

City Council

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



Planning Director

Kari Svanstrom  
Associate Planner  
Alan Montes  
Senior Administrative Assistant  
Rebecca Mansour

## City of Sebastopol Design Review Board Staff Report

Meeting Date: May 20, 2020  
Agenda Item: 6a  
To: Tree Board  
From: Alan Montes, Associate Planner  
Subject: Tree Removal Permit  
Recommendation: Approval with Conditions  
Applicant/Owner: WJA Associates (Applicant)/Burbank Housing Development Corporation  
File Number: 2020-027  
Address: 699 Gravenstein Hwy North  
CEQA Status: Categorical Exemption: Section 15301: Class 1  
General Plan: High Density Residential (HDR)  
Zoning: Planned Community (PC)

**Introduction:**

The project applicant is seeking approval from the Tree Board for the removal of six (6) protected trees at 699 Gravenstein Hwy North, also referred to as the Gravenstein Apartments

**Project Description:**

The application proposes removal of the following trees: one (1) redwood, four (4) alders, and one (1) oak tree. Trees proposed for removal are located throughout the site as shown in the site photos and site plan submitted by the applicant and included as attachments to this report. The applicant is seeking approval to remove the alder trees as they are diseased with bark beetle. Whereas the oak and redwood are causing damage to a building foundation and the lifting the parking lot asphalt.

Trees proposed for replacement include two (2) Chinese Elms, two (2) Pacific Wax Myrtle, both of which will be 15 gallon and two (2) 24" box sweet olive trees. The replacement plan is shown on the site plan submitted by the applicant. This represents a 1:1 replacement ratio, which is less than the required 2:1 replacement ratio generally required by the City. However, at the September 18, 2019 Tree Board meeting, the Board determined that the 24" container grown box trees may be counted as two (2) trees for this site as it was already heavily forested.

If the Board were to permit this provision for the current application, it would bring the replacement to eight (8) trees out of the required twelve (12) trees and require the applicant to pay an in-lieu fee for four (4) trees or \$300. Alternatively, the Board may determine that the remaining four (6) trees must be planted on-site if they feel this is best given the need to maintain tree canopy and resources on the site.

### **Environmental Review:**

The proposed tree removal is categorically exempt from the requirements of the California Environmental Quality Act, pursuant to Section 15301, Class 1 which includes minor alterations to existing topographical features, such as the removal of a tree.

### **Tree Protection Ordinance Consistency:**

Requirements for Tree Removal Permit: Section 8.12.060.D of the Tree Protection Ordinance states that a Tree Removal Permit may be approved when an International Society of Arboriculture (ISA) Certified Arborist has verified at least one of the following conditions:

1. ***The tree is diseased or structurally unsound and, as a result, is likely to become a significant hazard to life or property within the next two (2) years.***  
The four (4) alder trees are diseased, so this criterion is applicable to these four specimens
2. ***The tree poses a likely foreseeable threat to life or property, which cannot be reasonably mitigated through pruning, root barriers, or other management methods.***  
This criterion does not apply.
3. ***The property owner can demonstrate that there are unreasonably onerous recurring maintenance issues, which are deemed necessary for safety or protection of property. The property owner is responsible for providing documentation to support such a claim.***  
The redwood tree is causing physical damage to a building foundation and the oak tree is lifting/damaging the parking lot asphalt.
4. ***A situation exists or is proposed in which structures or improvements, including, but not limited to, building additions, second units, swimming pools, and solar energy systems, such as solar panels, cannot be reasonably designed or altered to avoid the need for tree removal.***  
This criterion does not apply.
5. ***The tree has matured to such an extent that it is determined to be out of scale with adjacent structures and utilities, or with other landscape features.***  
This criterion does not apply.

### **Public Comment:**

Notice of a tree removal permit application has been posted on the subject parcel on the trees, and in at least two public places within 300 feet of the affected trees, by the applicant, at least 10 calendar days prior to the date of the Sebastopol Tree Board meeting. The Planning Department has not received any comments from the public as of writing this report.

### **Analysis/Recommendation:**

Becky Duckles, the City Arborist, reviewed the current application and the previous application (2019-13) filed in 2019 conducted multiple site visits, and prepared several Arborist Report including the February 25, 2019, April 11, 2019, August 15, 2019, and April 30, 2020 reports. The City arborist determined that the proposed removal of trees is appropriate as they are damaging structures and other improvements or are diseased and dying. The reports are attached, and findings contained in the reports are reflected in this staff report.

