

City Council
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Planning Director
Kari Svanstrom

Senior Administrative Assistant
Rebecca Mansour

City of Sebastopol Tree Board Staff Report

Meeting Date: August 21, 2019
Agenda Item: 8B
To: Tree Board
From: Kari Svanstrom, Planning Director *KS*
Krystle Rizzi, Contract Planner *KR*
Subject: Preliminary review of arborist report/tree strategy
Recommendation: Provide feedback to staff and applicant
Applicant/Owner: City Ventures, Samantha Hauser
File Number: 2019-64
Address: 1009 and 1011 Gravenstein Highway North
CEQA Status: To be evaluated upon formal submittal
General Plan: Office/Light Industrial
Zoning: Office/Light Industrial

Introduction:

The project applicant is seeking Preliminary Review and feedback from the Tree Board regarding the current proposed removal of trees, which is based on the preliminary site design for the proposed project, an approximately 100-unit condominium subdivision located at 1009 and 1011 Gravenstein Highway North. In early stages of discussions with City staff, the applicant was directed to obtain the services of a professional arborist to identify and evaluate protected trees on the project site. As such, the applicant retained Horticultural Associates, who prepared a Tree Preservation and Mitigation Plan (attached), which evaluated 133 trees on site including tree species, size, health, and structural condition. Based on the report prepared by Horticultural Associates the site design, as proposed, will require removal of 40 trees due to significant development impacts. Of the 40 trees proposed for removal, 27 are protected under the City of Sebastopol Tree Protection Ordinance. In addition to the trees evaluated in the arborist report, several Gravenstein trees will also be removed.

Project Description:

Preliminary site design for the project proposes construction of 18 multi-family residential structures. Of the proposed structures, six would be two-story, three-unit buildings, five would be three-story, ten-unit buildings, and seven would be three-story, five-unit buildings. On-site circulation, open space, and other associated improvements are also proposed. As the project is in a preliminary stage, site design and the proposed number of units may also change, though it is not anticipated that the project will change significantly with regard to use. The Tree Preservation and Mitigation Report, prepared by Horticultural Associates on July 18, 2019 evaluated 133 trees on site, including both protected and non-protected trees, as defined in Chapter 8.12 of the Sebastopol Municipal Code (SMC). The report identifies 40 trees, 27 of which are protected, that would be significantly impacted by the proposed development and are

recommended for removal. The remaining 93 trees evaluated are recommended to remain on site and include measures for preservation. Trees proposed for removal include Black Oak (*Quercus kelloggii*), Coast Live Oak (*Quercus agrifolia*), Coast Redwood (*Sequoia sempervirens*), Douglas Fir (*Pseudotsuga menziesii*), Honey Locust (*Gleditsia triacanthos*), and Valley Oak (*Quercus lobata*). Specific trees proposed for removal are identified by number on the Tree Location Plan included in the Tree Preservation and Mitigation Report and the Tree and Building Plan submitted on August 7, 2019 by the applicant (attached). A summary of trees proposed for removal are included in the table below.

Tree Species	Tree Identification No.	Number of Trees Proposed for Removal		
		Protected	Non-Protected	Total
Black Oak	10, 26	1	1	2
Coast Live Oak	1, 2, 6, 7, 11, 13, 18, 22, 29, 76, 97, 99, 104, 105, 107, 109	10	6	16
Coast Redwood	20, 30, 31, 32, 33, 36, 37, 38, 39, 40, 41, 42, 43, 61	14	-	14
Douglas Fir	27, 35, 110, 131, 132, 133	-	6	6
Honey Locust	111	1	-	1
Valley Oak	9	1	-	1
Total		27	13	40

Environmental Review:

Upon submittal of a formal application, the project will be subject to the California Environmental Quality Act (CEQA). Within 30 days of determining application completeness, the City will prepare an Initial Study to determine whether the project will have a significant impact on the environment. The Initial Study will determine the type of environmental review required. Where significant impacts are identified, project mitigation will be required. Detailed mitigation measures, including those related to tree preservation, replanting, etc., will be identified based on the project specific proposal, to be submitted formally by the applicant to the City of Sebastopol Planning Department. Comments received by the Tree Board at the August 21st hearing will provide direction to the applicant regarding site design as it relates to tree removal.

Public Comment:

Preliminary Review does not require formal public hearing procedures as contained in Chapter 17.400 of the Zoning Ordinance. Future formal review, including formal preliminary review with the Design Review Board, will be required to comply with all public hearing noticing procedures contained in the Zoning Ordinance.

City Departmental Comment:

The applicant has received feedback on the preliminary project from other City departments. Comments related to trees and tree removal are included below. Comments related to other aspects of the project will be included in the analysis for future formal preliminary review.

City Arborist

The City arborist performed a site visit on August 15, 2019 and prepared a report (see attached). She determined that the proposed conceptual screening and preservation of existing trees along the property lines is adequate. Additionally, the City arborist stated that the selection of landscaping species and size will be important. Upon formal submittal the applicant’s landscape plan will be reviewed by the City arborist to identify appropriateness for the site.

Engineering

- The project will need to comply with the City's Low Impact Development (LID) requirements. Currently, the O'Reilly site drains to the detention basin at the northwest corner. This basin was a mitigation measure cited in the O'Reilly EIR, to buffer storm flows before they reached the undersized swale along the south side of Mill Station Rd. The original hydrology/hydraulics for the basin have been lost - I searched for them when the Charter School proposed moving the driveway. The best I could come up with was to have the Charter School grading preserve the volume of the basin and the outlet configuration. Unless the developer can locate a copy of the original calcs, they may have to reverse-engineer the basin to show their impacts on the outflow.

Required Findings:

Upon formal submittal, the project will be required to apply for and obtain several planning entitlements including a Tentative Subdivision Map, Planned Community (PD) Zoning, Design Review, Tree Removal, and Environmental Review. Findings specific to each planning entitlement will be analyzed upon formal submittal and the analysis will be presented to the appropriate hearing bodies.

Recommendation:

At this time, the applicant is presenting the project for Preliminary Review. This provides the applicant with an opportunity to identify any design options as it relates to tree preservation and removal under consideration so that the Board can provide feedback. This also provides the Board the opportunity to make comments on the application and seek clarification on any components that may be unclear.

The Board does not take any votes under Preliminary Review. However, the applicant is seeking a general consensus or direction on the proposed site strategy and tree removal, to the extent feasible. This would allow the applicant to gain a general understanding, regarding the design of the project as it relates to the removal of protected trees and any recommended revisions that should be considered.

Staff recommends that the Board receive a presentation from the applicant, hear from any interested members of the public, and provide comments on the project. Specific questions posed by staff include the appropriateness of site design of buildings 11, 12, 13, and 14 as it relates to proximity to trees.

Attachments:

1. Tree Preservation and Mitigation Report, prepared by Horticultural Associates, July 18, 2019
2. City Ventures Preliminary Site Plan for Gravenstein Village, submitted August 7, 2019
3. City Arborist Report

HORTICULTURAL

Associates

Consultants in Horticulture and Arboriculture

TREE PRESERVATION AND MITIGATION REPORT

Gravenstein Village
Sebastopol, CA

Prepared For:

City Ventures
444 Spear Street, Suite 200
San Francisco, CA 94105

Prepared by:

John C. Meserve
International Society of Arboriculture
ISA Certified Arborist, WE #0478A
ISA Qualified Tree Risk Assessor

July 18, 2019

July 18, 2019

Samantha Hauser
City Ventures
444 Spear Street, Suite 200
San Francisco, CA 94105

Re: Updated *Tree Preservation and Mitigation Report*, Gravenstein Village,
Sebastopol, California

Samantha,

Attached you will find our updated Tree Preservation and Mitigation Report for the above noted site in Sebastopol. A total of 133 trees were evaluated, and this includes all protected trees over 10 inches in trunk diameter and non-protected trees between 6 and 9 inches in diameter.

The Sebastopol Tree Ordinance requires protected trees 10 inches and greater to be included in an Arborist Report. We have also included trees 6 inches to 9 inches to be thorough. Trees of this smaller size are not protected, and 42 of the 133 in this report are in this smaller size category.

There are a number of large Acacias at this site, and this species was also not included in our Inventory because it is found on the Sebastopol 'escaped exotic' list and does not require retention.

This site is a remnant apple orchard which originated in the early 1900's, according to CEQA documents prepared in the late 1990's. Apples are also not a protected species, and most are generally over-mature, declining, decayed, or dying back. No apples were included in this Inventory.

Each tree is identified in the field with a numbered aluminum tag placed on the trunk at approximately eye level.

All trees in this report were evaluated and documented for species, size, health, and structural condition. The *Tree Inventory Chart* also includes our evaluation of the expected impacts of the proposed development and based on that impact a recommendation for preservation or removal is provided. The *Tree Location Plan* shows the location and numbering sequence of all evaluated trees.

EXISTING SITE CONDITIONS SUMMARY

The project site consists of an abandoned apple orchard bordered on one side by a walking path, three sides by residential development, one side by a City street, and one side by commercial development.

EXISTING TREE SUMMARY

Native species present include Coast Live Oak, Black Oak, Douglas Fir, and Valley Oak.

California native species that have been planted as ornamentals include Coast Redwood, White Alder, and Incense Cedar.

Non-native species other than Acacia and Apple include Honey Locust, Pine, Deodar Cedar, and Chinese Pistache.

Some large off-site trees that overhang the site were also included in this inventory.

Please feel free to contact me if you have questions or if additional discussion is required.

Regards,


John C. Meserve
Consulting Arborist and Horticulturist
ISA Certified Arborist, WE #0478A
ISA Tree Risk Assessment Qualified



KEY TO TREE
INVENTORY CHART

KEY TO TREE INVENTORY CHART

Gravenstein Village
Healdsburg, California

Tree Number

Each tree has been identified in the field with an aluminum tag and reference number. Tags are attached to the trunk at approximately eye level and the *Tree Location Plan* illustrates the location of each numbered tree.

Species

Each tree has been identified by genus, species and common name. Many species have more than one common name.

Trunk

Each trunk has been measured, to the nearest one-half inch, to document its diameter at 4 feet above adjacent grade. Trunk diameter is a good indicator of age, and is commonly used to determine mitigation replacement requirements.

Height

Height is estimated in feet, using visual assessment.

Radius

Radius is estimated in feet, using visual assessment. Since many canopies are asymmetrical, it is not uncommon for a radius estimate to be an average of the canopy size.

Health

The following descriptions are used to rate the health of a tree. Trees with a rating of 4 or 5 are very good candidates for preservation and will tolerate more construction impacts than trees in poorer condition. Trees with a rating of 3 may or may not be good candidates for preservation, depending on the species and expected construction impacts. Trees with a rating of 1 or 2 are generally poor candidates for preservation.

- (5) Excellent - health and vigor are exceptional, no pest, disease, or distress symptoms.
- (4) Good - health and vigor are average, no significant or specific distress symptoms, no significant pest or disease.
- (3) Fair - health and vigor are somewhat compromised, distress is visible, pest or disease may be present and affecting health, problems are generally correctable.
- (2) Marginal - health and vigor are significantly compromised, distress is highly visible and present to the degree that survivability is in question.
- (1) Poor - decline has progressed beyond the point of being able to return to a healthy condition again. Long-term survival is not expected. This designation includes dead trees.

Structure

The following descriptions are used to rate the structural integrity of a tree. Trees with a rating of 3 or 4 are generally stable, sound trees which do not require significant pruning, although cleaning, thinning, or raising the canopy might be desirable. Trees with a rating of 2 are generally poor candidates for preservation unless they are preserved well away from improvements or active use areas. Significant time and effort would be required to reconstruct the canopy and improve structural integrity. Trees with a rating of 1 are hazardous and should be removed.

