arborist concluded that it is reasonable to remove two of the trees; tree #4 (a Chinese pistache) and tree #7 (Japanese cryptomeria). However, the City Arborist recommends mitigation measures such as trenching and root pruning/a linear root barrier procedure which should be utilized to retain trees #1 (sycamore), #2 (sycamore), #3 (sycamore), #5 (pistache) and #6 (pistache). Much of the existing root damage is most likely due to lack of water and it is noted that all trees, both existing and any replacements, would benefit from an irrigation system and more frequent watering. Installation of irrigation would help to further mitigate any future root damage to the site and adjacent sidewalk

The City Arborist only recommends a one-for-one replacement (compared to the standard two-for-one) in this instance. This is due to the fact that the most important issue for this stretch of Petaluma Avenue is maintaining the existing/emerging tree canopy. She further supports a one-for-one replacement based on the fact that the property owner would be agreeing to repair the damage without removing the majority of the existing trees.

Recommendation:

If it is the consensus of the Tree Board that tree #4 warrants approval for removal, and that trees #1, #2, #3, #5, and #6 should be retained, 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 below.

Findings and Conditions:

Findings for Approval of Tree Removal Permit Approval for Tree #4 **Application No. 2018-77** **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 on August 6, 2018.
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, this 10" d.b.h. Chinese pistache tree shows evidence of having severe past pruning.
4. That the trunk shows extensive decay, which has weakened the tree; and it is not vigorous or well-shaped.
5. That the City Arborist recommends the removal of this tree, in keeping with Criterion #1 of the Tree Protection Ordinance, and recommends replacement with a male Chinese pistache tree.

Conditions of Approval for Tree #4:

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. 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.
3. 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.
4. The replacement of tree #4 shall be a single, male Chinese pistache tree. Please submit evidence of this replacement (a copy of the receipt for purchase of the tree and/or a photos of the replacement tree planted on site) within 365 days, to be eligible for a refund of the \$150 Replacement Tree Security Deposit for this tree.
5. All replacement trees shall have irrigation. While irrigation is not required for the remaining trees on site, it is strongly recommended that irrigation be provided to these trees as well; as lack of water was likely the cause of the existing root damage. Installation of irrigation would help to further mitigate any future root damage to the site and adjacent sidewalk.

Findings for Denial of Tree Removal Permit Approval for Trees #1, #2, #3, #5, and #6
Application No. 2018-77
755 Petaluma Avenue

1. That as discussed in this staff report, at the Tree Board meeting of September 5, 2018, and in the August 23, 2018 arborist report from Becky Duckles, City staff found that the subject trees do not merit removal under the City's Tree Ordinance.
2. That mitigation measures such as trenching and root pruning/a linear root barrier procedure appear appropriate and shall be utilized to retain trees #1 (sycamore), #2 (sycamore), #3 (sycamore), #5 (pistache) and #6 (pistache).
3. As the Tree Board denied five of the proposed tree removals, and given that one tree is small enough to be excluded from the City's tree removal process; this means that the \$150.00 Replacement Tree Security Deposit is no longer applicable for these 6 trees. As such, once the Appeal Period has passed, a Refund Request will be submitted to the Finance Department requesting the issuance of a check for \$900.00 from the City's Tree Fund to the following:
 - TreePro Professional Tree Care
P.O. Box 722
Sebastopol, Ca 95472
4. While not required, as it does not meet the size required for the City's Tree Removal Process, it is noted that the City Arborist recommends replacement of tree #7 with either the proposed Crape myrtle or with a male Chinese pistache tree.

Attachments:

- Tree Removal Permit Application and Checklist
- Location Map
- Site Map
- Site Photographs
- City Arborist Report
- Communication Between City Staff and City Arborist



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.

* APPLICANT WILL POST on Monday, 8/16. - MB

Planning File #: 2018-77
 Date Filed: 08-01-18
 Total Fee Paid: \$ 1,365-
 Received by: [Signature]
 Date Application Deemed Complete: _____

PROJECT INFORMATION

ADDRESS: 755 Petaluma Ave ASSESSOR'S PARCEL #: _____

Applicant's Information

Name: FON WALLACE
 Address: P.O. BOX 722
 City, State, Zip: Sebastopol CA 95473
 Phone #: 707-829-3300
 Fax #: 707-829-5462
 Email: treepro@sbglobal.net
 Signature: [Signature]
 Date: 7/16/18

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 (3)	Chinese Pistache	14" - 16"	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Planting Strip	Lifting Sidewalk	Grape Myrtle
B (1)	Juniper	12"	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	" "	" "	" "
C (3)	Sycamores	18" - 22"	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	" "	" "	Red Maple
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