While the analysis by the City Arborist on the condition of the trees is clear, staff requested additional information regarding the replanting plan as well as irrigation/maintenance plans from the Applicant, based on prior reviews by the Tree Board and concerns regarding on-going care for the replacement trees. The Applicant has provided these and are included in the Attachments.

Staff recommends that the Board hear from the applicant, public, deliberate and conditionally approve the removal of the tree based on the facts and findings and analysis set forth in this staff report, and subject to the Conditions of Approval included in Exhibit B.

**Exhibits:**

- A. Recommended Findings of Approval
- B. Recommended Conditions of Approval

**Attachments:**

- 1) Application Documents
- 2) City Arborist Reports
  - 2a) April 30, 2020
  - 2b) August 15, 2019
  - 2c) April 11, 2019
  - 2d) February 25, 2019

**EXHIBIT A**  
**TREE REMOVAL PERMIT**  
**699 Gravenstein Hwy North**  
**Removal of Protected Trees**

**Recommended Findings of Approval**

1. That the application is categorically exempt from the requirements of the California Environmental Quality Act, pursuant to Section 15301, Class 1 which includes minor alterations to existing topographical features, such as the removal of a tree.
2. That the removal is consistent with the Tree Protection Ordinance in that it was properly noticed at least ten (10) days before the Tree Board made a determination with one notice being posted on the subject parcel and two notices being posted in public places within 300 feet.
3. That the City Arborist found that the four (4) protected alder trees are diseased, and the proposed removal of these specimens are consistent with Tree Removal Criterion 1.
4. That the City Arborist found that the redwood and oak trees proposed for removal are causing visible damage to the driveways and foundations, and the proposed removal of these specimens are consistent with Tree Removal Criterion 1.
5. That the City Arborist has recommended removal of the trees proposed in the application, as Tree Removal Criteria 1 and 3 have been met for these specimens.
6. That, as conditioned, the applicant will be required to replace the trees being removed on site, either with on-site replacements or through an in-lieu fee, or combination thereof.

**EXHIBIT B**  
**TREE REMOVAL PERMIT**  
**699 Gravenstein Hwy North**  
**Removal of Protected Trees**

**Recommended Conditions of Approval**

1. The Tree Removal Permit for the removal of six (6) protected trees, as identified on the site plan, shall be valid for a period of three (3) years, except that the applicant may request a one (1) year extension of this approval from the Planning Director, pursuant to Section 17.400.100 of the Zoning Ordinance.
2. The applicant is required to plant six (6) replacement trees, two (2) of which are required to be 24" container grown box trees, as identified on the site plan and pay an in-lieu fee of \$300 for the additional four (4) replacement trees.
3. Prior to planting, the applicant shall confirm that replacement trees will be irrigated through an establishment period of 2-3 years and describe the method of irrigation. This information shall be provided to the Planning Department for review and approval.
4. Prior to installation, location of replacement trees shall be determined by the City Arborist. Prior to planting replacement trees, the applicant shall obtain a letter from the City Arborist confirming the location and submit this to the Planning Department for review and approval.
5. The replacement trees shall be replanted within 12 months of the removal of trees.
6. The property owners shall provide a minimum of two week notice to all residents prior to removal of the trees.
7. During demolition, grading, or other construction activities within the driplines of protected trees a qualified, certified arborist shall be present to observe the work. Roots shall be carefully exposed to avoid damaging them. Any roots which cannot be preserved shall be cleanly cut under the supervision of the arborist. If, in the opinion of the arborist, the number of roots which must be cut significantly compromise the health and structural stability of the tree, they will recommend mitigation procedures or possible removal of the tree.
8. An Encroachment Permit may be required prior to tree removal. Please contact the Engineering Department prior to removal if work will be performed, or materials placed, in the public right-of-way. The phone number for the Engineering Department is (707) 823-2151.
9. Tree removals shall only take place during the following hours: Monday to Friday, from 7:00 A.M. to 8:00 P.M., and Saturday and Sunday, from 8:00 A.M. to 5:00 P.M. Additionally, no tree shall be removed on any of the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Christmas Day, and Thanksgiving Day.
10. Any replacement trees that will reach a height greater than 20 feet at maturity shall not be planted within 20 feet (measured horizontally) of overhead utility lines.



