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:	SEE ATTACHED TWO
PARCEL #:	SHEETS FOR PROPERTY AND
PARCEL AREA:	OWNER, AGENT INFORMATION

FOR CITY USE ONLY

PLANNING FILE #: 2019 / 101
DATE FILED: 10.30.19
TOTAL FEES PAID: $ 1,980.00
RECEIVED BY: RM
DATE APPLICATION DEEMED COMPLETE:

APPLICANT OR AGENT:
PACIFIC WEST COMMUNITIES, INC
Name: CALEB ROOPE
Email Address: CALEBR@TPCHOUSING.COM
Mailing Address: 430 E. STATE STREET #100
City/State/Zip: EAGLE, ID 83616
Phone: 208-461-0022
Fax: 208-461-3267
Business License #:
Signature:
Date: 10/23/2019

OWNER OF PROPERTY IF OTHER THAN APPLICANT:
Name: SEE ATTACHED TWO SHEETS
Email Address: FOR OWNER'S AGENTS
Mailing Address: CONTACT INFORMATION
City/State/Zip: AND SIGNATURES.
Phone:
Fax:
Business License #:
Signature:
I certify that this application is being made with my consent.
Date:

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

Name: KEN KOSS
Email Address: SPLKEN1@SBCGLOBAL.NET
Mailing Address: 6891 E. DOREDO CT
City/State/Zip: TUCSON, AZ 85715
Phone: 916-425-2743
Fax: 520-203-8039

Name: LAUREN ALEXANDER
Email Address: LAUREN.ALEXANDER@GMAIL.COM
Mailing Address: 6009 HUDIS STREET
City/State/Zip: ROHNERT PARK, CA 94928
Phone: 605-465-8782
Fax:

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MASTER PLANNING APPLICATION FORM

PROJECT INFORMATION:

ADDRESS:	7760 Bodega Avenue
PARCEL #:	060-230-067
PARCEL AREA:	1.35 Acres

FOR CITY USE ONLY

PLANNING FILE #: _____ / _____

DATE FILED: _____

TOTAL FEES PAID: $ _____

RECEIVED BY: _____

DATE APPLICATION DEEMED COMPLETE: _____

APPLICANT OR AGENT:

Name: _____

Email Address: _____

Mailing Address: _____

City/State/Zip: _____

Phone: _____

Fax: _____

Business License #: _____

Signature: _____

Date: _____

OWNER OF PROPERTY IF OTHER THAN APPLICANT:

Vincent B. Whitesell IV B Whitesell, 1999 Trust

Name: Keen Bizzell

Email Address: KBizzell@KeeganCoppin.com

Mailing Address: 1355 N. Dutton Ave

City/State/Zip: Santa Rosa, CA 95401

Phone: 707-528-1400

Fax: 707-524-1419

Business License #: _____

Signature: Vincent B Whitesell IV

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

Date: 10-24-19

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: _____

City of Sebastopol

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Sebastopol, CA 95472
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MASTER PLANNING APPLICATION FORM

PROJECT INFORMATION:

ADDRESS:	7116 Bodega Avenue
PARCEL #:	004-211-007
PARCEL AREA:	2.55 acres

FOR CITY USE ONLY

PLANNING FILE #: _____ / _____

DATE FILED: _____

TOTAL FEES PAID: $ _____

RECEIVED BY: _____

DATE APPLICATION DEEMED COMPLETE: _____

APPLICANT OR AGENT:

Name: _____

Email Address: _____

Mailing Address: _____

City/State/Zip: _____

Phone: _____

Fax: _____

Business License #: _____

Signature: _____

Date: _____

OWNER OF PROPERTY IF OTHER THAN APPLICANT:

Richard Raymond Shorle

Name: Ann Harris

Email Address: Ann.Harris@cbolocal.com

Mailing Address: 101 Morris Street, #100

City/State/Zip: Sebastopol, CA 95472

Phone: 707-829-4500

Fax: 707-823-9159

Business License #: —

Signature: [signature]

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

Date: 10/23/19

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):

SEE ATTACHED PROJECT DESCRIPTION

DESIGN REVIEW APPROVAL

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.):

DESIGN REVIEW

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

BOTH PROPERTIES HAVE A SFR UNIT AND 3-5 OUT BUILDINGS

DEVELOPMENT DATA:

SQUARE FEET BUILDING EXISTING:	2861	☐ N/A
SQUARE FEET BUILDING DEMOLISHED:	2861	☐ N/A
SQUARE FEET BUILDING NEW:	46,276	☐ N/A
NET CHANGE IN BUILDING SQUARE FEET:	43,415	☐ N/A
NUMBER OF DWELLING UNITS EXISTING:	☐ 0 Bedrooms ☐ 2 Bedrooms ☒ 4+ Bedrooms	☐ 1 Bedrooms ☐ 3 Bedrooms ☐ N/A
NUMBER OF DWELLING UNITS PROPOSED:	☐ 0 Bedrooms ☒ 2 Bedrooms 42 ☐ 4+ Bedrooms	☐ 1 Bedrooms ☒ 3 Bedrooms 42 ☐ N/A
NET CHANGE IN DWELLING UNITS:	80	☐ N/A
SETBACKS:	**Existing:** ☐ Front Yard ____ ☐ Side Yard ____ ☐ Rear Yard ____ ☒ N/A	**Proposed:** ☐ Front Yard 72' ☐ Side Yard 10' ☐ Rear Yard 10' ☐ N/A

EXISTING LOT DIMENSIONS:	Front: 482.59 Rear: 264.93 Left: 492.63 Right: 388.00		☐ N/A
PROPOSED LOT DIMENSIONS:	Front: 482.59 Rear: 264.93 Left: 492.63 Right: 388.00		☐ N/A
EXISTING LOT AREA:	154,638 Square Feet		☐ N/A
PROPOSED LOT AREA:	154,638 Square Feet		☐ N/A
BUILDING HEIGHT:	Existing: 20+	Proposed: 36'6"	☐ N/A
NUMBER OF STORIES:	Existing: 2	Proposed: 3	☐ N/A
PARKING SPACE (S):	Existing: 4	Proposed: 152	☐ N/A
ZONING	Existing: R7	Proposed: R7	☐ 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.)

SEE TREE SURVEY

Will Existing Landscaping be revised? ☒ Yes ☐ No

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

SEE LANDSCAPE PLANS

Will Signs be Changed or Added? ☒ Yes ☐ No

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

Is alcohol service proposed? ☐ Yes ☒ No

If yes, what type of State alcohol license is proposed? N/A

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: N/A

Is any live entertainment proposed? ☐ Yes ☒ No

If yes, please describe: _____

INDEMNIFICATION AGREEMENT

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

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

Applicant's Signature	Date Signed	Planning File Number
	10/23/2019	

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	Printed Name
	CALEB ROOPE

NOTE: It is the responsibility of the applicant and their representative to be aware of an 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:

NEIGHBORHOOD MEETING IS SCHEDULED FOR 10-30-19

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:

7716 & 7760 Bodega Avenue Sebastopol, CA

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

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	PRINTED NAME	DATE
	CALEB ROOPE	10/23/2019

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: PACIFIC WEST COMMUNITIES - KEN KOSS

Phone: 916-425-2743

Address: 6891 E DORADO CT TUCSON, AZ 85715-4755

Email: SYLKEN1@SBCGLOBAL.NET

Project Information:

Site Address: 7716 & 7760 BODEGA AVENUE

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.): 39,210 Turf Area (sq. ft.): 1700

Non-Turf Plan Area (sq. ft.): 125,279 Special Landscape Area (sq. ft.): 0

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

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:** 10/23/2019

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

THE WOODMARK APARTMENTS

PROJECT DESCRIPTION

The Woodmark Apartments will be an 84 unit, 100% workforce housing development for families. It will target families with incomes ranging between 30% and 60% of the Area Medium Income.