- (4) Good structure - minor structural problems may be present which do not require corrective action.
- (3) Moderate structure - normal, typical structural issues which can be corrected with pruning.
- (2) Marginal structure - serious structural problems are present which may or may not be correctable with pruning, cabling, bracing, etc.
- (1) Poor structure - hazardous structural condition which cannot be effectively corrected with pruning or other measures, may require removal depending on location and the presence of targets.

Expected Impacts

Considering the proximity of construction activities, type of activities, tree species, and tree condition - the following ratings are used to estimate the amount of impact on tree health and stability. Most trees will tolerate a (1) rating, many trees could tolerate a (2) rating with careful consideration and mitigation, but trees with a (3) rating are poor candidates for preservation due to their very close proximity to construction or because they are located within the footprint of construction and cannot be preserved.

- (3) A significant impact on long term tree integrity can be expected as a result of proposed development.
- (2) A moderate impact on long term tree integrity can be expected as a result of proposed development.
- (1) A minor impact on long term tree integrity can be expected as a result of proposed development.
- (0) No impact is expected

Recommendations

Recommendations are provided for removal or preservation. For those being preserved, protection measures and mitigation procedures to offset impacts and improve tree health are provided.

- (1) Preservation appears to be possible.
- (2) Removal is required due to significant development impacts.
- (3) Removal is recommended due to poor health or hazardous structure.

- (4) Removal is required due to significant development impacts and poor existing condition.
- (5) Removal is recommended due to poor species characteristics.
- (6) Install temporary protective fencing at the edge of the dripline, or edge of approved construction, prior to beginning grading or construction. Maintain fencing in place for duration of all construction activity in the area.
- (7) Maintain existing grade within the fenced portion of the dripline. Route drainage swales and all underground work outside the dripline.
- (8) Place a 4" layer of chipped bark mulch over the soil surface within the fenced dripline prior to installing temporary fencing. Maintain this layer of mulch throughout construction.
- (9) Prune to clean, raise, or provide necessary clearance. Prune to reduce branches that are over-loaded, over-extended, largely horizontal, arching, or have foliage concentrated near the branch ends, per International Society of Arboriculture Pruning Standards.

Pruning to occur by, or under the supervision of, an Arborist certified by the International Society of Arboriculture. Pruning Standards are attached to this report.

TREE INVENTORY CHART

TREE INVENTORY
Gravenstein Village
Sebastopol, CA

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health (1-5)	Structure (1-4)	Not Protected	Special Notes	Expected Impact	Recommendations
1	<i>Quercus agrifolia</i>	Coast Live Oak	7+9	18	12	4	3	X		3	2
2	<i>Quercus agrifolia</i>	Coast Live Oak	8.5+multiple	20	20	4	3	X		3	2
3	<i>Quercus agrifolia</i>	Coast Live Oak	10.5+13	25	20	4	3			1	1, 6, 7, 8, 9
4	<i>Quercus agrifolia</i>	Coast Live Oak	20.5	35	20	4	3			1	1, 6, 7, 8, 9
5	<i>Quercus agrifolia</i>	Coast Live Oak	7.5+5+4+4	15	9	4	3	X		1	1, 6, 7, 8, 9
6	<i>Quercus agrifolia</i>	Coast Live Oak	11.5+10+7.5+8	20	18	4	3			3	2
7	<i>Quercus agrifolia</i>	Coast Live Oak	6+multiple	15	14	4	3	X		3	2
8	<i>Quercus agrifolia</i>	Coast Live Oak	8.5	15	12	3	3	X		2	1, 6, 7, 8, 9
9	<i>Quercus lobata</i>	Valley Oak	13	40	20	4	3			3	2
10	<i>Quercus kelloggii</i>	Black Oak	13+10	30	22	4	3			3	2
11	<i>Quercus agrifolia</i>	Coast Live Oak	13+14.5	35	24	4	2		Already braced	3	2
12	<i>Sequoia sempervirens</i>	Coast Redwood	14.5	35	14	4	3			1	1, 6, 7, 8, 9
13	<i>Quercus agrifolia</i>	Coast Live Oak	16	25	18	4	3			3	2

TREE INVENTORY
Gravenstein Village
Sebastopol, CA

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health (1-5)	Structure (1-4)	Not Protected	Special Notes	Expected Impact	Recommendations
14	<i>Sequoia sempervirens</i>	Coast Redwood	12	25	10	4	3			2	1, 6, 7, 8, 9
15	<i>Sequoia sempervirens</i>	Coast Redwood	15	35	11	4	3			2	1, 6, 7, 8, 9
16	<i>Sequoia sempervirens</i>	Coast Redwood	14.5	35	10	4	3			2	1, 6, 7, 8, 9
17	<i>Sequoia sempervirens</i>	Coast Redwood	16	35	11	4	3			2	1, 6, 7, 8, 9
18	<i>Quercus agrifolia</i>	Coast Live Oak	8	20	12	4	3	X		3	2
19	<i>Sequoia sempervirens</i>	Coast Redwood	8	25	9	4	3	X		2	1, 6, 7, 8, 9
20	<i>Sequoia sempervirens</i>	Coast Redwood	11.5	35	12	4	3			3	2
21	<i>Pseudotsuga menziesii</i>	Douglas Fir	±24	60	22	3	3			2	1, 6, 7, 8, 9
22	<i>Quercus agrifolia</i>	Coast Live Oak	9	12	9	3	3	X	Drought stressed in past, good new growth this season	3	2
23	<i>Quercus agrifolia</i>	Coast Live Oak	11.5	16	12	3	3		Drought stressed in past, good new growth this season	2	1, 6, 7, 8, 9
24	<i>Pseudotsuga menziesii</i>	Douglas Fir	8.5	22	10	3	3	X		2	1, 6, 7, 8, 9
25	<i>Quercus agrifolia</i>	Coast Live Oak	10	15	11	3	3		Drought stressed in past, good new growth this season	2	1, 6, 7, 8, 9
26	<i>Quercus kelloggii</i>	Black Oak	7+7	18	13	4	3	X		3	2

TREE INVENTORY
Gravenstein Village
Sebastopol, CA

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health (1-5)	Structure (1-4)	Not Protected	Special Notes	Expected Impact	Recommendations
27	<i>Quercus agrifolia</i>	Douglas Fir	8+7.5	18	14	3	3	X		3	2
28	<i>Pseudotsuga menziesii</i>	Douglas Fir	8	30	11	4-3	3	X		2	1, 6, 7, 8, 9
29	<i>Quercus agrifolia</i>	Coast Live Oak	11.5	18	14	3	3		Drought stressed in past, good new growth this season	3	2
30	<i>Sequoia sempervirens</i>	Coast Redwood	15	35	11	4	3			3	2
31	<i>Sequoia sempervirens</i>	Coast Redwood	11	30	10	4	3			3	2
32	<i>Sequoia sempervirens</i>	Coast Redwood	14.5	35	12	4	3			3	2
33	<i>Sequoia sempervirens</i>	Coast Redwood	16	38	13	4	3			3	2
34	<i>Pseudotsuga menziesii</i>	Douglas Fir	7	22	9	3	3	X		1	1, 6, 7, 8, 9
35	<i>Pseudotsuga menziesii</i>	Douglas Fir	9	20	9	3	3	X		3	2
36	<i>Sequoia sempervirens</i>	Coast Redwood	17	3	11					3	2
37	<i>Sequoia sempervirens</i>	Coast Redwood	15	4	11	4	3			3	2
38	<i>Sequoia sempervirens</i>	Coast Redwood	15	35	11	4	3			3	2
39	<i>Sequoia sempervirens</i>	Coast Redwood	14	35	10	4	3			3	2

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Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health (1-5)	Structure (1-4)	Not Protected	Special Notes	Expected Impact	Recommendations
40	<i>Sequoia sempervirens</i>	Coast Redwood	16	40	12	4	3			3	2
41	<i>Sequoia sempervirens</i>	Coast Redwood	13	35	10	4	3			3	2
42	<i>Sequoia sempervirens</i>	Coast Redwood	15.5	35	11	4	3			3	2
43	<i>Sequoia sempervirens</i>	Coast Redwood	16	40	11	4	3			3	2
44	<i>Quercus agrifolia</i>	Coast Live Oak	14+7.5	25	18	4	3			1	1, 6, 7, 8, 9
45	<i>Sequoia sempervirens</i>	Coast Redwood	14	30	10	4	3			1	1, 6, 7, 8, 9
46	<i>Sequoia sempervirens</i>	Coast Redwood	14	35	12	4	3			1	1, 6, 7, 8, 9
47	<i>Quercus agrifolia</i>	Coast Live Oak	28	45	24	4	3		Co-dominant trunks	1	1, 6, 7, 8, 9
48	<i>Quercus lobata</i>	Valley Oak	7+5+2.5	18	11	4	3	X		1	1, 6, 7, 8, 9
49	<i>Quercus agrifolia</i>	Coast Live Oak	±6+8+8	25	16	4	3	X		1	1, 6, 7, 8, 9
50	<i>Quercus agrifolia</i>	Coast Live Oak	7.5+6+6.5+6	20	11	4	3	X		1	1, 6, 7, 8, 9
51	<i>Sequoia sempervirens</i>	Coast Redwood	12	35	11	4	3			1	1, 6, 7, 8, 9
52	<i>Sequoia sempervirens</i>	Coast Redwood	13.5	38	12	4	3			1	1, 6, 7, 8, 9

TREE INVENTORY
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Sebastopol, CA

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health (1-5)	Structure (1-4)	Not Protected	Special Notes	Expected Impact	Recommendations
53	<i>Sequoia sempervirens</i>	Coast Redwood	15.5	35	12	4	3			1	1, 6, 7, 8, 9
54	<i>Sequoia sempervirens</i>	Coast Redwood	14	35	12	4	3			1	1, 6, 7, 8, 9
55	<i>Sequoia sempervirens</i>	Coast Redwood	12	30	10	4	3			1	1, 6, 7, 8, 9
56	<i>Quercus agrifolia</i>	Coast Live Oak	11.5	20	14	3	3			1	1, 6, 7, 8, 9
57	<i>Sequoia sempervirens</i>	Coast Redwood	15	35	12	4	3			1	1, 6, 7, 8, 9
58	<i>Sequoia sempervirens</i>	Coast Redwood	16	35	12	4	3			1	1, 6, 7, 8, 9
59	<i>Sequoia sempervirens</i>	Coast Redwood	15.5	35	12	4	3			1	1, 6, 7, 8, 9
60	<i>Sequoia sempervirens</i>	Coast Redwood	12.5	30	10	4	3			1	1, 6, 7, 8, 9
61	<i>Sequoia sempervirens</i>	Coast Redwood	16.5	38	14	4	3			3	2
62	<i>Quercus agrifolia</i>	Coast Live Oak	9+7.5	22	13	4	3	X		1	1, 6, 7, 8, 9
63	<i>Pseudotsuga menziesii</i>	Douglas Fir	11	30	16	4	3			1	1, 6, 7, 8, 9
64	<i>Pseudotsuga menziesii</i>	Douglas Fir	11.5	35	11	4	3			1	1, 6, 7, 8, 9
65	<i>Quercus agrifolia</i>	Coast Live Oak	9	16	12	4	3	X		1	1, 6, 7, 8, 9