## City of Sebastopol

### TREE REMOVAL PERMIT

#### Application and Checklist

Planning File #: 2020-020

Date Filed: 02-24-20

Total Fee Paid: \$ 1215.00

Received by: [Signature]

Date Application Deemed Complete: \_\_\_\_\_

#### PROJECT INFORMATION

ADDRESS: 699 Gravenstein Highway North, Sebastopol, CA 95472

ASSESSOR'S PARCEL #: 060-250-071, 060-250-072, 060-250-073

PARCEL AREA: 3.56 Acres

#### APPLICANT OR AGENT:

Name: W|A Associates

Email Address: elizabeth@waassoc.com

Mailing Address: 990 A Street, STE 202

City, State, Zip: San Rafael, CA 94901

Phone: 415.485.9797

Fax: \_\_\_\_\_

Business License #: not located w/in City

Signature: [Signature]

Date: 1.27.20

#### OWNER OF PROPERTY, IF OTHER THAN APPLICANT:

Name: Burbank Housing Development Corporation

Email Address: \_\_\_\_\_

Mailing Address: 790 Sonoma Avenue

City, State, Zip: Santa Rosa, CA 95404

Phone: 707-303-1006

Fax: 707-303-1006

Business License # \_\_\_\_\_

Signature: [Signature]

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

Date: \_\_\_\_\_

Location Key	Species of Tree	Diameter at 4 1/2 feet	Area where tree is to be removed from?	Reason for Removal	Proposed Replacement
A	Alder	17"	Bldg 8 - see plan	diseased bark beetle	Chinese Elm
B	Alder	22"	Bldg 6 - see plan	diseased bark beetle	Chinese Elm
C	Alder	15"	TC-3 - see plan	diseased bark beetle	Pacific Wax myrtle
D	Oak	13"	carport - see plan	roots pushing up parking	Pacific Wax myrtle
E	Redwood	28"	Bldg 2 - see plan	Roots pushing up foundation	Sweet Olive 24" box
F	Alder	16"	Bldg 12 - see plan	diseased bark beetle	Sweet Olive 24" box

additional fees for 4 trees off site will be paid for





## City of Sebastopol

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

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

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

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

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

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



## City of Sebastopol

### 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 gh Date Signed 2.4.20 Planning File No. 2020-020

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

### NOTICE OF MAILING

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

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

gh  
Signature

Jeff Moline  
Printed Name

### PUBLIC NOTIFICATION OF TREE REMOVAL

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

THIS IS TO CERTIFY THAT I, THE APPLICANT, AM RESPONSIBLE FOR POSTING THE TREE(S) PROPOSED FOR REMOVAL WITHIN 10 DAYS PRIOR TO THE PUBLIC HEARING, OR ADMINISTRATIVE ACTION, AS APPLICABLE. FAILURE TO POST THE PROPOSED TREE(S), AS REQUIRED, MAY RESULT IN THE APPLICATION BEING CONTINUED OR DENIED.

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

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

gh  
Signature

Jeff Moline  
Printed Name







## ***City of Sebastopol***

### **NOTICE OF REQUEST FOR APPROVAL TO REMOVE TREES**

**SPECIES:** \_\_\_\_\_

**ADDRESS:** 699 Gravenstein Highway North, Sebastopol, CA 95472

**DIAMETER AT BREAST HEIGHT (per tree):** \_\_\_\_\_ " d.b.h.

**DATE POSTED:** \_\_\_\_\_ (at least 10 days prior to Public Hearing or  
administrative action)

\*\*\*\*\*

An application has been submitted to the City of Sebastopol to remove a tree(s) protected under the City Tree Ordinance. The Ordinance allows removal in various circumstances. Anyone who wishes to make a comment on this matter may send a letter to the Sebastopol Planning Department at P.O. Box 1776, Sebastopol, CA, 95473, or contact the Sebastopol Planning Department at 707/823-6167.