The proposed development will be located at 7716 & 7760 Bodega Avenue in Sebastopol, California. The development will consist of 84 units: 48 2-bedroom units of approximately 866 square feet and 36 3-bedroom units of approximately 1,052 square feet.

The proposed plans consist of 8 buildings. Seven 3-story buildings will house the 84 dwelling units and one community building of approximately 3,004 square feet will contain a large meeting room with a full kitchen, leasing office, men's and women's restroom, fitness room and laundry room. Outside the community building there will be a children's play area and covered ADA accessible picnic tables.

According to Sebastopol city municipal codes, a deed restricted affordable housing development of this size requires 152 parking spaces and this project will provide 175, 84 of which will be covered. The proposed development will also provide 48 bicycle parking spaces in 6 bike racks.

It is possible the development will be built in two phases. Phase I would include the community building, four of seven housing buildings (24 2-bedroom and 24 3-bedroom units), and 149 of 175 parking spaces. Phase II would include the remaining 3 housing buildings with 24 2-bedroom and 12 3-bedroom units and the remaining parking spaces.


SITE PHOTOS
101


12


135


55


161


24207N2


175
177


MORGAN BUILT


7604


7716

HORTICULTURAL
Associates

Consultants in Horticulture and Arboriculture

TREE PRESERVATION AND MITIGATION REPORT

7716 and 7760 Bodega Avenue
Sebastopol, California

Prepared For:

Pacific West Communities
430 East State Street, Suite 100
Eagle, Idaho 83616

Prepared by:

John C. Meserve
ISA Certified Arborist, WE #0478A
ISA Qualified Tree Risk Assessor/TRAQ
ASCA Qualified Tree and Plant Appraiser/TPAQ

October 8, 2019

HORTICULTURAL Associates

Consultants in Horticulture and Arboriculture
P.O Box 1261, Glen Ellen, CA 95442

October 8, 2019

Mr. Ken Koss
Pacific West Communities
430 East State Street, Suite 100
Eagle, Idaho 83616

Re: Completed *Tree Preservation and Mitigation Report*, 7716 and 7760 Bodega Avenue, Sebastopol, CA

Ken,

Attached you will find our completed *Tree Preservation and Mitigation Report* for the above noted project site. A total of 76 trees were evaluated and this includes all trees 10 inches and greater, with the exception of Apples and Acacias, which are not protected in Sebastopol.

Each tree in this report was documented and evaluated for species, trunk diameter, health, and structural condition. We have provided estimates of the development impact expected on each tree based on the plan we reviewed, and have provided specific recommendations for preservation or removal.

A *Tree Location Plan* shows the location and numbering sequence of all evaluated trees. Also included are *Tree Preservation Guidelines* as reference to working around trees, *Tree Pruning Standards* that provide simple explanations for any necessary tree pruning, and a *Tree Fencing Detail*.

This report is intended to be a basic inventory of trees present at this site, which includes a general review of tree health and structural condition. No in-depth evaluation has occurred, and assessment has included only external visual examination without probing, drilling, coring, root collar examination, root excavation, or dissecting any tree part. Failures, deficiencies, and problems may occur in these trees in the future, and this inventory in no way guarantees or provides a warranty for their condition. If more extensive investigation is desired please let us know.

EXISTING SITE CONDITION SUMMARY

The project site consists of two parcels that are remnant apple orchards with various structures present.

~ Voice 707-935-3911 Fax 707-935-7103 ~

EXISTING TREE SUMMARY

Species native to site include Coast Live Oak, Black Oak, Valley Oak, Oregon White Oak, and Douglas Fir.

California native species present, but not native to the site, include Monterey Pine.

Ornamentals species include Pine, Glossy Privet, Silver Dollar Eucalyptus, Almond, Juniper, and Willow.

CONSTRUCTION IMPACT SUMMARY

The following summary of recommendations for the 76 trees present is provided:

(11) Trees that can potentially be preserved on or adjacent to the site

(16) Trees that require removal due to poor existing condition

(49) Trees that require removal due to proposed development impacts

Our evaluations are based on review of a conceptual project design and do not include consideration of impacts that will be associated with grading, drainage, or utility installation. Further study may be required to evaluate those impacts. Also, some trees in the Inventory may be located slightly on the adjacent properties, and ownership should be verified before considering their removal.

Please feel free to contact me if you have questions regarding this report, or if further discussion about any tree issue is required.

Regards,

John C. Meserve
ISA Certified Arborist, WE #0478A
ISA Qualified Tree Risk Assessor/TRAQ
ASCA Qualified Tree and Plant Appraiser/TPAQ

TREE INVENTORY CHART

TREE INVENTORY
7716 and 7760 Bodega Avenue
Sebastopol, CA

October 8, 2019

Tree #	Species	Common Name	Trunk (inches)	Height (±feet)	Radius (± feet)	Health (1 - 5)	Structure (1 - 4)	Expected Impact	Recommendations
1	*Prunus dulcis*	Almond		22	16	3	2	3	4
2	*Pine* sp.	Pine	12	35	13	4	2	2	3
3	*Quercus agrifolia*	Coast Live Oak	9.6	25	18	4	3	3	2
4	*Quercus agrifolia*	Coast Live Oak	12	25	16	4	3	3	2
5	*Quercus agrifolia*	Coast Live Oak	16+9.5	25	29	4	3	3	2
6	*Quercus agrifolia*	Coast Live Oak	18.5	30	20	4	3	3	2
7	*Quercus kelloggii*	Black Oak	21.5+19	48	24	3	2	3	4
8	*Quercus kelloggii*	Black Oak	21.5	25	26	3	2	3	4
9	*Quercus agrifolia*	Coast Live Oak	11.5	35	16	3	3	3	2
10	*Quercus agrifolia*	Coast Live Oak	10	28	14	4	3	3	2
11	*Quercus agrifolia*	Coast Live Oak	14	35	18	3	3	3	2
12	*Quercus agrifolia*	Coast Live Oak	17	45	20	4	3	3	2
13	*Quercus kelloggii*	Black Oak	10.5	40	22	3	3	3	2
14	*Quercus kelloggii*	Black Oak	17.5	35	22	3	3	3	2

TREE INVENTORY
7716 and 7760 Bodega Avenue
Sebastopol, CA

Tree #	Species	Common Name	Trunk (inches)	Height (±feet)	Radius (± feet)	Health (1 - 5)	Structure (1 - 4)	Expected Impact	Recommendations
15	*Quercus agrifolia*	Coast Live Oak	12.5+9.5	35	22	3	3	3	2
16	*Quercus agrifolia*	Coast Live Oak	26	50	28	3	3	3	2
17	*Quercus agrifolia*	Coast Live Oak	21+9.5	40	24	3	3	3	2
18	*Quercus agrifolia*	Coast Live Oak	11.5+7	35	24	3	3	3	2
19	*Quercus agrifolia*	Coast Live Oak	19	40	22	3	3	3	2
20	*Quercus agrifolia*	Coast Live Oak	29	45	30	3	3	3	2
21	*Quercus agrifolia*	Coast Live Oak	12+5+6.5+14	38	28	3	3	3	2
22	*Quercus agrifolia*	Coast Live Oak	12.5	38	20	3	3	3	2
23	*Quercus kelloggii*	Black Oak	12	35	22	4	3	3	2
24	*Quercus kelloggii*	Black Oak	14+6.5	32	20	3	3	3	2
25	*Quercus kelloggii*	Black Oak	12+11.5+7+9.5+12.5+8	40	30	3	3	3	2
26	*Quercus agrifolia*	Coast Live Oak	11	28	25	2	3	3	2
27	*Quercus garryana*	Oregon White Oak	21+17	45	28	3	3	3	2
28	*Quercus agrifolia*	Coast Live Oak	16+16+8+6	40	32	3	3	3	2