TREE INVENTORY
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Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health (1-5)	Structure (1-4)	Not Protected	Special Notes	Expected Impact	Recommendations
66	<i>Quercus agrifolia</i>	Coast Live Oak	14.5	20	17	4	3			1	1, 6, 7, 8, 9
67	<i>Quercus agrifolia</i>	Coast Live Oak	11	20	16	4	3			1	1, 6, 7, 8, 9
68	<i>Sequoia sempervirens</i>	Coast Redwood	14.5	30	11	4	3			2	1, 6, 7, 8, 9
69	<i>Sequoia sempervirens</i>	Coast Redwood	12.5	30	10	4	3			2	1, 6, 7, 8, 9
70	<i>Sequoia sempervirens</i>	Coast Redwood	13	35	10	4	3			2	1, 6, 7, 8, 9
71	<i>Sequoia sempervirens</i>	Coast Redwood	11.5	30	9	4	3			1	1, 6, 7, 8, 9
72	<i>Sequoia sempervirens</i>	Coast Redwood	9	25	9	4	3	X		1	1, 6, 7, 8, 9
73	<i>Sequoia sempervirens</i>	Coast Redwood	9	26	9	4	3	X		1	1, 6, 7, 8, 9
74	<i>Sequoia sempervirens</i>	Coast Redwood	8	20	8	4	3	X		1	1, 6, 7, 8, 9
75	<i>Sequoia sempervirens</i>	Coast Redwood	6+8.5	25	8	4	3	X		1	1, 6, 7, 8, 9
76	<i>Quercus agrifolia</i>	Coast Live Oak	23	40	26	4	3			2	2
77	<i>Quercus agrifolia</i>	Coast Live Oak	26	60	26	3	3			1	1, 6, 7, 8, 9
78	<i>Quercus agrifolia</i>	Coast Live Oak	13+11+18.5+12.5+11.5	35	26	3	3			1	1, 6, 7, 8, 9

TREE INVENTORY
Gravenstein Village
Sebastopol, CA

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health (1-5)	Structure (1-4)	Not Protected	Special Notes	Expected Impact	Recommendations
79	<i>Sequoia sempervirens</i>	Coast Redwood	8.5	22	9	4	3	X		1	1, 6, 7, 8, 9
80	<i>Quercus agrifolia</i>	Coast Live Oak	8+8.5	20	25	3	3	X		1	1, 6, 7, 8, 9
81	<i>Quercus agrifolia</i>	Coast Live Oak	8+16.5+12+14+15	50	25	3	3		Co-dominant trunks	1	1, 6, 7, 8, 9
82	<i>Quercus agrifolia</i>	Coast Live Oak	16	30	27	4	3			1	1, 6, 7, 8, 9
83	<i>Quercus agrifolia</i>	Coast Live Oak	22+12+22.5	50	27	3	3		Co-dominant trunks, included bark, anthracnose infection	1	1, 6, 7, 8, 9
84	<i>Pseudotsuga menziesii</i>	Douglas Fir	7	20	6	3	3	X		1	1, 6, 7, 8, 9
85	<i>Quercus agrifolia</i>	Coast Live Oak	15.5+14.5+15	40	25	3	3			1	1, 6, 7, 8, 9
86	<i>Sequoia sempervirens</i>	Coast Redwood	15	35	12	4	3			1	1, 6, 7, 8, 9
87	<i>Sequoia sempervirens</i>	Coast Redwood	11	30	10	4	3			1	1, 6, 7, 8, 9
88	<i>Sequoia sempervirens</i>	Coast Redwood	13	35	12	4	3			1	1, 6, 7, 8, 9
89	<i>Quercus agrifolia</i>	Coast Live Oak	7.5+10+6+6	25	16	3	3			1	1, 6, 7, 8, 9
90	<i>Quercus agrifolia</i>	Coast Live Oak	±8	18	12	3	3	X		1	1, 6, 7, 8, 9
91	<i>Quercus agrifolia</i>	Coast Live Oak	10.5+18	20	19	4	3			1	1, 6, 7, 8, 9

TREE INVENTORY
Gravenstein Village
Sebastopol, CA

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health (1-5)	Structure (1-4)	Not Protected	Special Notes	Expected Impact	Recommendations
92	<i>Quercus agrifolia</i>	Coast Live Oak	15+10+5+11	25	18	3	3			1	1, 6, 7, 8, 9
93	<i>Pseudotsuga menziesii</i>	Douglas Fir	11.5	30	11	4	3			1	1, 6, 7, 8, 9
94	<i>Pseudotsuga menziesii</i>	Douglas Fir	10.5	30	11	3	3			1	1, 6, 7, 8, 9
95	<i>Quercus agrifolia</i>	Coast Live Oak	14+18	25	14	4	3			2	1, 6, 7, 8, 9
96	<i>Quercus agrifolia</i>	Coast Live Oak	7	18	10	4	3	X		1	1, 6, 7, 8, 9
97	<i>Quercus agrifolia</i>	Coast Live Oak	12	28	20	3	3			3	2
98	<i>Quercus agrifolia</i>	Coast Live Oak	18.5	30	22	4	3			1	1, 6, 7, 8, 9
99	<i>Quercus agrifolia</i>	Coast Live Oak	14.5+11	30	18	3	3			3	2
100	<i>Quercus agrifolia</i>	Coast Live Oak	6+8.5	20	18	4	3	X		1	1, 6, 7, 8, 9
101	<i>Quercus agrifolia</i>	Coast Live Oak	11+11+6	30	18	4	3			1	1, 6, 7, 8, 9
102	<i>Quercus agrifolia</i>	Coast Live Oak	10+13.5+12+9+ 13	28	24	4	3			1	1, 6, 7, 8, 9
103	<i>Quercus agrifolia</i>	Coast Live Oak	8+multiple	18	16	4	3	X		1	1, 6, 7, 8, 9
104	<i>Quercus agrifolia</i>	Coast Live Oak	6+6+5+4+5	18	12	4	3	X		3	2

TREE INVENTORY
Gravenstein Village
Sebastopol, CA

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health (1-5)	Structure (1-4)	Not Protected	Special Notes	Expected Impact	Recommendations
105	<i>Quercus agrifolia</i>	Coast Live Oak	9+10+multiple	25	18	4	3			3	2
106	<i>Quercus agrifolia</i>	Coast Live Oak	8.5	20	16	4	3	X		1	1, 6, 7, 8, 9
107	<i>Quercus agrifolia</i>	Coast Live Oak	14+12.5	30	16	4	3			3	2
108	<i>Quercus agrifolia</i>	Coast Live Oak	30	30	20	4	3			1	1, 6, 7, 8, 9
109	<i>Quercus agrifolia</i>	Coast Live Oak	18+29	30	25	3	3		Co-dominant trunks, included bark, anthracnose infection	3	2
110	<i>Pseudotsuga menziesii</i>	Douglas Fir	8	20	6	4	3	X		3	2
111	<i>Gleditsia triacanthos</i>	Honey Locust	14	38	22	3	3			3	2
112	<i>Pinus sp.</i>	Pine	18	60	18	2	3		Off site and overhanging, not tagged; trunk and root collar not visible; trunk diameter estimated	1	1, 6, 7, 8, 9
113	<i>Pinus sp.</i>	Pine	16	60	18	3	2		Off site and overhanging, not tagged; trunk and root collar not visible; trunk diameter estimated	1	1, 6, 7, 8, 9
114	<i>Cedrus deodara</i>	Deodar Cedar	22	50	22	4	3		Off site and overhanging, not tagged; trunk and root collar not visible; trunk diameter estimated	1	1, 6, 7, 8, 9
115	<i>Cedrus deodara</i>	Deodar Cedar	26	60	26	4	3		Off site and overhanging, not tagged; trunk and root collar not visible; trunk diameter estimated	1	1, 6, 7, 8, 9
116	<i>Calocedrus decurrens</i>	Incense Cedar	9	18	7	4	3	X		1	1, 6, 7, 8, 9
117	<i>Salix matsudana</i> "Tortuosa"	Curly willow	14+ multiple	30	20	2	2		Off site and overhanging, not tagged; trunk and root collar not visible; trunk diameter estimated	1	1, 6, 7, 8, 9

TREE INVENTORY
Gravenstein Village
Sebastopol, CA

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health (1-5)	Structure (1-4)	Not Protected	Special Notes	Expected Impact	Recommendations
118	<i>Gleditsia triacanthos</i>	Honey Locust	8	18	18	3	3	X	Off site and overhanging, not tagged; trunk and root collar not visible; trunk diameter estimated	1	1, 6, 7, 8, 9
119	<i>Pinus radiata</i>	Monterey pine	30+ multiple	80	35	4	2		Off site and overhanging, not tagged; trunk and root collar not visible; trunk diameter estimated	1	1, 6, 7, 8, 9
120	<i>Ulmus americana</i>	American Elm	20	25	14	3	2		Off site and overhanging, not tagged; trunk and root collar not visible; trunk diameter estimated	1	1, 6, 7, 8, 9
121	<i>Sequoia sempervirens</i>	Coast Redwood	32	50	17	4	2		Off site and overhanging, not tagged; trunk and root collar not visible; trunk diameter estimated	1	1, 6, 7, 8, 9
122	<i>Sequoia sempervirens</i>	Coast Redwood	9	30	10	4	3	X	Off site and overhanging, not tagged; trunk and root collar not visible; trunk diameter estimated	1	1, 6, 7, 8, 9
123	<i>Cedrus decodara</i>	Deodar Cedar	9	30	12	4	3	X	Off site and overhanging, not tagged; trunk and root collar not visible; trunk diameter estimated	1	1, 6, 7, 8, 9
124	<i>Sequoia sempervirens</i>	Coast Redwood	33	60	18	4	3		Off site and overhanging, not tagged; trunk and root collar not visible; trunk diameter estimated	1	1, 6, 7, 8, 9
125	<i>Sequoia sempervirens</i>	Coast Redwood	36	60	18	4	3		Off site and overhanging, not tagged; trunk and root collar not visible; trunk diameter estimated	1	1, 6, 7, 8, 9
126	<i>Cedrus decodara</i>	Deodar cedar	14	45	15	3	3		Off site and overhanging, not tagged; trunk and root collar not visible; trunk diameter estimated	1	1, 6, 7, 8, 9
127	<i>Alnus rhombifolia</i>	Alder	10	18	8	2	2		Off site and overhanging, not tagged; trunk and root collar not visible; trunk diameter estimated	1	1, 6, 7, 8, 9
128	<i>Alnus rhombifolia</i>	Alder	7	18	5	2	1	X	Off site and overhanging, not tagged; trunk and root collar not visible; trunk diameter estimated	1	1, 6, 7, 8, 9
129	<i>Sequoia sempervirens</i>	Coast Redwood	13	25	10	4	3			1	1, 6, 7, 8, 9
130	<i>Pseudotsuga menziesii</i>	Douglas Fir	6	16	10	3	3	X		1	1, 6, 7, 8, 9

TREE INVENTORY
Gravenstein Village
Sebastopol, CA

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health (1-5)	Structure (1-4)	Not Protected	Special Notes	Expected Impact	Recommendations
131	<i>Pseudotsuga menziesii</i>	Douglas Fir	7	15	9	3	3	X		3	2
132	<i>Pseudotsuga menziesii</i>	Douglas Fir	8	16	10	3	3	X		3	2
133	<i>Pseudotsuga menziesii</i>	Douglas Fir	8	16	10	3	3	X		3	2
	Not protected trees = 9" trunk diameters or less										

TREE LOCATION PLAN



**TREE LOCATION &
NUMBERING PLAN**
Gravenstein Village
Sebastopol, CA
THIS PLAN TO BE USED IN CONJUNCTION
WITH TREE INVENTORY REPORT DATED 7/18/19



City of Sebastopol

Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
(707) 823-6167 (Phone) or (707) 823-1135 (Fax)
www.ci.sebastopol.ca.us

MASTER PLANNING APPLICATION FORM

PROJECT INFORMATION:

ADDRESS:	1009 & 1011 Gravenstein Hwy N
PARCEL #:	060-261-026-000 060-261-028-000
PARCEL AREA:	~6.1 acres

FOR CITY USE ONLY	
PLANNING FILE #:	1
DATE FILED:	7/3/19
TOTAL FEES PAID \$:	2380.00
RECEIVED BY:	KS
DATE APPLICATION DEEMED COMPLETE:	

2019-04
7/3/19
2380.00
KS

APPLICANT OR AGENT:

Name: City Ventures, Attn. Samantha Hauser

Email Address: Samantha@cityventures.com

Mailing Address: 444 Spear St, Ste 200

City/State/Zip: SF / CA / 94105

Phone: 646.522.4260

Fax: _____

Business License #: _____

Signature: Samantha Hauser

Date: 7-1-19

OWNER OF PROPERTY

IF OTHER THAN APPLICANT:

Name: O'Reilly Properties LLC,

Email Address: mmahrique@oreilly.com

Mailing Address: 1005 Gravenstein Hwy N.