* Japanese cryptomeria, not Juniper

AUG 01 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 Received: _____
Complete: _____

PROJECT INFORMATION

ADDRESS: 755 Petaluma Ave ASSESSOR'S PARCEL #: _____

Applicant's Information

Name: PON WALLACE
Address: P.O. BOX 722
City, State, Zip: SEBASTOPOL CA 95473
Phone #: 707-829-3500
Fax #: 707-829-5462
Email: ponwallace@sebastopol.net
Signature: [Signature]

Owner's Information

Name: M+J Interests
Address: PO Box 1555
City, State, Zip: Sebastopol CA 95473
Phone #: 707-823-0101
Fax #: _____
Email: MARYC.SP@GMAIL.COM
Signature: [Signature]

Date: 7/16/18

I certify that this application has been made with my consent
Date: 7/16/18

Location Key	Species of Tree	Diameter at 4 1/2 feet	Heritage Tree?	Are there any arms which are to be removed?	Reason for Removal	Proposed Replacement
A (3)	Chinese Pistache	14" - 16"	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Planting strip	lifting sidewalk	Grape Myrtle
B (1)	Juniper	12"	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	" "	" "	" "
C (3)	Sycamores	18" - 22"	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	" "	" "	Red Maple
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. seminerv.)	Multi trunks	<input type="checkbox"/> Yes	Front Yard	Root-sprouted:	2-15 gallon

Tree Removal Permit - January 2005

AUG 01 2018

[Signature]

	Coast Redwood	5" – 9" diameter	[xx] No		weak; poor specimen/form.	redwoods @ rear property line
--	---------------	------------------	----------	--	---------------------------	-------------------------------

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 *W. Wallace* **Date Signed** 7/31/18 **Planning File No.** 2018-77

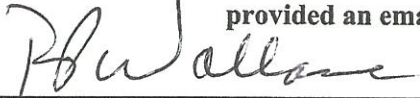
NOTE: The purpose of the indemnification agreement is to allow the City to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.




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.



Signature



Printed Name

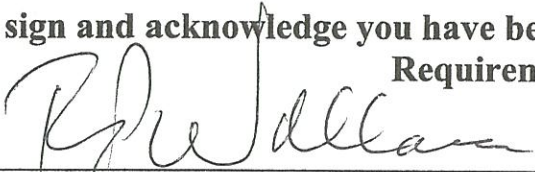
Public Notification of Tree Removal

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



Printed Name





P.O. Box 722, Sebastopol CA, 95473 707-829-3300

Arborist Report for 755 Petaluma Ave.

July 16, 2018

Tree permits
City of Sebastopol
Sebastopol, CA. 95472

Observations:

At the request of Southpoint Management I inspected seven trees in the planting strip located along 755 Petaluma Ave in Sebastopol. The trees are lifting the sidewalks and creating tripping hazards. The trees consist of three Chinese Pistache trees, three sycamore trees and one juniper tree. Sizes of the trees vary from 12 inches dbh to 22 inches dbh.. None of the trees are heritage native trees.

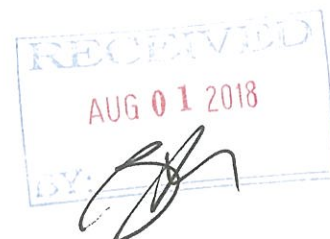
Conclusions:

Because of the extensive damage to the sidewalks and the creation of a tripping hazard I recommend removal of the trees and re-planting with trees that have less invasive roots. I recommend replanting with (2) 15 gallon Crape Myrtle trees and (5) 24 inch box Red Maple trees.