TREE INVENTORY
7716 and 7760 Bodega Avenue
Sebastopol, CA

Tree #	Species	Common Name	Trunk (inches)	Height (±feet)	Radius (± feet)	Health (1 - 5)	Structure (1 - 4)	Expected Impact	Recommendations
29	*Quercus agrifolia*	Coast Live Oak	9.8	40	28	4	3	3	2
30	*Quercus agrifolia*	Coast Live Oak	12.5+7	45	20	3	3	3	2
31	*Quercus kelloggii*	Black Oak	9+4+4	30	20	1-3	3	3	2
32	*Quercus agrifolia*	Coast Live Oak	14	40	22	3	3	3	2
33	*Quercus kelloggii*	Black Oak	20.5	40	28	3	3	3	2
34	*Quercus agrifolia*	Coast Live Oak	31+22	45	40	4	2	3	2
35	*Pinus radiata*	Monterey Pine	41	50	40	3	1	3	4
36	*Pinus radiata*	Monterey Pine	46.5	80	35	3	1	3	4
37	*Pinus radiata*	Monterey Pine	57	100	40	3	1	3	4
38	*Pinus radiata*	Monterey Pine	69	90	40	3	1	3	4
39	*Pinus radiata*	Monterey Pine	63	90	40	3	1	3	4
40	*Pinus radiata*	Monterey Pine	44	90	40	3	1	3	4
41	*Pinus radiata*	Monterey Pine	44	90	40	3	1	3	4
42	*Pinus radiata*	Monterey Pine	±44	80	35	3	1	3	4

TREE INVENTORY
7716 and 7760 Bodega Avenue
Sebastopol, CA

Tree #	Species	Common Name	Trunk (inches)	Height (±feet)	Radius (± feet)	Health (1 - 5)	Structure (1 - 4)	Expected Impact	Recommendations
43	*Pinus radiata*	Monterey Pine	±40	80	30	3	1	3	4
44	*Eucalyptus polyanthemos*	Silver Dollar Eucalyptus	±18+18	40	22	4	3	2	1, 6, 7, 8, 9, 10, 11
45	*Eucalyptus polyanthemos*	Silver Dollar Eucalyptus	±19	45	30	4	3	2	1, 6, 7, 8, 9, 10, 11
46	*Eucalyptus polyanthemos*	Silver Dollar Eucalyptus	±8	20	14	3	3	2	1, 6, 7, 8, 9, 10, 11
47	*Eucalyptus polyanthemos*	Silver Dollar Eucalyptus	±14	40	20	4	3	2	1, 6, 7, 8, 9, 10, 11
48	*Juniperus* sp.	Juniper	±12+multiple	35	20	4	3	3	2
49	*Quercus agrifolia*	Coast Live Oak	±10	30	16	4	3	2	1, 6, 7, 8, 9, 10, 11
50	*Quercus agrifolia*	Coast Live Oak	18.5+12.5	35	32	4	3	3	2
51	*Pseudotsuga menziesii*	Douglas Fir	56	70	30	3	2	3	2
52	*Quercus kelloggii*	Black Oak	19	35	22	3	3	3	2
53	*Quercus kelloggii*	Black Oak	17+17	35	20	1-3	3	2	3
54	*Quercus kelloggii*	Black Oak	25	40	40	3	3	3	2
55	*Quercus agrifolia*	Coast Live Oak	17	35	18	4	3	3	2
56	*Quercus kelloggii*	Black Oak	41	50	40	4	3	3	2

TREE INVENTORY
7716 and 7760 Bodega Avenue
Sebastopol, CA

Tree #	Species	Common Name	Trunk (inches)	Height (±feet)	Radius (± feet)	Health (1 - 5)	Structure (1 - 4)	Expected Impact	Recommendations
57	*Quercus kelloggii*	Black Oak	53	50	40	3	2	2	3
58	*Quercus lobata*	Valley Oak	±19	38	30	3	3	2	1, 6, 7, 8, 9, 10, 11
59	*Quercus agrifolia*	Coast Live Oak	±24	40	30	3	3	2	1, 6, 7, 8, 9, 10, 11
60	*Quercus agrifolia*	Coast Live Oak	10	28	18	4	3	3	2
61	*Quercus agrifolia*	Coast Live Oak	16+6+8	30	20	4	3	3	2
62	*Pseudotsuga menziesii*	Douglas Fir	13	38	19	4	3	3	1, 6, 7, 8, 9, 10
63	*Quercus agrifolia*	Coast Live Oak	10	30	18	4	3	2	1, 6, 7, 8, 9, 10
64	*Quercus agrifolia*	Coast Live Oak	12.5	30	16	4	3	3	2
65	*Quercus agrifolia*	Coast Live Oak	11.5	28	14	4	3	2	1, 6, 7, 8, 9, 10
66	*Quercus agrifolia*	Coast Live Oak	9+8	28	20	4	3	3	2
67	*Salix sp.*	Willow	±9.8+8.5+8	30	24	4	3	2	1, 6, 7, 8, 9, 10
68	*Quercus agrifolia*	Coast Live Oak	9	28	18	4	3	3	2
69	*Quercus garryana*	White Oak	9	30	20	3	3	3	2
70	*Quercus agrifolia*	Coast Live Oak	9+8+11	18	16	4	3	3	2

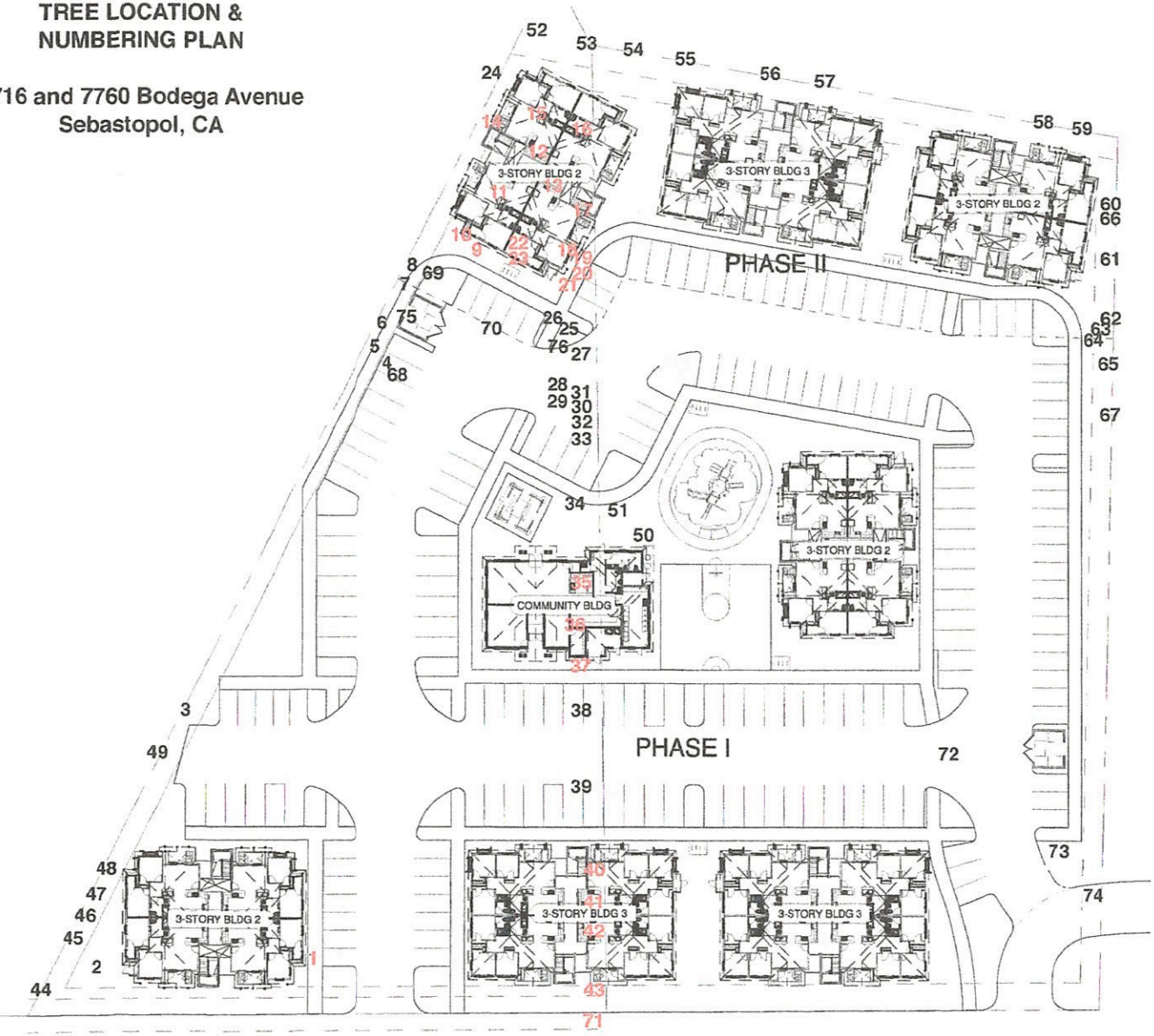
TREE INVENTORY
7716 and 7760 Bodega Avenue
Sebastopol, CA