City/State/Zip: Sebastopol, CA 95472

Phone: 781 742 5724

Fax: _____

Business License #: _____

Signature: Timothy O'Reilly

I certify that this application is being made with my consent.

Date: June 20, 2019

OTHER PERSONS TO BE NOTIFIED: (Include Agents, Architects, Engineers, etc.).

Name: _____

Email Address: _____

Mailing Address: _____

City/State/Zip: _____

Phone: _____

Fax: _____

Name: _____

Email Address: _____

Mailing Address: _____

City/State/Zip: _____

Phone: _____

Fax: _____



PROJECT DESCRIPTION:

DESCRIBE IN DETAIL, the proposed project and permit request. (Attach additional pages, if needed):

The project will require either a use permit or a use permit + a PC rezone (TBD). The project is intended to stay within the parameters of the gen'l plan (74-153 homes, R-7) but may ask for changes to setbacks and/or bldg heights to accommodate the project desired by the City & Community. This application includes the checklist for the type of application requested: Yes No

Please indicate the type(s) of application that is being requested (example: Use Permit, Design Review, Variance, Planned Community Rezone, etc.):

Use Permit; potentially PC Rezone

Please describe existing uses (businesses, residences, etc.) and other structures on the property:

the land is currently vacant, excepting a garden leased to Ceres.

DEVELOPMENT DATA:

SQUARE FEET BUILDING EXISTING:		<input checked="" type="checkbox"/> N/A
SQUARE FEET BUILDING DEMOLISHED:		<input checked="" type="checkbox"/> N/A
SQUARE FEET BUILDING NEW:	TBD	<input type="checkbox"/> N/A
NET CHANGE IN BUILDING SQUARE FEET:	TBD	<input type="checkbox"/> N/A
NUMBER OF DWELLING UNITS EXISTING:	<input type="checkbox"/> 0 Bedrooms <input type="checkbox"/> 2 Bedrooms <input type="checkbox"/> 4+ Bedrooms	<input type="checkbox"/> 1 Bedrooms <input type="checkbox"/> 3 Bedrooms <input checked="" type="checkbox"/> N/A
NUMBER OF DWELLING UNITS PROPOSED:	<input type="checkbox"/> 0 Bedrooms <input checked="" type="checkbox"/> 2 Bedrooms <input type="checkbox"/> 4+ Bedrooms	<input checked="" type="checkbox"/> 1 Bedrooms <input checked="" type="checkbox"/> 3 Bedrooms <input type="checkbox"/> N/A
NET CHANGE IN DWELLING UNITS:	74-153	<input type="checkbox"/> N/A
SETBACKS:	Existing: <input type="checkbox"/> Front Yard _____ <input type="checkbox"/> Side Yard _____ <input type="checkbox"/> Rear Yard _____ <input type="checkbox"/> N/A	Proposed: <input type="checkbox"/> Front Yard _____ <input type="checkbox"/> Side Yard _____ <input type="checkbox"/> Rear Yard _____ <input type="checkbox"/> N/A

EXISTING LOT DIMENSIONS:	Front: _____ Left: _____	Rear: _____ Right: _____	<input type="checkbox"/> N/A
PROPOSED LOT DIMENSIONS:	Front: _____ Left: _____	Rear: _____ Right: _____	<input type="checkbox"/> N/A
EXISTING LOT AREA:	_____ Square Feet		<input type="checkbox"/> N/A
PROPOSED LOT AREA:	_____ Square Feet		<input type="checkbox"/> N/A
BUILDING HEIGHT:	Existing: _____	Proposed: _____	<input type="checkbox"/> N/A
NUMBER OF STORIES:	Existing: _____	Proposed: _____	<input type="checkbox"/> N/A
PARKING SPACE (s):	Existing: _____	Proposed: _____	<input type="checkbox"/> N/A
ZONING	Existing: _____	Proposed: _____	<input type="checkbox"/> N/A

Will the project involve a new curb cut or driveway? Yes No

Are there existing easements on the property? Yes No

Will Trees be removed? Yes No

If yes, please describe (Example: Type, Size, Location on property, etc.)

yes, drawings shall be provided showing tree locations and an arborist report shall accompany

Will Existing Landscaping be revised? Yes No

If yes, what is square footage of new or revised landscaping?

no public landscape will be revised. However, the site in 6.1 acres of unimproved land, all of which will be the

Will Signs be Changed or Added? Yes No

Business: Hours of Operation? Open: _____ Close: _____ N/A

Is alcohol service proposed? Yes No

If yes, what type of State alcohol license is proposed? _____

If yes, have you applied to the State Alcoholic Beverage Control for a license? Yes No

If this is a restaurant, café or other food service, bar, or nightclub, please indicate total number of seats: _____

Is any live entertainment proposed? Yes No

If yes, please describe: _____

Subject of the project proposal

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

7/1/19
Date Signed

TBR 2019-64
Planning File Number

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:

Email addresses or facsimiles will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.

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

Samantha Hauser
Printed Name

NOTE: It is the responsibility of the applicant and their representative to be aware of and abide by City laws and policies. City staff, Boards, Commissions, and the City Council will review applications as required by law; however the applicant has responsibility for determining and following applicable regulations.

NEIGHBOR NOTIFICATION

In the interest of being a good neighbor, it is highly recommended that you contact those homes or businesses directly adjacent to, or within the area of your project. Please inform them of the proposed project, including construction activity and possible impacts such as noise, traffic interruptions, dust, larger structures, tree removals, etc.

Many projects in Sebastopol are remodel projects which when initiated bring concern to neighboring property owners, resident and businesses. Construction activities can be disruptive, and additions or new buildings can affect privacy, sunlight or landscaping. Some of these concerns can be alleviated by neighbor-to-neighbor contacts early in the design and construction process.

It is a "good neighbor policy" to inform your neighbors so that they understand your project. This will enable you to begin your construction with the understanding of your neighbors and will help promote good neighborhood relationships.

Many times development projects can have an adverse effect on the tranquility of neighborhoods and tarnish relationships along the way. If you should have questions about who to contact or need property owner information in your immediate vicinity, please contact the Building and Safety Department for information at (707) 823-8597, or the Planning Department at (707) 823-6167.

I have informed site neighbors of my proposed project:

Yes

No

If yes, or if you will inform neighbors in the future, please describe outreach efforts:

City Ventures has conducted a citywide-invited community meeting. Additional community meetings shall follow.

WEBSITE REQUIRED FOR MAJOR PROJECTS

Applicants for major development projects (which involves proposed development of 25,000 square feet of new floor area or greater, or 25 or more dwelling units), are required to create a project website in conjunction with submittal of an application for Planning approval (including but not limited to Subdivisions, Use Permits, Rezoning's, and Design Review). Required information may be provided on an existing applicant web site.

The website address shall be provided as part of the application. The website shall be maintained and updated, as needed until final discretionary approvals are obtained for the project.

Such website shall include, at a minimum, the following information:

- ✓ Project description
- ✓ Contact information for the applicant, including address, phone number, and email address
- ✓ Map showing project location
- ✓ Photographs of project site
- ✓ Project plans and drawings

Exemption Questionnaire

STORM WATER LOW IMPACT DEVELOPMENT

PURPOSE: This questionnaire will determine *whether or not* you need to submit the 'Storm Water Low Impact Development Determination Worksheet' as part of this application. Any application that does not contain this questionnaire OR the Determination Worksheet will be deemed incomplete.

PROJECT ADDRESS:

1009 & 1001 N. Graulenstein Hwy.

TYPE OF APPLICATION

Your project is exempt from the 'Determination Worksheet' submittal requirement, if it falls under any of the below listed application categories. However, the City Staff may require the submittal of a 'Determination Worksheet', as determined on a case-by-case basis.

- Administrative Review (Interior Improvements or Use)
- Sign Review
- Temporary Use Permit
- Time Extension Request
- Tree Removal Permit
- Zoning Determination or Interpretation

(project will
not be
exempt)

The project is exempt from the 'Storm Water Low Impact Development Determination Worksheet' submittal requirement as determined by City Staff.

I certify this information:



APPLICANT SIGNATURE

Samantha Hauser

PRINTED NAME

7-1-19

DATE



CITY OF SEBASTOPOL

7120 Bodega Avenue, Sebastopol, California 95472 707-823-6167

MWELo: California Model Water Efficient Landscape Ordinance

Permit applicants are required to complete this form, or applications may be incomplete.

MWELo PRELIMINARY APPLICABILITY DETERMINATION CHECKLIST

Applicant Information:

Name: _____

Phone: _____

Address: _____

Email: _____

*To be completed
at time of
Permit Submittal*

Project Information:

Site Address: _____

Project Type (*new dwelling, commercial, remodel, etc.*): _____

- A. Currently, this project does not include new or rehabilitated landscaping. I am aware that future landscape installations may be required to comply with the Model Water Efficient Landscape Ordinance (MWELo) requirements per California Code of Regulations, Municipal code 15.36 Title 23, Division 2, Chapter 2.7.
- B. This project is not a homeowner project and will include new or rehabilitated landscaping of 2,500 sq. ft. or greater in area.
- C. This project is for a homeowner-provided or homeowner hired single-family or multi-family residential project with new or rehabilitated landscaping of more than 5,000 sq. ft.

If you checked Item B. or C. above, please provide the information below specific to the new or rehabilitated landscape area which will be completed as part of this project and specify the compliance method to be used (ask Planning staff for compliance options, if you have questions):

Total Landscape Area (sq. ft.): _____ Turf Area (sq. ft.): _____

Non-Turf Plan Area (sq. ft.): _____ Special Landscape Area (sq. ft.): _____

Water Type (*potable, recycled, well*): _____

Name of water purveyor (*If not served by private well*): _____

Compliance Method (anticipated):

- Performance (Items required in Performance Checklist to be included on final plans)
- Prescriptive (Items required in Prescriptive Checklist to be included on final plans)

Signature: _____ **Date:** _____

I certify the above information is correct and agree to comply with the applicable requirements of the MWELo.