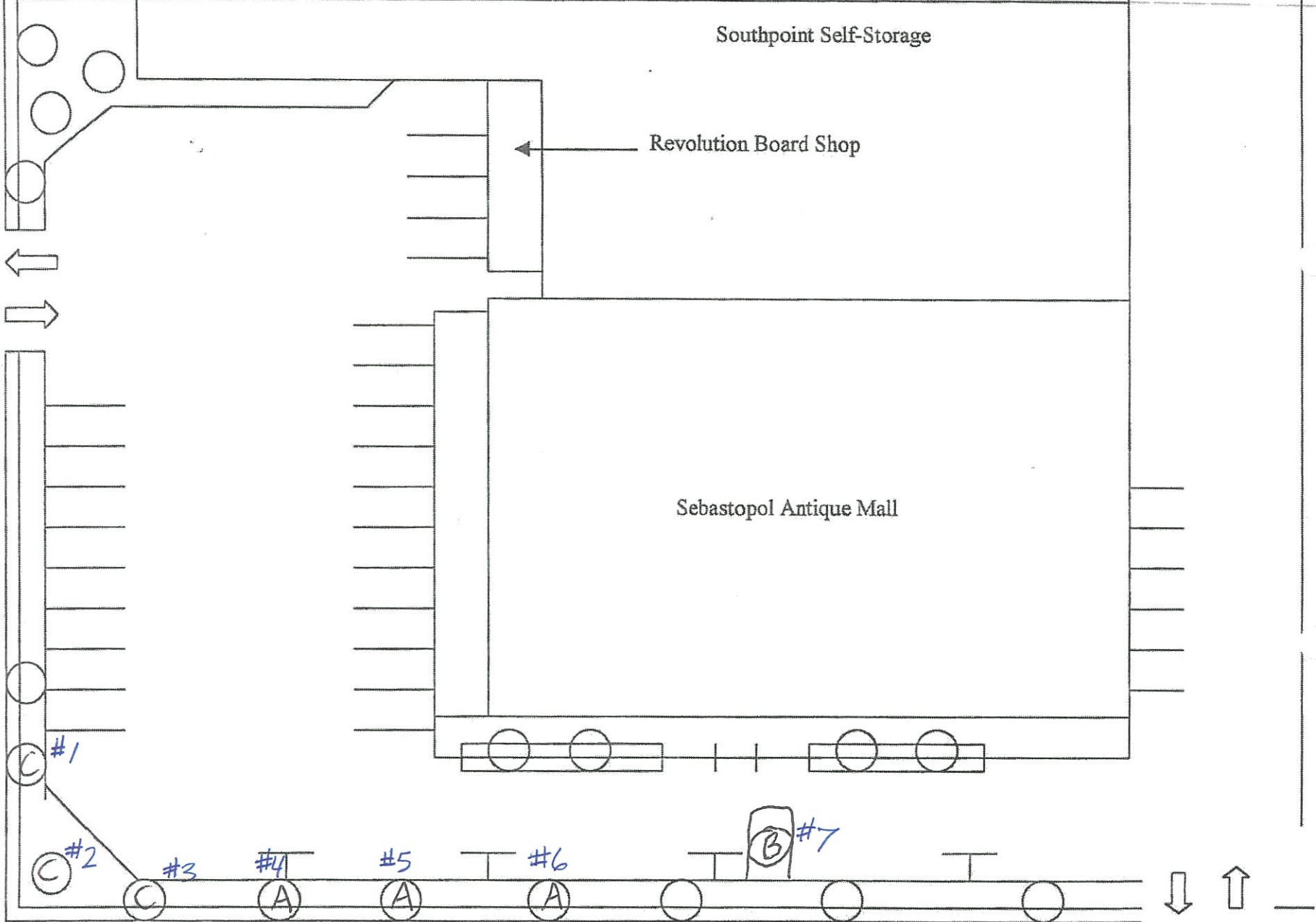
Sincerely,

A handwritten signature in black ink that reads "Ron Wallace". The signature is written in a cursive, flowing style.

Ron Wallace



Sebastopol Antique Mall



SK
AUG 01 2018



Google



AUG 01 2018
[Signature]





AUG 01 2018

[Handwritten signature]

Tree #4



RKM

AUG 01 2018



cracked sidewalk

AUG 01 2018

[Handwritten signature]



AUBERGINE VINTAGE EMPORIUM





Tree #7

AUG 01 2018

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

ARBORIST'S REPORT

755 Petaluma Ave. - Sebastopol August 23, 2018

I visited this site on August 13th and 22nd to assess the status of seven trees proposed for removal. I will discuss them individually, but as a group they contribute significantly to a mature 'tree presence' along Petaluma Ave next to Palm Drive Hospital. I went to the site twice because I wanted to weigh the contribution and loss of those trees against their condition and damage to paving. The building has been renovated and now presents an updated, attractive façade.

Three London plane (aka sycamore) trees are growing around the corner of Petaluma and Palm Aves., 10-15" diameters. They are all healthy and well-formed, providing almost a continuous canopy of foliage and shade.

A root from the easternmost tree on Palm Ave, a 14" dbh London plane, has cracked the water meter box. I recommend repairing the box, and cutting that root at the edge of the box, and preserving that tree. Healthy trees can usually withstand the loss of up to 30% of their roots without significant impact or decline.

A root from the London plane tree on the corner of Palm and Petaluma Aves. has cracked the interior curb and gutter adjacent to the parking area, without displacing the concrete. Again, I recommend the repair of that surface (if needed) and pruning of that root rather than removing that tree. A trencher could be run along the street side of the interior curb and concrete walk at the edge of the building's parking lot which would cut roots growing in that direction. Then a linear type of plastic root barrier can then be installed at the back of the curb to prevent further root intrusion.