Tree #	Species	Common Name	Trunk (inches)	Height (±feet)	Radius (± feet)	Health (1 - 5)	Structure (1 - 4)	Expected Impact	Recommendations
71	*Quercus agrifolia*	Coast Live Oak	9+12	18	14	4	3	3	2
72	*Pseudotsuga menziesii*	Douglas Fir	50	90	40	3	1	3	4
73	*Quercus agrifolia*	Coast Live Oak	22.5	40	18	4	3	3	2
74	*Privet ligustrum*	Glossy Privet	9.5+multi	25	16	3	3	3	2
75	*Quercus agrifolia*	Coast Live Oak	8+8.8	28	18	3	3	3	2
76	*Quercus agrifolia*	Coast Live Oak	8.8+4.5	20	26	3	3	3	2

TREE LOCATION PLAN

TREE LOCATION & NUMBERING PLAN

7716 and 7760 Bodega Avenue
Sebastopol, CA



KEY TO TREE INVENTORY CHART

KEY TO TREE INVENTORY CHART

7716 and 7760 Bodega Avenue
Sebastopol, 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 24" 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.

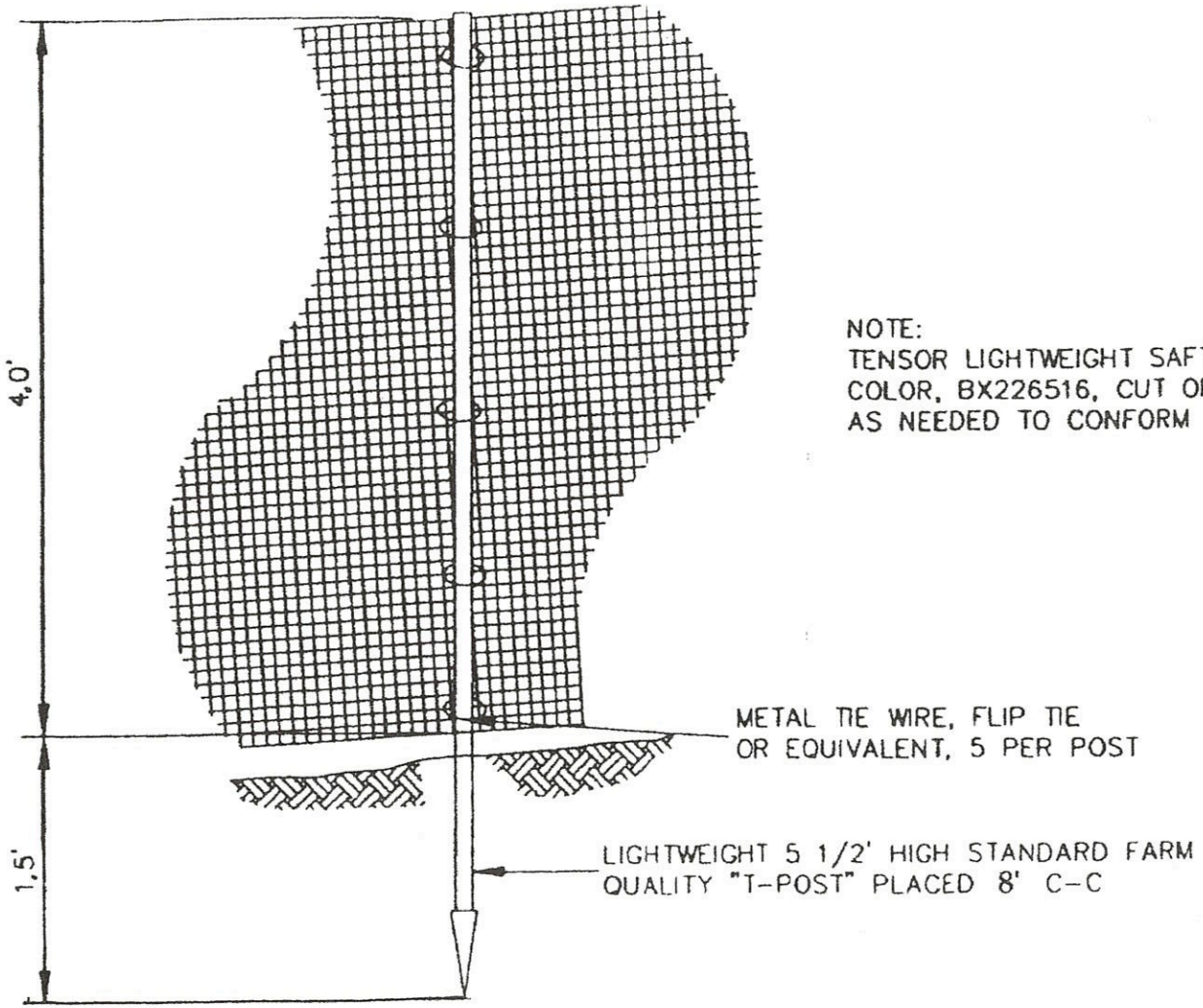
(9) Prune to clean, raise, or provide necessary clearance. Prune to reduce branches that are over-loaded, over-extended, largely horizontal, arching, or have foliage concentrated near the branch ends, per International Society of Arboriculture Pruning Standards.

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.

(10) Grading and underground construction may have an impact on this tree. Review again after construction documents are available.

(11) This appears to be an off-site tree that overhangs the subject site. No tags were placed on the trunk and no evaluation of the trunk was possible.

TREE FENCING DETAIL



NOTE:
TENSOR LIGHTWEIGHT SAFTY GRID, ORANGE
COLOR, BX226516, CUT OR FOLD AT POSTS
AS NEEDED TO CONFORM TO SLOPING TERRAIN.