PLANNING FEES – FY 2018/19

CHECK ALL THAT APPLY	PERMIT TYPE	FEE TYPE	AMOUNT	SUPPLIES AND MAILING LIST PREPARATION FEE*	TOTAL
<input type="checkbox"/>	Adjustment	Fee	\$445.00	\$170.00	\$615.00
<input type="checkbox"/>	Administrative Permit Review – Minor	Fee	\$140.00	\$15.00	\$155.00
<input type="checkbox"/>	Administrative Permit Review	Fee	\$360.00	\$15.00	\$375.00
<input type="checkbox"/>	Administrative Time Extension	Fee	\$185.00	\$15.00	\$200.00
<input type="checkbox"/>	Annexation Request – Preliminary	Deposit	\$3,390.00	\$15.00	\$3,405.00
<input type="checkbox"/>	Annexation/Pre-zone Request	Deposit	\$6,615.00	\$215.00	\$6,830.00
<input type="checkbox"/>	Antenna Permit – Administrative	Fee	\$740.00	\$170.00	\$910.00
<input type="checkbox"/>	Appeal of Board, Commission or Staff Decisions	Fee	\$400.00	\$215.00	\$615.00
<input type="checkbox"/>	Building Permit Review Fee – Major	Fee	\$260.00	N/A	\$260.00
<input type="checkbox"/>	Building Permit Review Fee – Minor	Fee	\$100.00	N/A	\$100.00
<input type="checkbox"/>	Business License Application Review	Fee	\$35.00	N/A	\$35.00
<input type="checkbox"/>	Certificate of Compliance	Deposit	\$1,905.00	\$15.00	\$1,920.00
<input type="checkbox"/>	Design Review – Administrative	Fee	\$205.00	\$15.00	\$220.00
<input type="checkbox"/>	Design Review – Major Project	Deposit	\$1,370.00	\$35.00	\$1,405.00
<input type="checkbox"/>	Design Review – Minor Amendment	Fee	\$235.00	\$15.00	\$250.00
<input type="checkbox"/>	Design Review – Minor Project	Fee	\$350.00	\$15.00	\$365.00
<input type="checkbox"/>	Development Agreement	Deposit	\$12,505.00	\$215.00	\$12,720.00
<input type="checkbox"/>	Environmental Impact Report Review	Deposit	\$9,685.00	\$215.00	\$9,900.00
<input type="checkbox"/>	Filming Permit	Fee	\$555.00	\$15.00	\$570.00
<input type="checkbox"/>	Filming Permit – Non-Profit or Student	Fee	\$150.00	\$15.00	\$165.00
<input type="checkbox"/>	Filming Permit – Still	Fee	\$445.00	\$15.00	\$460.00
<input type="checkbox"/>	Filming Permit – Amendment	Fee	\$140.00	\$15.00	\$155.00
<input type="checkbox"/>	General Plan Map or Text Amendment	Deposit	\$4,370.00	\$215.00	\$4,585.00
<input type="checkbox"/>	Historic Interest Site	Fee	\$720.00	\$170.00	\$890.00
<input type="checkbox"/>	Initial Study Preparation	Deposit	\$3,670.00	\$215.00	\$3,885.00
<input type="checkbox"/>	Landmark Designation	Fee	\$830.00	\$170.00	\$1,000.00



CHECK ALL THAT APPLY	PERMIT TYPE	FEE TYPE	AMOUNT	SUPPLIES AND MAILING LIST PREPARATION FEE*	TOTAL
<input type="checkbox"/>	Lot Line Adjustment or Voluntary Merger	Deposit	\$1,795.00	\$170.00	\$1,965.00
<input type="checkbox"/>	Medical Cannabis Administrative Exception	Fee	\$155.00	\$15.00	\$170.00
<input type="checkbox"/>	Photocopying (per copy)	Fee	\$0.25	N/A	\$0.25
<input checked="" type="checkbox"/>	Preapplication Conference	Fee	\$400.00	N/A	\$400.00
<input checked="" type="checkbox"/>	Preliminary Review	Deposit	\$1,965.00	\$15.00	\$1,980.00
<input type="checkbox"/>	Public Art Review	Deposit	\$1,435.00	\$15.00	\$1,450.00
<input type="checkbox"/>	Reasonable Accommodation Request	Fee	\$400.00	\$15.00	\$415.00
<input type="checkbox"/>	Research Fee	Deposit	\$135.00/hourly	N/A	\$135.00/hourly
<input type="checkbox"/>	Rezone or Zoning Text Amendment	Deposit	\$4,150.00	\$215.00	\$4,365.00
<input type="checkbox"/>	Sandwich Board Sign/Banner Review	Fee	\$35.00	N/A	\$35.00
<input type="checkbox"/>	Sign Removal	Fee	\$30.00	N/A	\$30.00
<input type="checkbox"/>	Sign Review – Administrative/Staff	Fee	\$120.00	\$15.00	\$135.00
<input type="checkbox"/>	Sign Review – Individual/Minor	Fee	\$205.00	\$15.00	\$220.00
<input type="checkbox"/>	Sign Review – Major	Fee	\$380.00	\$15.00	\$395.00
<input type="checkbox"/>	Sign Variance	Fee	\$90.00	\$15.00	\$105.00
<input type="checkbox"/>	Site Inspection	Fee	\$120.00	N/A	\$120.00
<input type="checkbox"/>	Subdivision – Tentative Major	Deposit	\$5,270.00	\$215.00	\$5,485.00
<input type="checkbox"/>	Subdivision – Tentative Minor	Deposit	\$4,900.00	\$215.00	\$5,115.00
<input type="checkbox"/>	Subdivision Ordinance Exception	Fee	\$1,050.00	\$15.00	\$1,065.00
<input type="checkbox"/>	Time Extension Request	Fee	\$160.00	\$15.00	\$175.00
<input type="checkbox"/>	Transfer of Alcoholic Beverages/Shared Use of Production Facility	Fee	\$145.00	\$15.00	\$160.00
<input type="checkbox"/>	Tree Protection Plan	Fee	\$385.00	N/A	\$385.00
<input type="checkbox"/>	Tree Removal – City Arborist	Fee	\$250.00	\$15.00	\$265.00
		Plus Refundable Replacement Deposit of \$75.00 Per Tree (typically two replacement trees are required)			
<input type="checkbox"/>	Tree Removal Request – Tree Board	Fee	\$300.00	\$15.00	\$315.00
		Plus Refundable Replacement Deposit of \$75.00 Per Tree (typically two replacement trees are required)			

CHECK ALL THAT APPLY	PERMIT TYPE	FEE TYPE	AMOUNT	SUPPLIES AND MAILING LIST PREPARATION FEE*	TOTAL
<input type="checkbox"/>	Use Permit – Major	Deposit	\$1,770.00	\$215.00	\$1,985.00
<input type="checkbox"/>	Use Permit – Minor	Deposit	\$1,155.00	\$170.00	\$1,325.00
<input type="checkbox"/>	Use Permit – Temporary	Fee	\$285.00	\$170.00	\$455.00
<input type="checkbox"/>	Use Permit – Temporary, for occupancy of recreational vehicles for Sonoma Fire Victims	Fee	\$75.00	N/A	\$75.00
<input type="checkbox"/>	Variance	Deposit	\$1,155.00	\$215.00	\$1,370.00
<input type="checkbox"/>	Water Efficient Landscape Plan Review	Fee	\$355.00	\$15.00	\$370.00
<input type="checkbox"/>	Zoning Determination	Fee	\$125.00	\$15.00	\$140.00
<input type="checkbox"/>	Zoning Ordinance Interpretation	Fee	\$515.00	\$15.00	\$530.00

In addition, such fees as required by Local Agency Formation Commission and State Board of Equalization are to be paid to City of Sebastopol by the applicant prior to City filing annexation documents with Local Agency Formation Commission.

** For multiple applications (in most cases), only one supplies and/or mailing list preparation fee per application.*

DEPOSIT ACCOUNT INFORMATION: Rather than flat fees, some applications require a 'Deposit'. The initial deposit amount is based on typical processing costs. However, each application is different and will experience different costs. The City staff and City consultant time, in addition to other permit processing costs, (i.e., legal advertisements and copying costs are charged against the application deposit). If charges exceed the initial deposit, the applicant will receive billing from the City's Finance department. If at the end of the application process, charges are less than the deposit, the City Finance department will refund the remaining monies.

Sign and acknowledge agreement with the Deposit Account fee and procedure:

 Signature Samantha Hauser Printed Name 7/3/19 Date



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- 4 SITE CONDITIONS
- 5 SITE IMAGERY
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- 7 ILLUSTRATIVE SITE PLAN
- 8 CONCEPTUAL SITE PLAN
- 9 SITE STANDARDS ANALYSIS
- 10 INSPIRATIONAL IMAGERY
- 11 INSPIRATIONAL IMAGERY

OUR TEAM

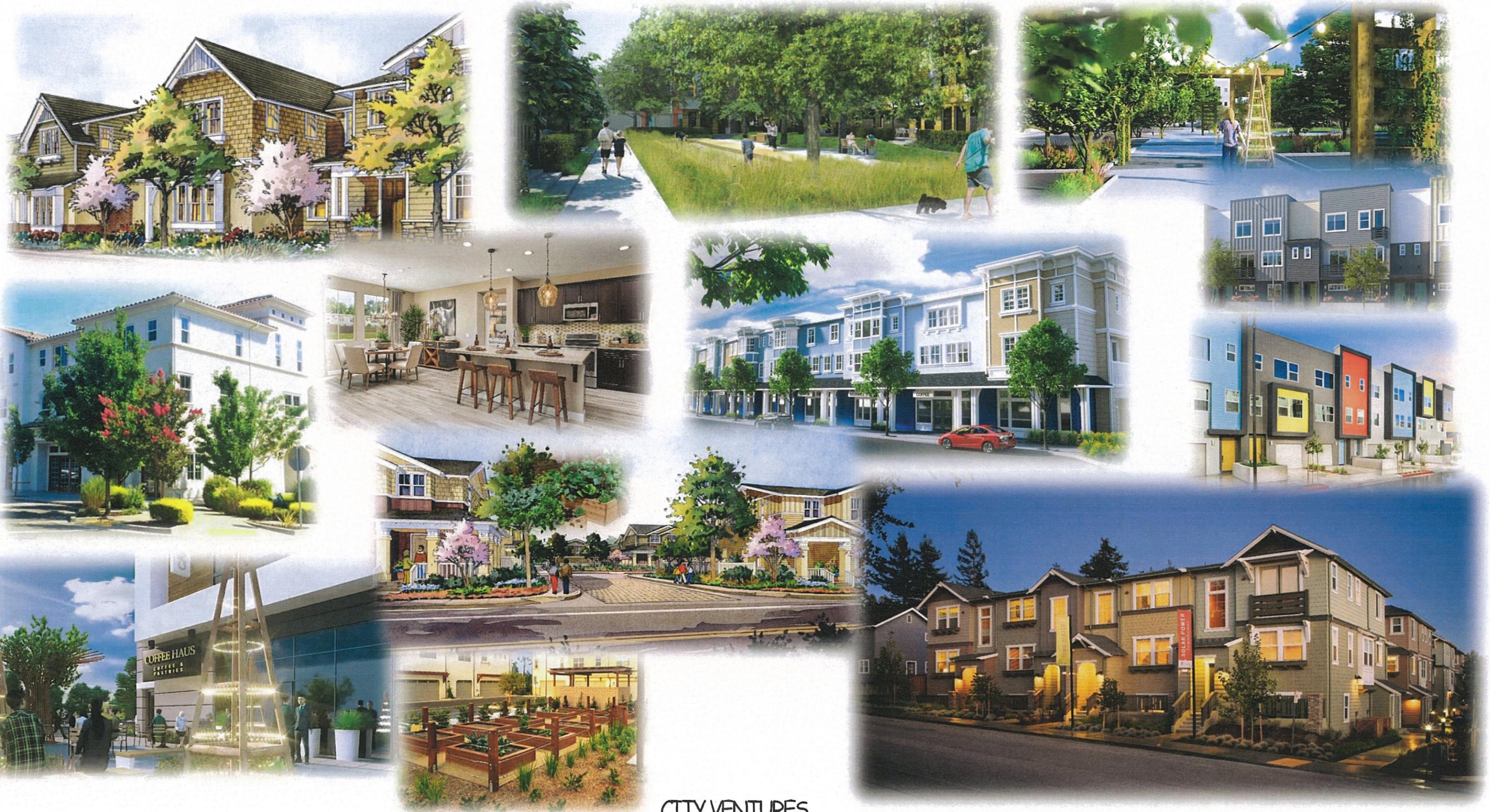
CITY VENTURES

Contact: Samantha Hauser
444 Spear Street, Suite 200, San Francisco, CA 94105
646.522.4260 | www.CityVentures.com