\*\*\*\*\*

**IT IS A MISDEMEANOR TO DEFACE OR REMOVE THIS NOTICE.**



## SITE PHOTOGRAPHS



Across Site Towards East



Across Site Towards West





Gravenstein Apartments



**Across Site toward South**



**Across Site toward North**

## SUBJECT PROPERTY PHOTOGRAPHS

Exterior View of Subject



View of Leasing Office

Exterior View of Subject



Typical Parking



Typical Parking



Subject Driveway







Tree A



Tree B





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BY: *BB*







Tree D



Tree E





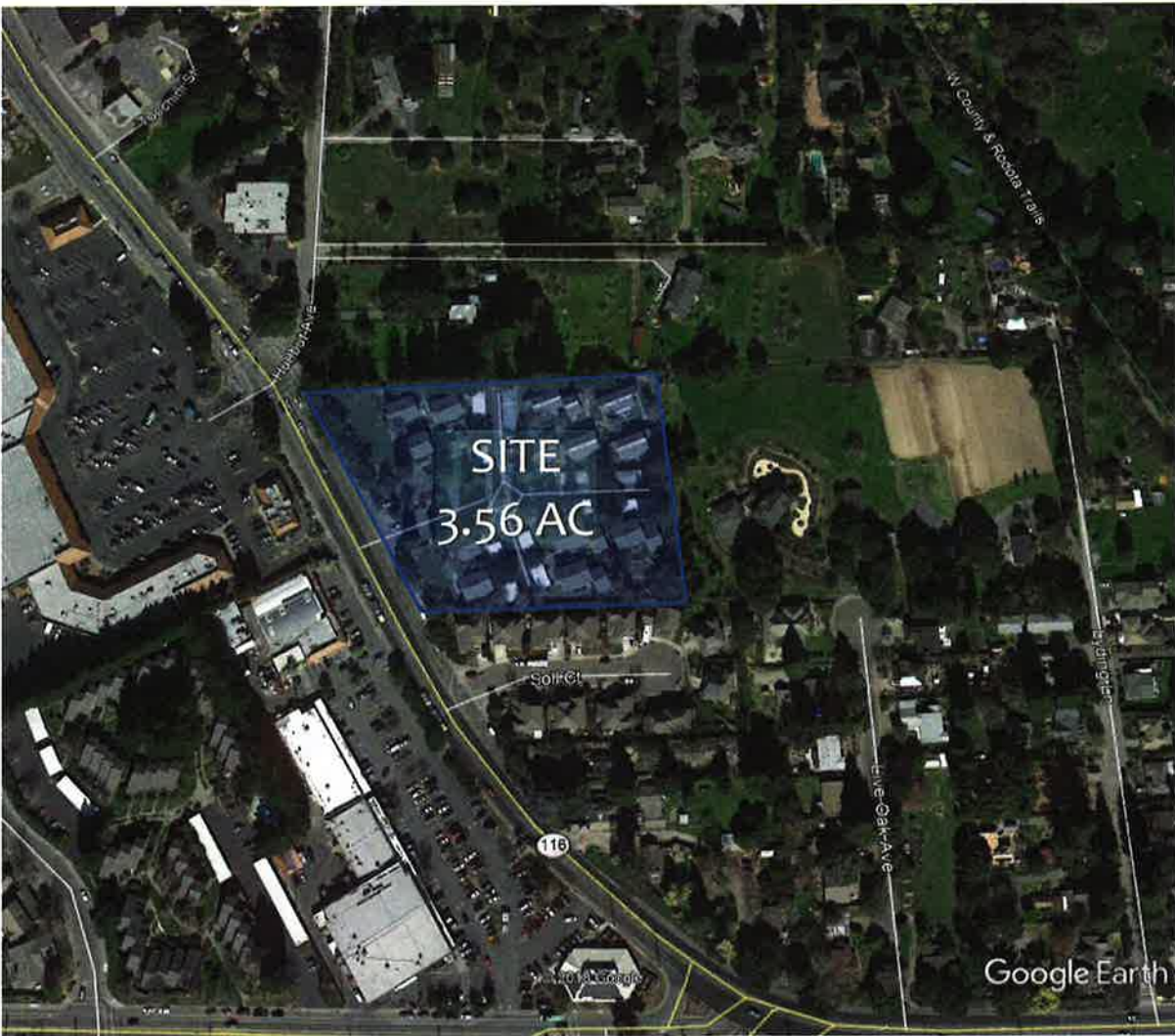
## NEIGHBORHOOD PHOTOGRAPHS



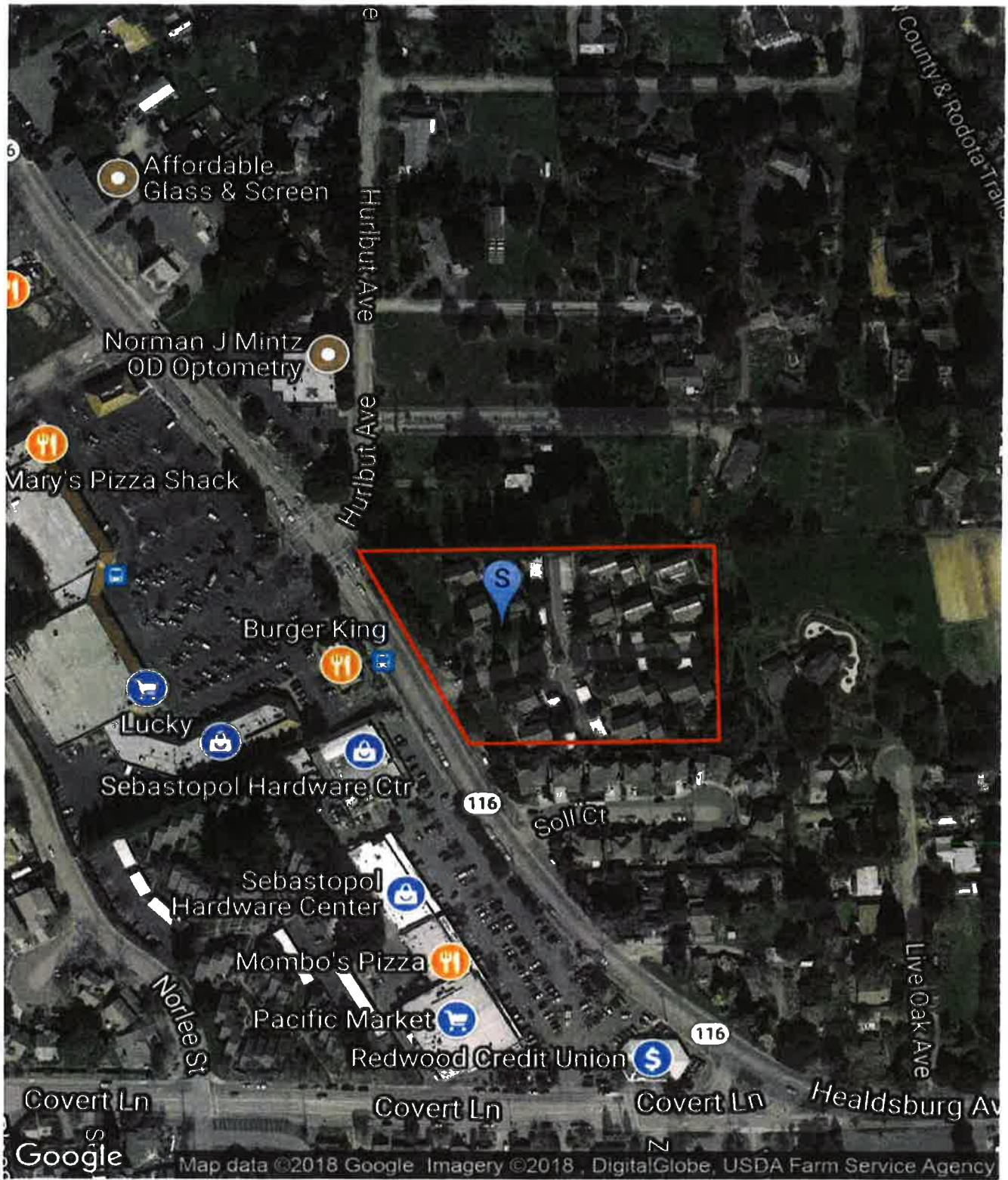
Gravenstein Apartments  
1000 Gravenstein Blvd  
Gravenstein, CA 94939  
Phone: (415) 435-1234  
Fax: (415) 435-1235  
Website: www.gravensteinapts.com