TREE PROTECTION FENCING DETAIL

TREE PROTECTION GUIDELINES

GENERAL TREE PROTECTION GUIDELINES
FOR CONSTRUCTION AROUND PRESERVED TREES

INTRODUCTION

Great care must be exercised when development is proposed in the vicinity of established trees of any type. The trees present at construction sites require specialized protection techniques during all construction activities to minimize negative impact on their long term health and vigor. The area immediately beneath and around canopy driplines is especially critical, and the requirements and procedures that follow are established to protect short and long term tree integrity. The purpose of this protection guideline is therefore to define the procedures that must be followed during any and all phases of development in the immediate vicinity of designated and protected trees.

Established, mature trees respond in a number of different ways to the disruption of their natural conditions. Change of grade within the root system area or near the root collar, damage to the bark of the trunk, soil compaction above the root system, root system reduction or damage, or alteration of summer soil moisture levels may individually or collectively cause physiological stress leading to tree decline and death. The individual impacts of these activities may cause trees to immediately exhibit symptoms and begin to decline, but more commonly the decline process takes many years, with symptoms appearing slowly and over a period of time. Trees may not begin to show obvious signs of decline from the negative impacts of construction until many years after construction is completed. It is not appropriate to wait for symptoms to appear, as this may be too late to correct the conditions at fault and to halt decline.

It is therefore critical to the long-term health of all protected trees that a defined protection program be established before beginning any construction activity where protected trees are found. Once incorporated at the design level, it is mandatory that developers, contractors, and construction personnel understand the critical importance of these guidelines, and the potential penalties that will be levied if they are not fully incorporated at every stage of development.

The following guidelines are meant to be utilized by project managers and those supervising any construction in the vicinity of protected trees including grading contractors, underground contractors, all equipment operators, construction personnel, and landscape contractors. These protection guidelines are presented in a brief outline form to be applied to each individual activity that occurs during development activities. It is left to project managers to implement these protection measures. Questions which arise, or interpretation of guidelines as

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they apply to specific site activities, must be referred to the designated project arborist as they occur.

TREE PROTECTION ZONE

1. The canopy dripline is illustrated on the Improvement Plans and represents the area around each tree, or group of trees, which must be protected at all times with tree protection fencing. No encroachment into the dripline is allowed at any time without approval from the project arborist, and unauthorized entry may be subject to civil action and penalties.

2. The dripline will be designated by the project arborist at a location determined to be adequate to ensure long term tree viability and health.

TREE PROTECTION FENCING

1. Prior to initiating any construction activity on a construction project, including demolition or grading, temporary protective fencing shall be installed at each site tree. Fencing shall be located at the dripline designated by the project arborist or illustrated on the Improvement Plans.

2. Fencing shall be minimum 4' height at all locations, and shall form a continuous barrier without entry points around all individual trees, or groups of trees. Barrier type fencing such as *Tensar* plastic fencing is recommended, but any fencing system that adequately prevents entry will be considered for approval by the project arborist. The use of post and cable fencing is not acceptable.

3. Fencing shall be installed in a professional manner with steel fence posts (standard quality farm 'T' posts work well) placed no more than 8 feet on center. Fencing shall be attached to each post at 5 locations with plastic electrical ties, metal tie wire, or flip tie. See fencing detail.

4. Fencing shall serve as a barrier to prevent encroachment of any type by construction activities, equipment, materials storage, or personnel.

5. All encroachment into the fenced dripline must be approved in writing and supervised by the project arborist. Approved dripline encroachment may require additional mitigation or protection measures that will be determined by the project arborist at the time of the request.

6. Contractors and subcontractors shall direct all equipment and personnel to remain outside the fenced area at all times until project is complete, and shall

instruct personnel and sub-contractors as to the purpose and importance of fencing and preservation.

7. Fencing shall be upright and functional at all times from start to completion of project. Fencing shall remain in place and not be moved or removed until all construction activities at the site are completed.

TREE PRUNING AND TREATMENTS

1. All recommendations for pruning or other treatments must be completed prior to acceptance of the project. It is strongly recommended that pruning be completed prior to the start of grading to facilitate optimum logistics and access.
2.
3. All pruning shall be conducted in conformance with International Society of Arboriculture pruning standards, and all pruning must occur by, or under the direct supervision of, an arborist certified by the International Society of Arboriculture.

GRADING AND TRENCHING

1. Any construction activity that necessitates soil excavation in the vicinity of preserved trees shall be avoided where possible, or be appropriately mitigated under the guidance of the project arborist. All contractors must be aware at all times that specific protection measures are defined, and non conformance may generate stop-work orders.

2. The designated dripline is defined around all site trees to be preserved. Fences protect the designated areas. No grading or trenching is to occur within this defined area unless so designated by the Improvement Plan, and where designated shall occur under the direct supervision of the project arborist.

3. Trenching should be routed around the dripline whenever possible. Where trenching has been designated within the dripline, utilization of underground technology to bore, tunnel or excavate with high-pressure air or water will be specified. Hand digging will be generally discouraged unless site conditions restrict the use of alternate technology.

4. All roots greater than one inch in diameter shall be cleanly hand-cut as they are encountered in any trench or in any grading activity. The tearing of roots by equipment of any type shall not be allowed. Mitigation treatment of pruned roots shall be specified by the project arborist as determined by the

degree of root pruning, location of root pruning, and potential exposure to desiccation. No pruning paints or sealants shall be used on cut roots.

5. Where significant roots are encountered mitigation measures such as supplemental irrigation and/or organic mulches may be specified by the project arborist to offset the reduction of root system capacity.

6. Retaining walls are effective at holding grade changes outside the area of the dripline and are recommended where necessary. Retaining walls shall be constructed in post and beam or drilled pier construction styles where they are necessary near or within a dripline.

7. Placement of fill soils is generally discouraged within the dripline, but in some approved locations may be approved to cover up to 30% of this area. The species and condition of the tree shall be considered, as well as site and soil conditions, and depth of fill. Retaining walls should be utilized to minimize the area of fill within the dripline. Type of fill soil and placement methods shall be specified by the project arborist.

8. Grade changes outside the dripline, or those necessary in conjunction with retaining walls, shall be designed so that drainage water of any type or source is not diverted toward or around the root crown in any manner. Grade shall drain away from root crown at a minimum of 2%. If grading toward the root collar is unavoidable, appropriate surface and/or subsurface drain facilities shall be installed so that water is effectively diverted away from root collar area.

9. Approved fill soils within the dripline may also be mitigated using aerated gravel layers and/or perforated aeration tubing systems, as specified by the project arborist.

10. Tree roots will be expected to grow into areas of soil fill, and quality of imported soil shall be considered. Ideally, fill soil should be site soil that closely matches that present within the root zone area. When import soil is utilized it must be the same or slightly coarser texture than existing site soil, should have a pH range comparable to site soils, and generally should have acceptable chemical properties for appropriate plant growth. A soil analysis is recommended prior to importation to evaluate import soil for these criteria.

11. Grade reduction within the designated dripline shall be generally discouraged, and where approved, shall be conducted only after careful consideration and coordination with the project arborist.

12. Foundations of all types within the dripline shall be constructed using design techniques that eliminate the need for trenching into natural grade. These techniques might include drilled piers, grade beams, bridges, or cantilevered structures. Building footprints should generally be outside the dripline whenever possible.

DRAINAGE

The location and density of native trees on many sites may be directly associated with the presence of naturally occurring water, especially ephemeral waterways. Project design, especially drainage components, should take into consideration that these trees may begin a slow decline if this naturally present association with water is eliminated.

TREE DAMAGE

Any form of tree damage which occurs during the demolition, grading, or construction process shall be evaluated by the project arborist. Specific mitigation measures will be developed to compensate for or correct the damage. Fines and penalties may also be levied.