WHA Architects . Planners . Designers

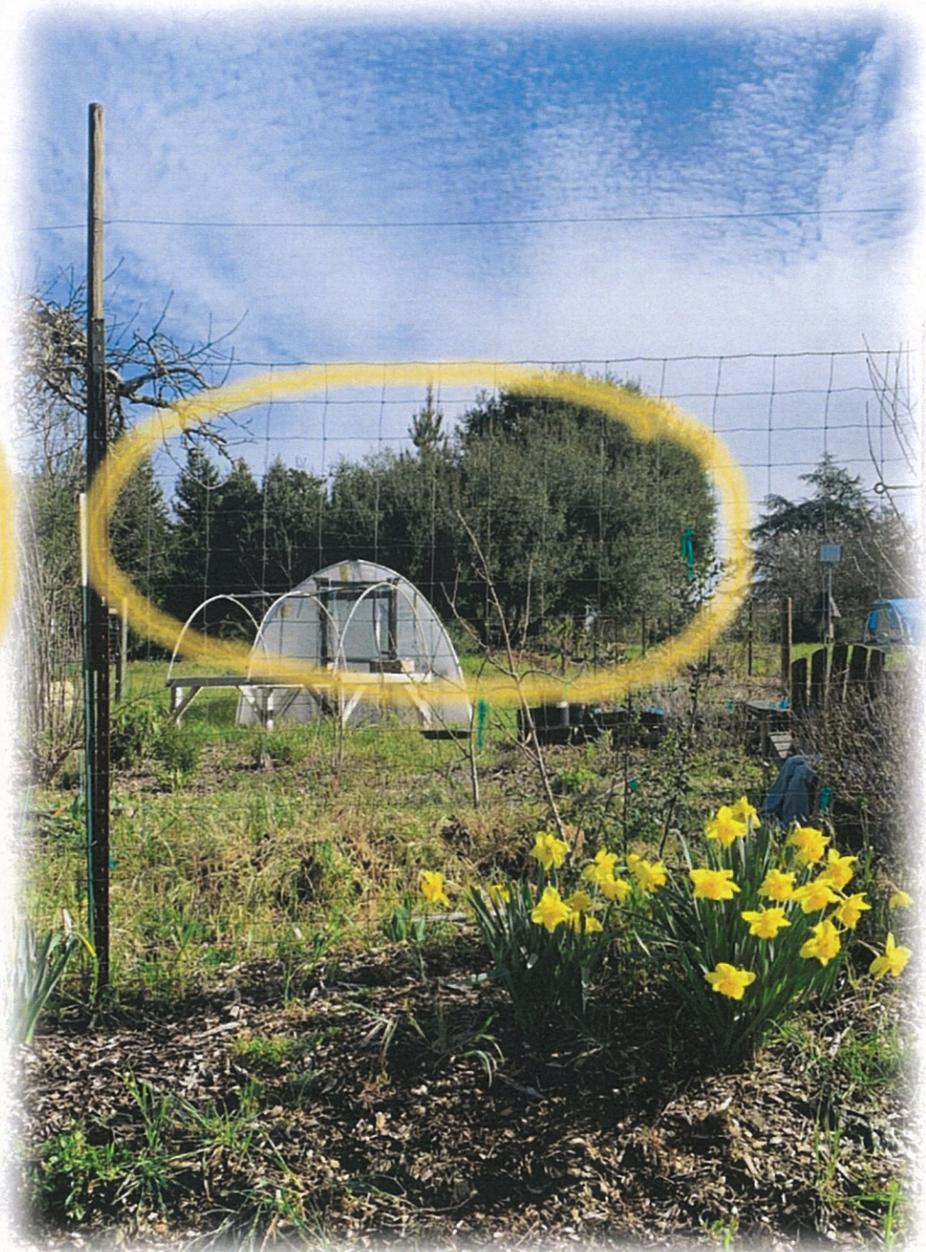
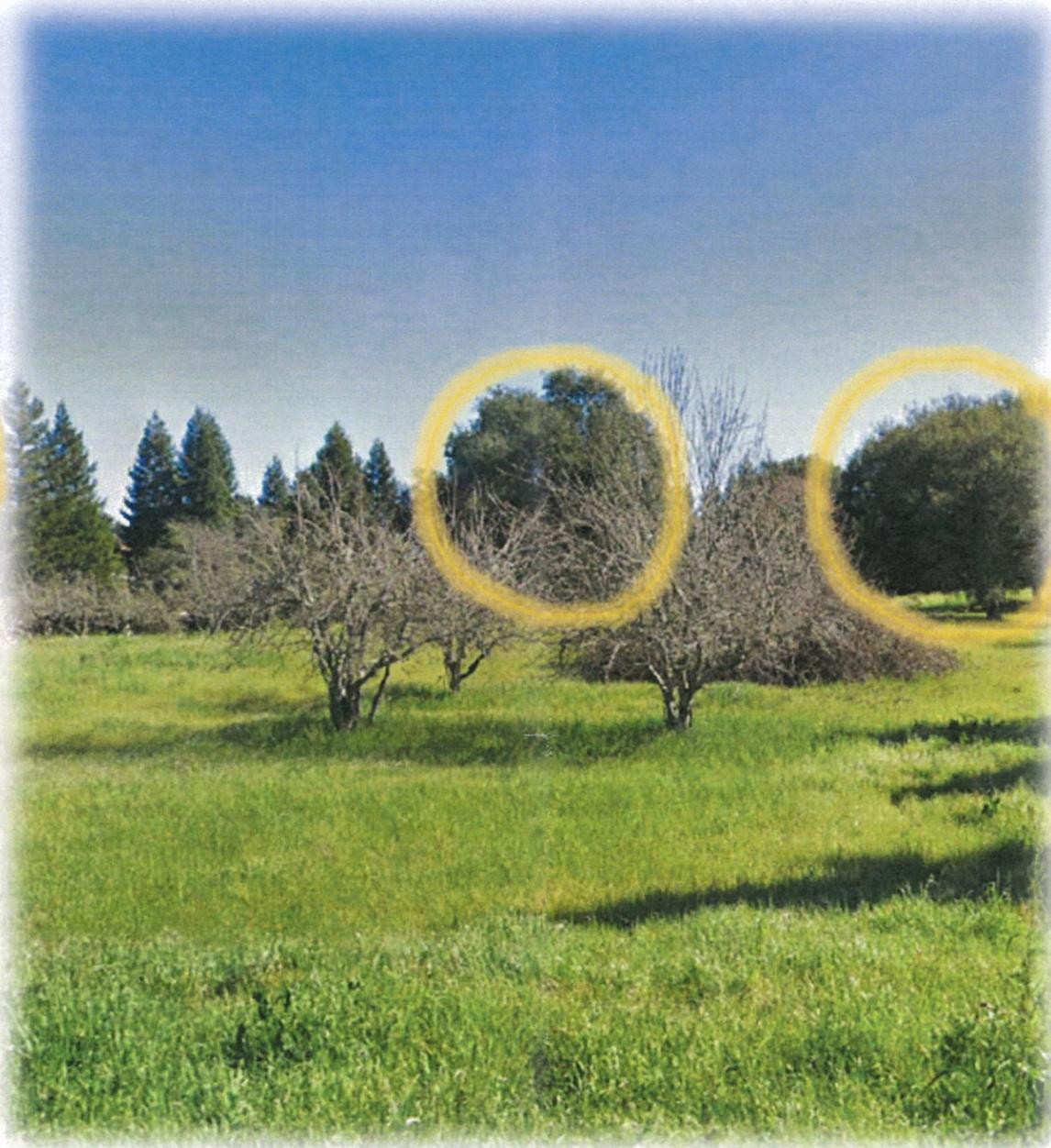
Contact: Denise Ashton
2850 Redhill Ave, Suite 200, Santa Ana, CA 92705
949.250.0607 | www.WHAinc.com





CITY VENTURES
GRAVENSTEIN VILLAGE

SEBASTOPOL, CA



- 2-Story 3-Plex Flats
- 3-Story 5-Plex/10-Plex Flats

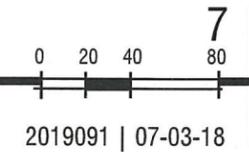
West County Trail

Potential Connection to West County Trail

Potential Community Garden Locations

- Notes:
1. Site plan is for conceptual purposes only.
 2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
 3. Base information per civil engineer.
 4. Civil engineer to verify all setbacks and grading information.
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ILLUSTRATIVE SITE PLAN
GRAVENSTEIN VILLAGE
 SEBASTOPOL, CA

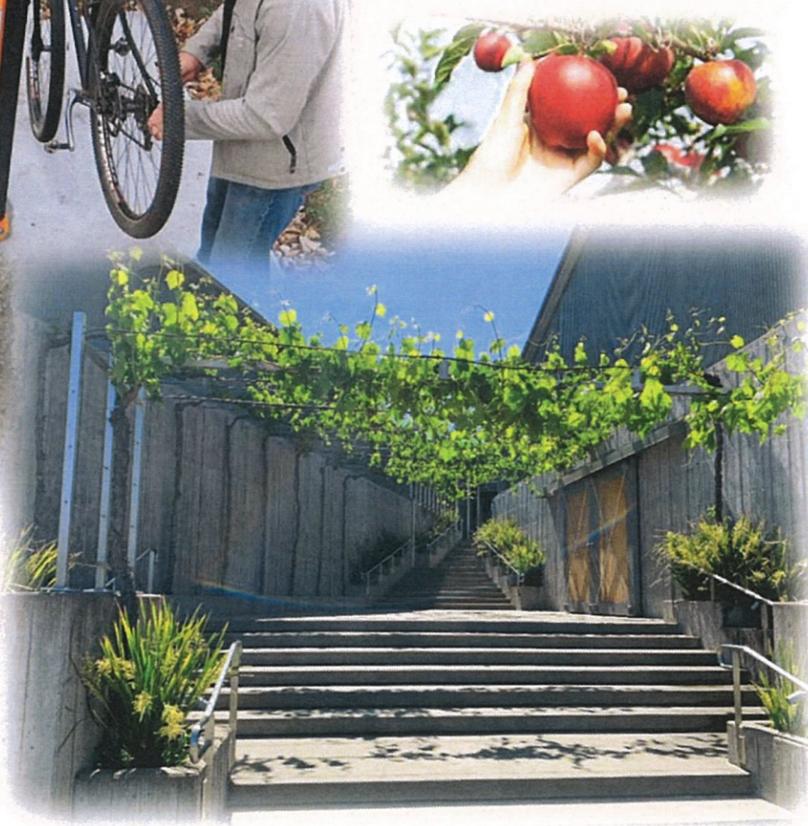


CITY REVIEW
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Zoning Requirement	Office/Light Industrial (OLM)	R7 - Multifamily Residential	Proposed Development Standards
Allowable Uses (Residential)	Permanent residential uses that are allowed in the R7 district when not part of a mixed-use development (C);	Multifamily dwellings (P); Single-family dwellings, attached (P); Single-family dwellings, detached (P); Two-family dwelling (P)	Multifamily dwellings
Minimum Lot Area	130,680 sf	8,000 sf	-
Max Building Height	40' / 3 stories	30' / 2 stories	40' / 3 stories
Building Setbacks			
Front Yard	20' / 25'	10'	10' min.
Side Yard, Interior	0'	10% of lot width, or 5', whichever is greater, not to exceed 9'	10' min.
Side Yard, corner	0'	10'	10' min.
Rear Yard, main building	0'	20% of lot depth, not less than 20' nor greater than 25'	10' min.
Rear Yard, Main building adjacent to res	20'	-	10' min.
Max. FAR	1.5	-	-
Max. Lot Coverage	N/A/	40% (50% with PC approval)	40%
Minimum Residential Density	-	1 dU/3600 SF 12.1 du/ac	1 dU/3600 SF 12.1 du/ac
Max Residential Density	1 du/2000 SF -	1 du/1743 SF 25 du/ac	1 du/1743 SF 25 du/ac
General Plan Density	12.1 - 25 du/ac	12.1 - 25 du/ac	12.1 - 25 du/ac
Min. Usable Open Space	50 SF / DU	50 SF / DU	50 SF / DU
Bicycle Parking Spaces Requirement	0.5 per unit	0.5 per unit	0.5 per unit