Roots from the third London plane, a 15" dbh tree have cracked but not displaced the interior curb and gutter. The trenching and root barrier described above can prevent further damage from that tree.

Chinese pistache trees comprise the next group along Petaluma Ave. Pistache trees are very slow to become established, and it has taken many years for these trees to provide the shade and fall color that they now provide.

The first pistache tree on the north end of the row on Petaluma Ave. is 10" dbh, and has had severe past pruning. The trunk shows extensive decay, weakening it, and the tree is not vigorous or well-shaped. It may be removed and replaced with a male Chinese pistache (Note: the female pistache put most of their energy into seed production and are not as large or vigorous as males – nurseries can provide male trees of a cultivar such as 'Keith Davey').

The second pistache, 11" dbh is in excellent condition and has perfect form. A root has cracked the interior curb and gutter, but there is no displacement or tripping hazard. It should be retained, with root pruning if desired.

The last pistache along this frontage has cracked and displaced the sidewalk by ½-1". The trenching and root pruning/linear root barrier procedure can be used here to retain this tree if desired.

A badly and severely-pruned 8" dbh Japanese cryptomeria (*Cryptomeria japonica*) stands in front of the building in a planter. It will never have good form and is not an appropriate species for this location since it could grow rapidly to 100' tall. It may be removed.

Ultimately I have recommended the removal of only two of the seven trees recommended for removal in this location. Although four of the others have caused minor damage to adjacent concrete, the damage is fairly minimal and repairs would not be extensive. Installing linear type root barriers to a depth of 18" should prevent further damage adjacent to curbs and sidewalks.

Replacement of the decaying pistache with another pistache, a 24" box is recommended, as described above. Replacement of the cryptomeria with a crape myrtle is reasonable. Because they require more water than most species, red maples are no longer being recommended as street trees in Sebastopol. Any new trees planted will, of course, need irrigation. The existing trees (if retained) will benefit from irrigation as well, encouraging deeper rooting which will reduce future infrastructure damage.

Respectfully submitted,

Becky Duckles

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

Communications Between City Staff and City Arborist- 755 Petaluma Ave

From: Becky Duckles [<mailto:bduckles@comcast.net>]
Sent: Tuesday, August 28, 2018 2:36 PM
To: Dana Morrison <dmorrison@cityofsebastopol.org>
Subject: Re: D.B.H for two trees a 755 Petaluma Ave

I think the most important issue for this stretch of Petaluma Ave is maintaining the existing/emerging tree canopy.

A crape myrtle could go where the cryptomeria is because it's a smaller tree and can 'frame' the entry.

A new pistache would continue the theme along several stretches of Petaluma Ave with good fall color, and the same species.

Yes - in this case one for one is OK because they'd be agreeing to repair the damage without removing existing trees (except for the two)

On Aug 28, 2018, at 2:22 PM - 8/28/18, Dana Morrison <dmorrison@cityofsebastopol.org> wrote:

Hi Becky,

Sorry for all the questions.

I just wanted to confirm that replacing the cryptomeria with a pistache tree (instead of the proposed and your recommended crape myrtle) is acceptable?

Also, I just want to confirm that you are only recommending a one for one replacement instead of the usual two to one; for both of the trees recommended for removal?

Thanks!

Dana

From: Becky Duckles [<mailto:bduckles@comcast.net>]
Sent: Tuesday, August 28, 2018 1:39 PM
To: Dana Morrison <dmorrison@cityofsebastopol.org>
Subject: Re: D.B.H for two trees a 755 Petaluma Ave

Hi Dana

Sorry for the omission.

The first sycamore on Palm is 14" dbh, the one in the middle is 10" dbh and the third one is 15".

The pistache from north to south are 10", 11" and 10"

I measured the cryptomeria and it is 8".

Becky

On Aug 28, 2018, at 1:20 PM - 8/28/18, Dana Morrison <dmorrison@cityofsebastopol.org> wrote:

Hey Becky,

I am just putting together the staff report for the Tree Removal Permit request at 755 Petaluma Ave. Would you happen to have the d.b.h. for the 2nd London plan sycamore and for the 3rd pistache tree (they are not specifically called out in the your report). Also, could you please confirm that the Japanese cryptomeria is only 8" d.b.h? Because if so, it is technically exempt from our tree removal process, though I will still be recommending replacement (even if this is correct).

Thank you Becky!!

Regards,

Dana