Measures may include, but are not limited to, the following:

- pruning to remove damaged limbs or wood
- bark scoring to remove damaged bark and promote callous formation
- alleviation of compaction by lightly scarifying the soil surface
- installation of a specific mulching material
- supplemental irrigation during the growing season for up to 5 years
- treatment with specific amendments intended to promote health, vigor, or root growth
- vertical mulching or soil fracturing to promote root growth
- periodic post-construction monitoring at the developer's expense
- tree replacement, or payment of the established appraised value, if the damage is so severe that long term survival is not expected

FERTILIZATION

1. Native trees generally do not require supplemental fertilization unless exhibiting a deficiency symptom. Following completion of construction any tree that exhibits symptoms of a specific nutrient deficiency shall be fertilized to compensate for the deficiency. Soil or tissue analysis may be required to identify the deficiency.

2. Distressed trees, or trees damaged by construction in any way, may be detrimentally affected by supplemental fertilization. The decision to fertilize, and with what fertilizers, shall be made by the project arborist based on conditions and appearance observed at the completion of the project.

PEST CONTROL

A close visual examination for tree pests shall be conducted by the pruning contractor as he completes recommended pruning procedures. If a serious infestation is present, that was not apparent from ground observation, then pest control measures may be considered. However, the simple presence of tree pests does not warrant the use of chemical pesticides. Only a serious infestation, capable of causing tree decline, would warrant pesticide use. The use of organic sprays or pesticidal soaps is the preferred method for treating any serious pest infestation.

WEED CONTROL

No specific measures are recommended for weed control, and the presence of weeds should not be considered problematic in relation to continued tree health. However, use of contact weed killers and pre-emergent weed killers are generally not recommended due to their potential for root system damage if improperly applied.

DISEASE CONTROL

No specific measures are recommended for disease control unless noted in the Tree Protection and Preservation Plan. All disease control measures should be based on observation of actual conditions in the tree canopy.

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MULCHING

Trees will generally benefit from the application of a 4 inch layer of chipped bark mulch over the soil surface within the greater root zone area. Ideal mulch material is a chipped bark containing a wide range of particle sizes. Bark mulches composed of shredded redwood, bark screened for uniformity of size, or chipped lumber will not function as beneficially. Rock and gravel mulches are generally discouraged due to their minimal benefit.

PLANTING UNDER EXISTING TREES

1. The installation of lawn beneath established native trees is strongly discouraged because it has the potential to initiate serious disease. If planting is required for aesthetic or functional purposes, the use of drought tolerant, woody species is most appropriate. Species should be selected for their ability to survive with minimal or no water through the summer months after the initial establishment period. Only drip irrigation should be utilized within the canopy dripline to minimize summer water in the root zone.

2. Many non-native trees will tolerate summer irrigation well and suitable landscape planting and irrigation may actually be beneficial.

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TREE PRUNING STANDARDS

WESTERN CHAPTER

ISA

PRUNING STANDARDS

Purpose:

Trees and other woody plants respond in specific and predictable ways to pruning and other maintenance practices. Careful study of these responses has led to pruning practices which best preserve and enhance the beauty, structural integrity, and functional value of trees.

In an effort to promote practices which encourage the preservation of tree structure and health, the W.C. ISA Certification Committee has established the following Standards of Pruning for Certified Arborists. The Standards are presented as working guidelines, recognizing that trees are individually unique in form and structure, and that their pruning needs may not always fit strict rules. The Certified Arborist must take responsibility for special pruning practices that vary greatly from these Standards.

I. Pruning Techniques

A. A thinning cut removes a branch at its point of attachment or shortens it to a lateral large enough to assume the terminal role. Thinning opens up a tree, reduces weight on heavy limbs, can reduce a tree's height, distributes ensuing invigoration throughout a tree and helps retain the tree's natural shape. Thinning cuts are therefore preferred in tree pruning.

When shortening a branch or leader, the lateral to which it is cut should be at least one-half the diameter of the cut being made. Removal of a branch or leader back to a sufficiently large lateral is often called "drop crotching."

B. A heading cut removes a branch to a stub, a bud or a lateral branch not large enough to assume the terminal role. Heading cuts should seldom be used because vigorous, weakly attached upright sprouts are forced just below such cuts, and the tree's natural form is altered. In some situations, branch stubs die or produce only weak sprouts.

C. When removing a live branch, pruning cuts should be made in branch tissue just outside the branch bark ridge and collar, which are trunk tissue. *(Figure 1)* If no collar is visible, the angle of the cut should approximate the angle formed by the branch bark ridge and the trunk. *(Figure 2)*

D. When removing a dead branch, the final cut should be made outside the collar of live callus tissue. If the collar has grown out along the branch stub, only the dead stub should be removed, the live collar should remain intact, and uninjured. *(Figure 3)*

E. When reducing the length of a branch or the height of a leader, the final cut should be made just beyond (without violating) the branch bark ridge of the branch being cut to. The cut should approximately bisect the angle formed by the branch bark ridge and an imaginary line perpendicular to the trunk or branch cut. *(Figure 4)*

F. A goal of structural pruning is to maintain the size of lateral branches to less than three-fourths the diameter of the parent branch or trunk. If the branch is codominant or close to the size of the parent branch, thin the branch's foliage by 15% to 25%, particularly near the terminal. Thin the parent branch less, if at all. This will allow the parent branch to grow at a faster rate, will reduce the weight of the lateral branch, slow its total growth, and develop a stronger branch attachment. If this does not appear appropriate, the branch should be completely removed or shortened to a large lateral. *(Figure 5)*

G. On large-growing trees, except whorl-branching conifers, branches that are more than one-third the diameter of the trunk should be spaced along the trunk at least 18 inches apart, on center. If this is not possible because of the present size of the tree, such branches should have their foliage thinned 15% to 25%, particularly near their terminals. *(Figure 6)*

H. Pruning cuts should be clean and smooth with the bark at the edge of the cut firmly attached to the wood.

I. Large or heavy branches that cannot be thrown clear, should be lowered on ropes to prevent injury to the tree or other property.

J. Wound dressings and tree paints have not been shown to be effective in preventing or reducing decay. They are therefore not recommended for routine use when pruning.

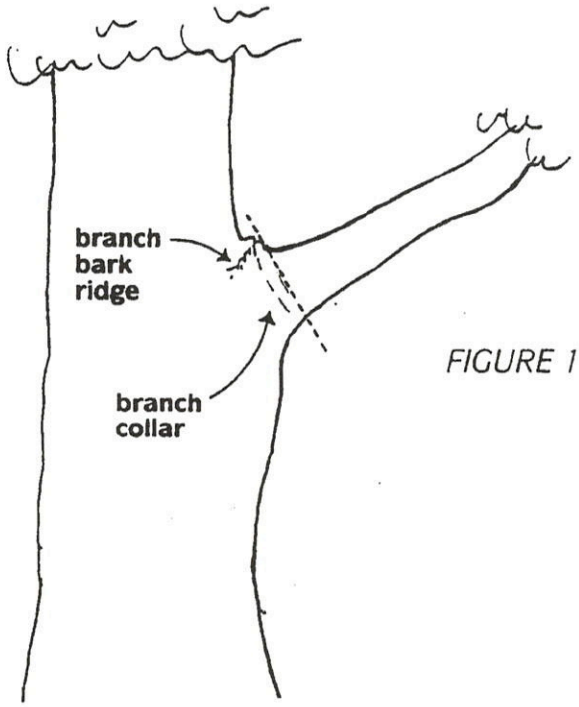

FIGURE 1. When removing a branch, the final cut should be just outside the branch bark ridge and collar.