SITE STANDARDS ANALYSIS
GRAVENSTEIN VILLAGE
 SEBASTOPOL, CA





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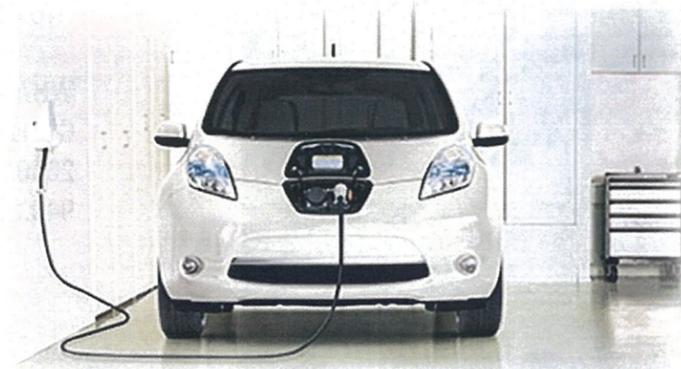
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- **Energy Efficient** Building Materials, Heating & Cooling, & Appliances
- Pre-wiring for **electric car chargers** in every home
- **Low Impact** Landscaping and **low flow water fixtures**





City Ventures

CITY VENTURES GRAVENSTEIN VILLAGE

SEBASTOPOL, CA

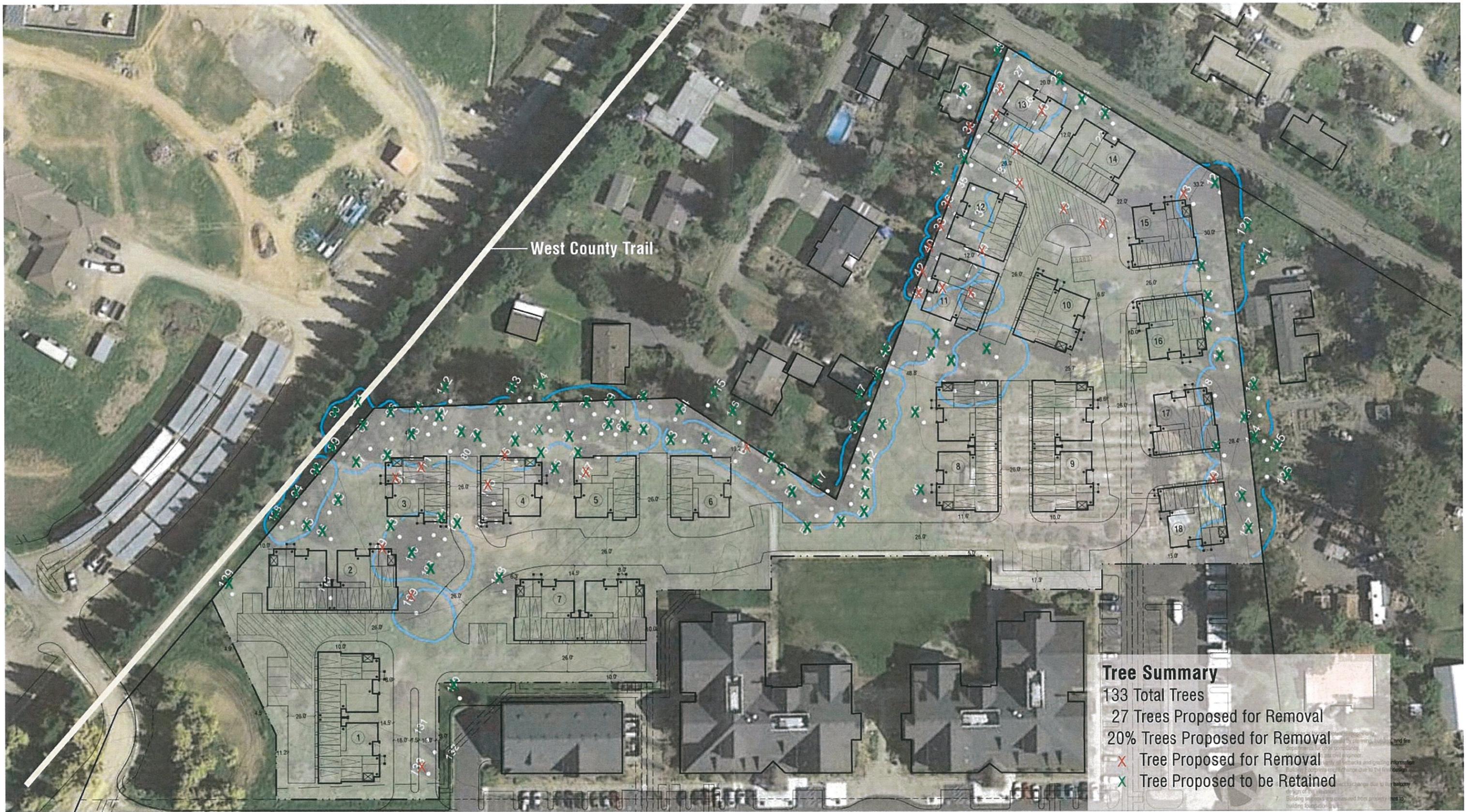
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CONCEPT STUDY
| 2019091 | 06-24-19



SITE CONDITIONS
GRAVENSTEIN VILLAGE
SEBASTOPOL, CA





West County Trail

Tree Summary
 133 Total Trees
 27 Trees Proposed for Removal
 20% Trees Proposed for Removal
 X Tree Proposed for Removal
 X Tree Proposed to be Retained

TREE & BUILDING PLAN
GRAVENSTEIN VILLAGE
 SEBASTOPOL, CA

- 2-Story 3-Plex Flats
- 3-Story 5-Plex/10-Plex Flats

West County Trail

Potential Connection to West County Trail

Potential Community Garden Locations

Notes:

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ILLUSTRATIVE SITE PLAN
GRAVENSTEIN VILLAGE

SEBASTOPOL, CA



2019091 | 08-06-19



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Project Summary

Total Site Area: ± 6.1 Acres (± 265,833 SF)

Total Units: 103 Homes

- (18) **2-Story 3-Plex Flats**
 - (6) Plan 1: ± 830 SF, 1 bedroom, 1 bath
 - (6) Plan 2: ± 1,100 SF, 2 bedroom, 2 bath (+100 SF entry & stair)
 - (6) Plan 3: ± 1,250 SF, 2 bedroom, 2.5 bath (+430 SF Opt. Suite, +140 SF entry & stair)
- (85) **3-Story 5-Plex/10-Plex Flats**
 - (17) Plan 1: ± 830 SF, 1 bedroom, 1 bath
 - (17) Plan 1x: ± 860 SF, 1 bedroom, 1 bath (+200 SF entry & stair)
 - (17) Plan 2: ± 1,100 SF, 2 bedroom, 2 bath (+100 SF entry & stair)
 - (17) Plan 3: ± 1,150 SF, 2 bedroom, 2 bath (+140 SF entry & stair)
 - (17) Plan 4: ± 1,620 SF, 3 bedroom, 3 bath, opt. den (+280 SF entry & stair)

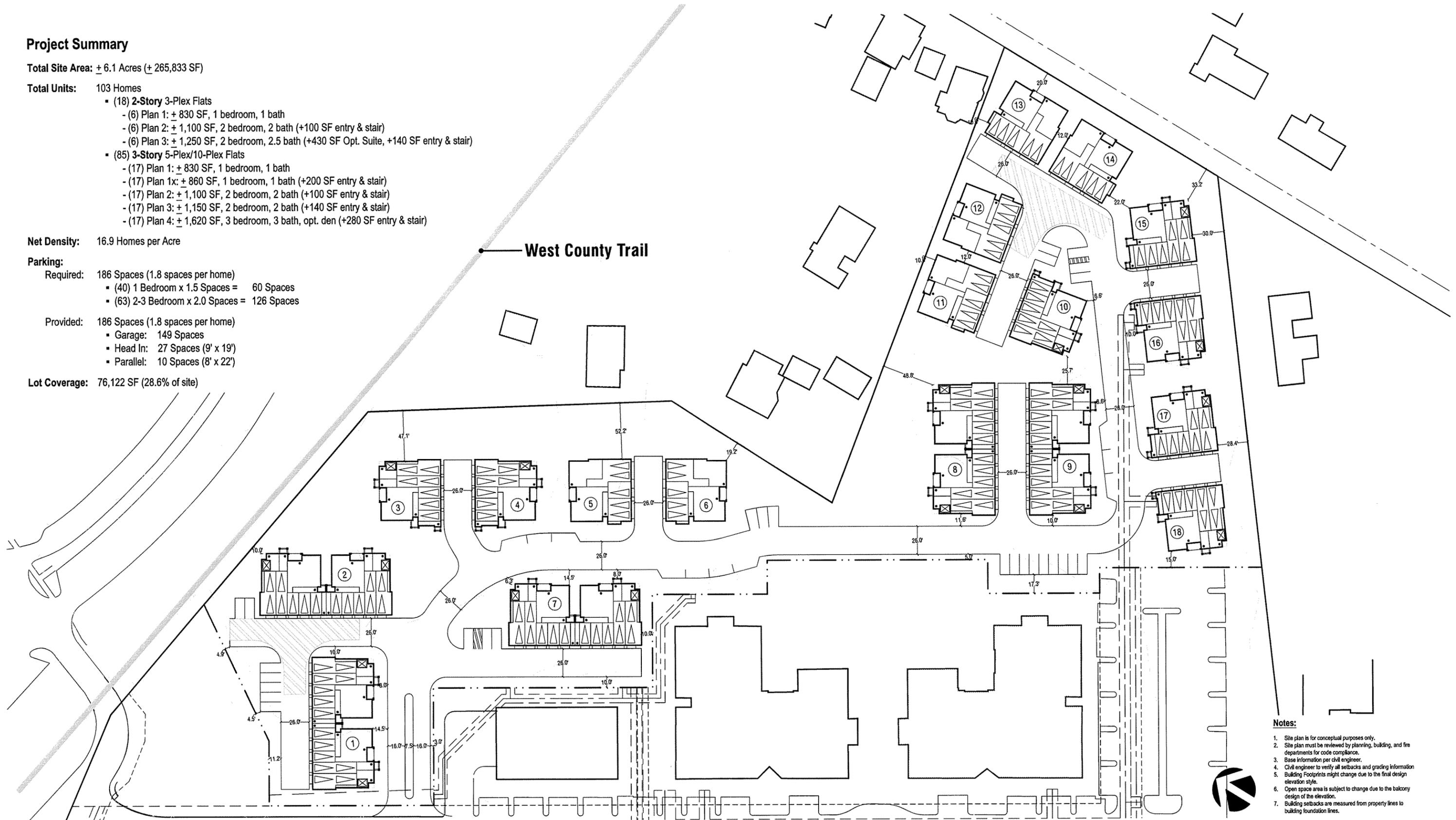
Net Density: 16.9 Homes per Acre

Parking:

- Required:** 186 Spaces (1.8 spaces per home)
- (40) 1 Bedroom x 1.5 Spaces = 60 Spaces
 - (63) 2-3 Bedroom x 2.0 Spaces = 126 Spaces

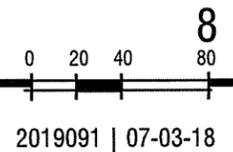
- Provided:** 186 Spaces (1.8 spaces per home)
- Garage: 149 Spaces
 - Head In: 27 Spaces (9' x 19')
 - Parallel: 10 Spaces (8' x 22')

Lot Coverage: 76,122 SF (28.6% of site)



- Notes:**
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CONCEPTUAL SITE PLAN
GRAVENSTEIN VILLAGE
 SEBASTOPOL, CA



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2019091 | 07-03-18

Zoning Requirement	Office/Light Industrial (OLM)	R7 - Multifamily Residential	Proposed Development Standards
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Min. Usable Open Space	50 SF / DU	50 SF / DU	50 SF / DU
Bicycle Parking Spaces Requirement	0.5 per unit	0.5 per unit	0.5 per unit

SITE STANDARDS ANALYSIS
GRAVENSTEIN VILLAGE

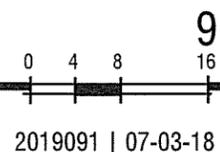
SEBASTOPOL, CA



City Ventures

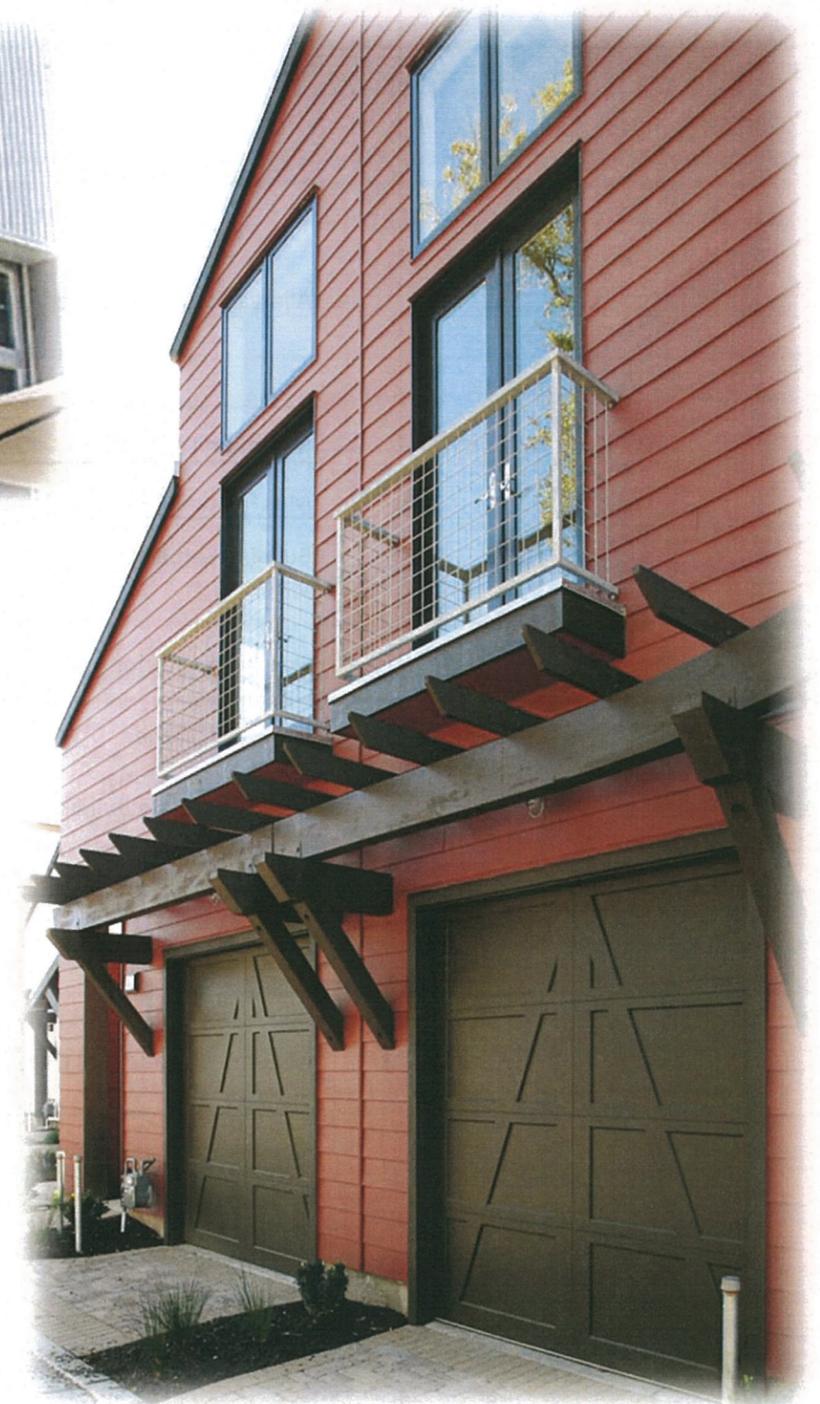
CITY REVIEW

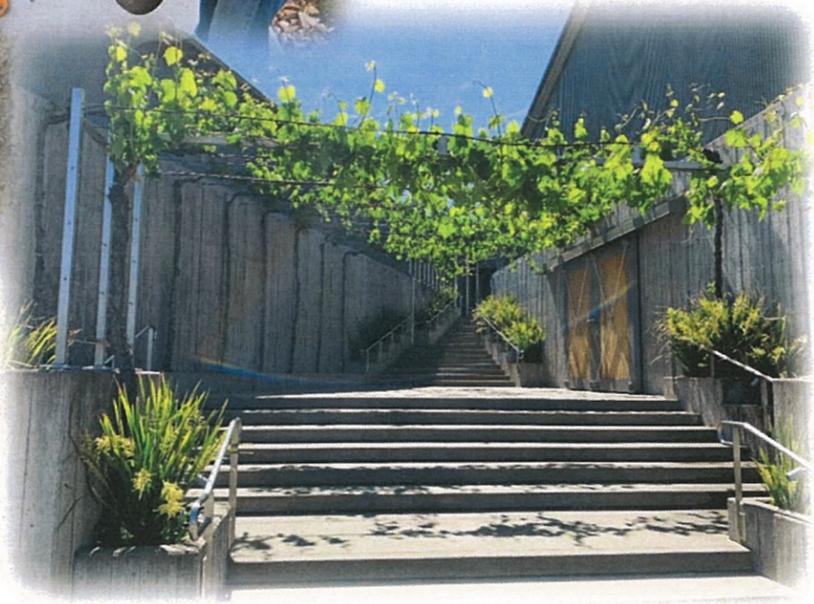
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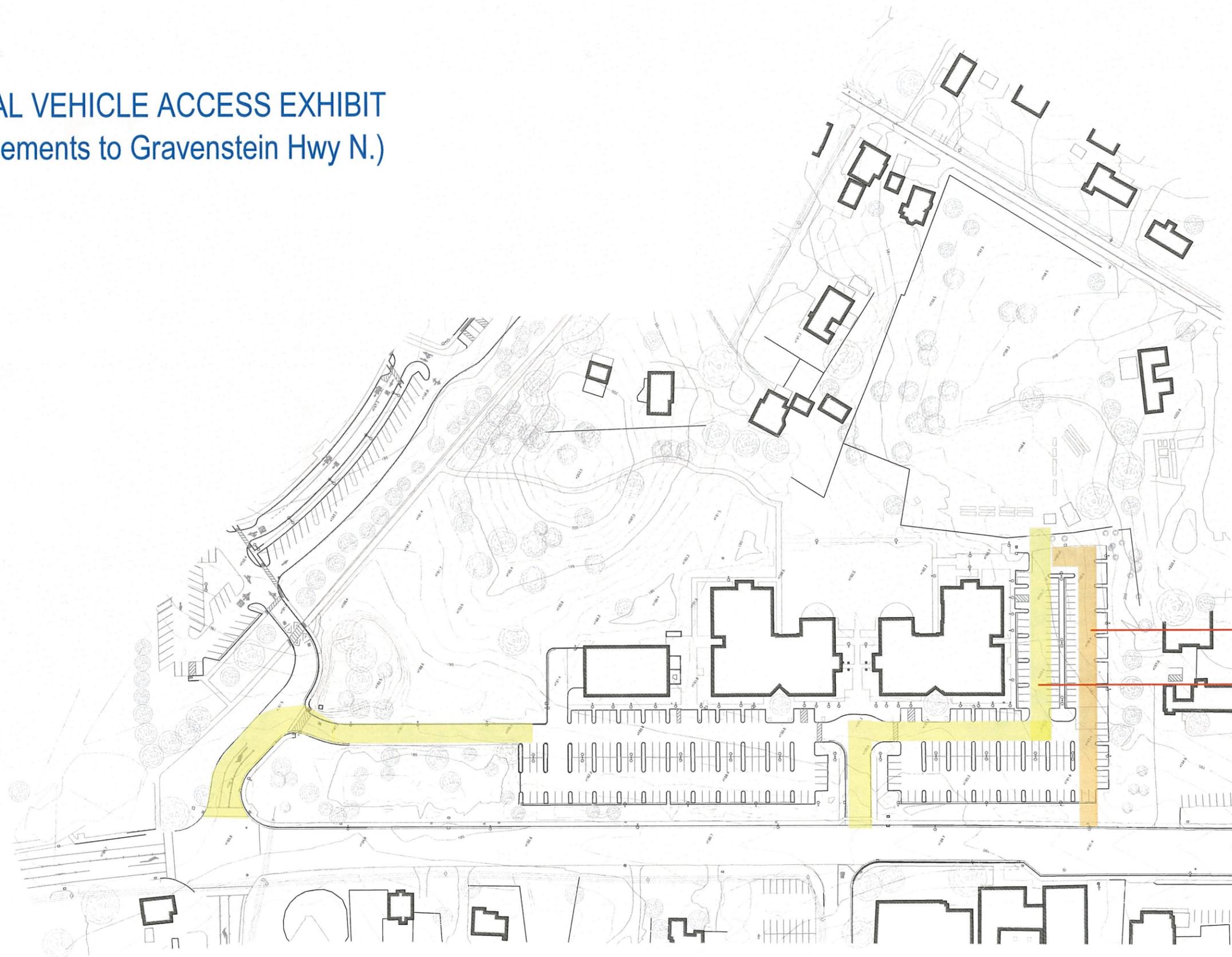
2019091 | 07-03-18







CONCEPTUAL VEHICLE ACCESS EXHIBIT
(potential easements to Gravenstein Hwy N.)



CONCEPT 2

CONCEPT 1

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

ARBORIST'S REPORT

GRAVENSTEIN VILLAGE - Sebastopol
August 15, 2019

After meeting with Kari Svanstrom and Krystle Rizzi in the Planning Dept. regarding the preliminary application for Gravenstein Village, I reviewed the preliminary plan and visited the site. The trees on the project site have been inventoried and assessed by John Meserve, a consulting arborist, after the Planning Dept. requested an arborist's report on the existing trees.

There will be a need for significant tree and landscape screening because of the density and size of the proposed project. The proposed conceptual screening and preservation of existing trees along the property lines is adequate, but will be important for adjacent properties and neighbors' privacy. New tree screening should be adequate size and include some boxed specimens. Species' growth habit and selection will be important. I will be glad to review landscape and site plan submittals to ensure their suitability. Also, if the project landscape architect is from out of the area, and if they would like to discuss tree and plant selection I will be glad to talk with them.

Respectfully submitted,

Becky Duckles

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