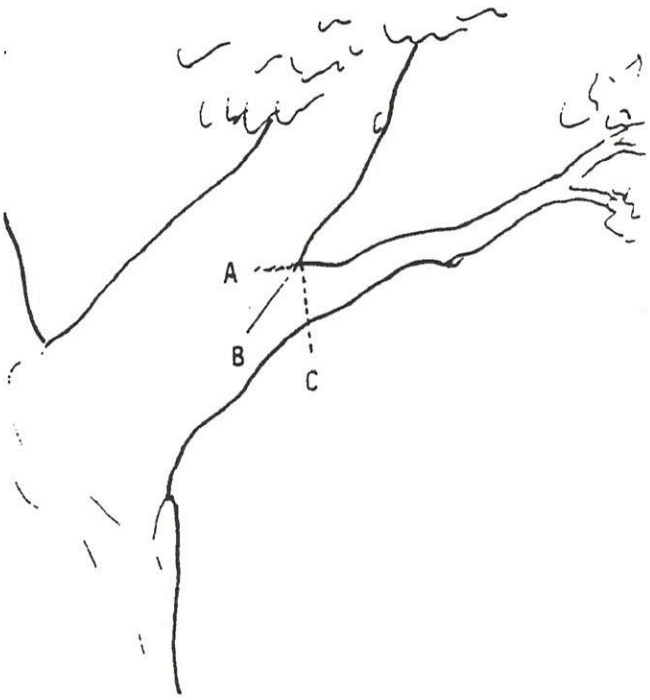

FIGURE 2. In removing a limb without a branch collar, the angle of the final cut to the branch bark ridge should approximate the angle the branch bark ridge forms with the limb. Angle AB should equal Angle BC.

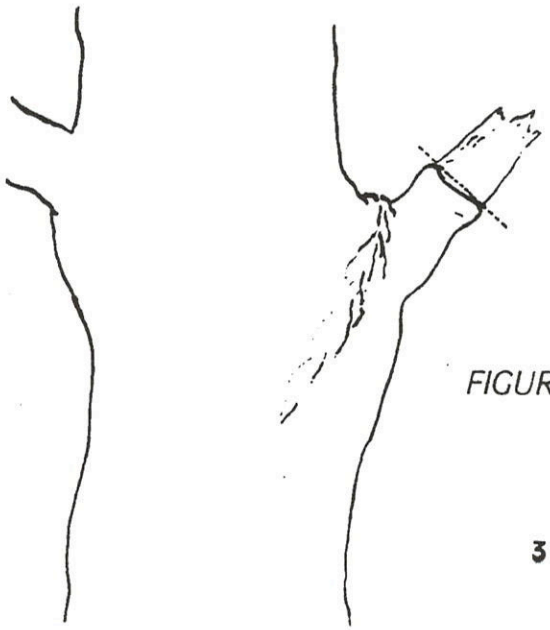

FIGURE 3. When removing a dead branch, cut outside the callus tissue that has begun to form around the branch.

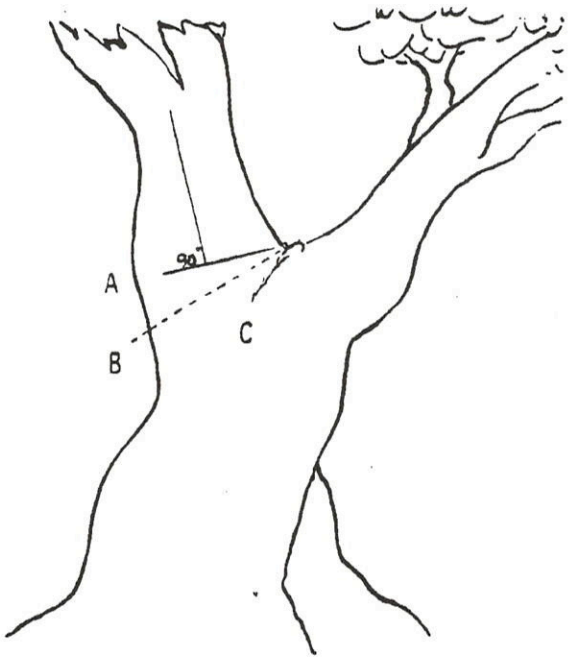

FIGURE 4. *In removing the end of a limb to a large lateral branch, the final cut is made along a line that bisects the angle between the branch bark ridge and a line perpendicular to the limb being removed. Angle AB is equal to Angle BC.*

FIGURE 5. *A tree with limbs tending to be equal-sized, or codominant. Limbs marked B are greater than ¾ the size of the parent limb A. Thin the foliage of branch B more than branch A to slow its growth and develop a stronger branch attachment.*

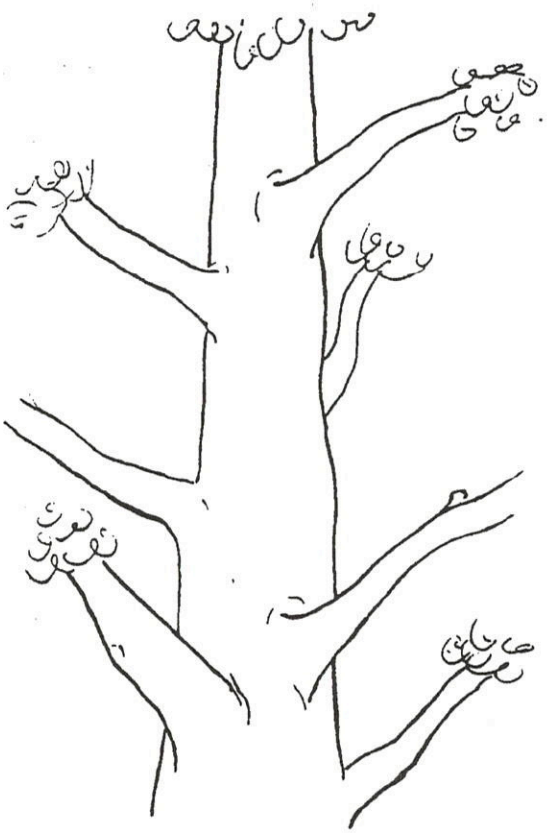

FIGURE 6. *Major branches should be well spaced both along and around the stem.*

II. Types of Pruning — Mature Trees

A. CROWN CLEANING

Crown cleaning or cleaning out is the removal of dead, dying, diseased, crowded, weakly attached, and low-vigor branches and watersprouts from a tree crown.

B. CROWN THINNING

Crown thinning includes crown cleaning and the selective removal of branches to increase light penetration and air movement into the crown. Increased light and air stimulates and maintains interior foliage, which in turn improves branch taper and strength. Thinning reduces the wind-sail effect of the crown and the weight of heavy limbs. Thinning the crown can emphasize the structural beauty of trunk and branches as well as improve the growth of plants beneath the tree by increasing light penetration. When thinning the crown of mature trees, seldom should more than one-third of the live foliage be removed.

At least one-half of the foliage should be on branches that arise in the lower two-thirds of the trees. Likewise, when thinning laterals from a limb, an effort should be made to retain inner lateral branches and leave the same distribution of foliage along the branch. Trees and branches so pruned will have stress more evenly distributed throughout the tree or along a branch.

An effect known as "lion's-tailing" results from pruning out the inside lateral branches. Lion's-tailing, by removing all the inner foliage, displaces the weight to the ends of the branches and may result in sunburned branches, water-sprouts, weakened branch structure and limb breakage.

C. CROWN REDUCTION

Crown reduction is used to reduce the height and/or spread of a tree. Thinning cuts are most effective in maintaining the structural integrity and natural form of a tree and in delaying the time when it will need to be pruned again. The lateral to which a branch or trunk is cut should be at least one-half the diameter of the cut being made.

D. CROWN RESTORATION

Crown restoration can improve the structure and appearance of trees that have been topped or severely pruned using heading cuts. One to three sprouts on main branch stubs should be selected to reform a more natural appearing crown. Selected vigorous sprouts may need to be thinned to a lateral, or even headed, to control length growth in order to ensure adequate attachment for the size of the sprout. Restoration may require several prunings over a number of years.

II. Types of Pruning — Mature Trees *(continued)*

E. CROWN RAISING

Crown raising removes the lower branches of a tree in order to provide clearance for buildings, vehicles, pedestrians, and vistas. It is important that a tree have at least one-half of its foliage on branches that originate in the lower two-thirds of its crown to ensure a well-formed, tapered structure and to uniformly distribute stress within a tree.

When pruning for view, it is preferable to develop "windows" through the foliage of the tree, rather than to severely raise or reduce the crown.

III. Size of Pruning Cuts

Each of the Pruning Techniques (Section I) and Types of Pruning (Section II) can be done to different levels of detail or refinement. The removal of many small branches rather than a few large branches will require more time, but will produce a less-pruned appearance, will force fewer watersprouts and will help to maintain the vitality and structure of the tree. Designating the maximum size (base diameter) that any occasional undesirable branch may be left within the tree crown, such as ½", 1" or 2" branch diameter, will establish the degree of pruning desired.

IV. Climbing Techniques

A. Climbing and pruning practices should not injure the tree except for the pruning cuts.

B. Climbing spurs or gaffs should not be used when pruning a tree, unless the branches are more than throw-line distance apart. In such cases, the spurs should be removed once the climber is tied in.

C. Spurs may be used to reach an injured climber and when removing a tree.

D. Rope injury to thin barked trees from loading out heavy limbs should be avoided by installing a block in the tree to carry the load. This technique may also be used to reduce injury to a crotch from the climber's line.

BECKY DUCKLES
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WOODMARK APARTMENTS
7716 & 7760 Bodega Ave. – Sebastopol

November 16, 2019

I have reviewed the schematic design for Woodmark Apartments on Bodega Ave. in Sebastopol, dated 10/25/19 by Pacific West Communities. Included with the submittal was a Prelilminary Tree Preservation and Mitigation Report from John Meserve, dated 10/8/19.

This is a hilly residential site, with an existing old apple orchard and a mix of native and ornamental trees. There will have to be significant grading to achieve the planned housing density, with tall retaining walls (up to 16') in several locations. Most of the trees in the interior of the site will have to be removed for construction. Many property line trees (with shared ownership) which currently provide screening and privacy will be significantly impacted by grading, construction and wall footings.

Existing trees should be shown clearly with accurate driplines (as per Sebastopol's tree ordinance) on at least one plan, indicating which ones are proposed to be removed or retained. All trees 20"+ which are not exempt (escaped exotics) should be included as per ordinance. Fruit trees are not exempt. Tree numbers, with symbols for preservation or removal should be shown on grading plans (or a full size tree exhibit) for field reference.

As plans become more detailed, grades will be established which will reveal the extent of constuction impact. Retaining wall footings and construction will be significant, and may impact property line trees. The applicant is encouraged to seek input and parameters for tree impact from their arborist, based on proposed plans.

Respectfully submitted,

Becky Duckles

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

December 10, 2019

Kari Svanstrom
Planning Director, City of Sebastopol
7120 Bodega Ave.
Sebastopol, CA 95472

Dear Kari,

I am writing you today in regard to Pacific Properties proposed Woodmark Apartment development located at 7760 & 7716 Bodega Hwy. Please also forward this letter to the members of the Design Review Board/Tree Board this week in order for them to be fully apprised of the issues before their public meeting on Dec.18 and, when timely, to the Sebastopol Planning Commission.

My husband and I live on one of the three properties that abut the rear property line of this project. Actually, two of the Phase II buildings border our property. Five of our heritage oaks are shown in all of their architect's plans and topographic maps. Their horticulturalist report for the project by John Meserve includes all of the trees on the proposed site & adjoining properties and states for our trees # 53 - #57 that: 'Removal is required due significant development impacts'.

These trees are not trivial nor is our concern frivolous. We live in an oak woodland. Two of the heritage Quercus Kelloggii-black oaks have trunk dia. of 52" & 45" and are at least 60' high. For tree health last summer we had all of our trees assessed and pruned by a certified arborist, Fred Frey – Vintage Tree Care and the canopy reduced where appropriate.

We have measured the pruned overhanging canopys of our three largest Oaks adjacent to the rear fence line. They are:
Tree #54 – 36' – White Oak (misidentified by their arborist as a Black Oak)
Tree #56 – 34' – Black Oak
Tree #57 – 35' – Black Oak

Pacific Properties has asked for a 10' rear set back variance and wants to excavate the rear property and build a retaining wall with a height ranging from 8' to 16'. The retaining wall will also require at least 4' – 6' wide footings which will effectively cut all of the tree roots 8' from the fence line. There is no question the trees will die.

I've included an elevation drawing which I think more clearly shows the reality of Pacific Properties proposed design and the hazards it presents to our and neighboring heritage trees where the proposed set backs are 5' and 10'.

We will not agree to Pacific Properties removing or damaging our trees. We do understand Sebastopol's Tree Protection Guidelines and have a good understanding of CA law concerning landowner rights to protecting their trees and that obviously the roots as well as the canopy are protected. We truly appreciate that Sebastpol has an outstanding tree ordinance and is very concerned with the environment.

As a side note we see on Pacific Properties arborists report:

1. Of the 76 identified trees on or adjacent to the site, 65 are to be removed.
2. All trees on adjoining properties will need to be removed (even when arborist states otherwise) because they will be negatively impacted (killed) by the requested setbacks of 5' and 10'.

We strongly support affordable housing but not this developer's plan which knowingly packs too many units into too small a space.

Even though the proposed buildings adjoining our property are in Phase II, Pacific Properties has stated that the hard scape, excavation, retaining walls etc. will be done prior to building Phase I of the project. It's not the three years of serious disturbance and heavy machinery but a constant threat that our trees at any time could break apart and die. It is not overly dramatic that if either of these things happen our house will likely be destroyed and an even more ominous thought that it takes us with it.

Thank you in advance for answering my questions, forwarding my letter to the Design Review Board, and helping us understand the process.

Sincerely,

Marcia Lavine

Marcia Lavine

Encl.

Alan Montes

From: Tamaki Kimbro <tamakiann03@gmail.com>
Sent: Tuesday, December 10, 2019 1:22 PM
To: Alan Montes
Subject: Proposed development at 7716/7760 Bodega Ave

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Svanstrom and Members of the Design Review Board/Tree Board,

I am writing regarding the proposed development by Pacific West Communities at 7716/7760 Bodega Ave. I live at 7606 Washington Avenue and my backyard is adjacent to this site. I am very concerned that the plans submitted will have a major negative impact on my family and neighbors. My primary concern is that we have several magnificent oak trees in our backyard where my children and other kids from the neighborhood play. With the submitted plans, including a minimal setback from the property line and extensive excavation for a retaining wall, I have no doubt that these trees will be damaged and eventually killed. I am also concerned that they could become a safety hazard to those in my backyard if they are severely damaged and weakened.

Based on the Sebastopol Tree Ordinance, two of the trees on my property and several trees on my neighbor's property need to be protected. Given the size of the oaks closest to the property line, I feel the required setback for any excavation should be at least 30-35 ft. to avoid injury to their root system.

In addition, I am concerned that adding 84 units to this area will have a large impact on traffic congestion at the intersection of Washington Ave and Bodega Ave. The traffic is already very heavy during rush hour and at pick-up and drop-off times for Parkside Elementary.

My family is so happy living in Sebastopol and we feel fortunate to be part of such a great community. I am sure you would agree it is much nicer to live in a town with more trees and less traffic. Thank you for the opportunity to voice my concerns.

Sincerely,

Tamaki Myers
tamakiann03@gmail.com
7606 Washington Ave
Sebastopol, CA