## SITE AND ADJACENT LAND USES



# AERIAL PHOTOGRAPH

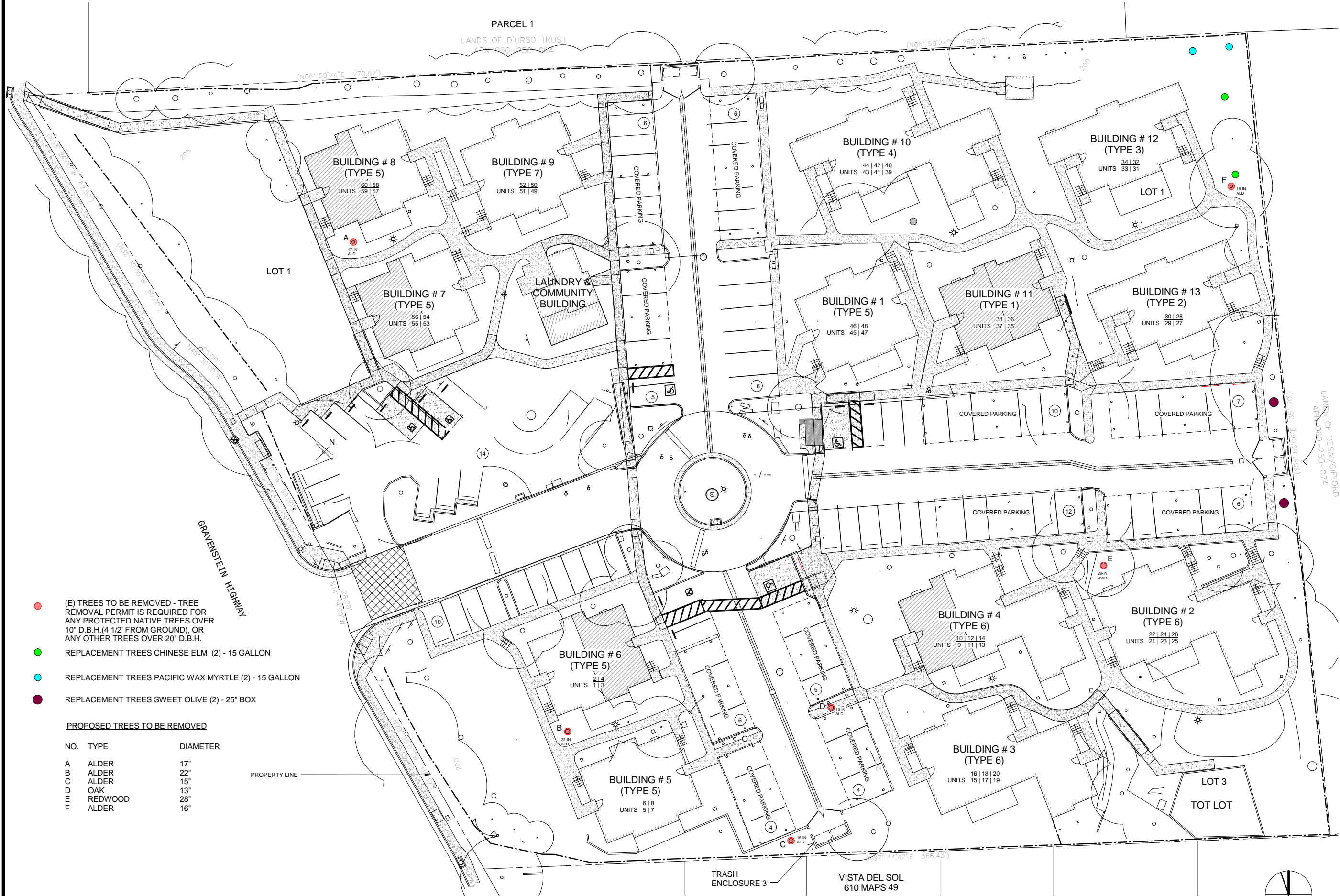




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BY: 





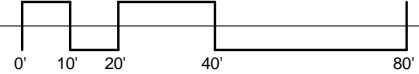
- (E) TREES TO BE REMOVED - TREE REMOVAL PERMIT IS REQUIRED FOR ANY PROTECTED NATIVE TREES OVER 10" D.B.H.(4 1/2' FROM GROUND), OR ANY OTHER TREES OVER 20" D.B.H.
- REPLACEMENT TREES CHINESE ELM (2) - 15 GALLON
- REPLACEMENT TREES PACIFIC WAX MYRTLE (2) - 15 GALLON
- REPLACEMENT TREES SWEET OLIVE (2) - 25" BOX

PROPOSED TREES TO BE REMOVED

NO.	TYPE	DIAMETER
A	ALDER	17"
B	ALDER	22"
C	ALDER	15"
D	OAK	13"
E	REDWOOD	28"
F	ALDER	16"

1 TREE REMOVAL PLAN

1" = 20'-0"



WEIR|ANDREWSON ASSOCIATES, INC. ARCHITECTS & ENGINEERS

990 A Street, Suite 202  
San Rafael, CA 94901  
T: 415.485.9797  
F: 415.485.9799  
www.waassoc.com

BURBANK HOUSING DEVELOPMENT

GRAVENSTEIN APARTMENTS

699 GRAVENSTEIN HWY  
N  
SEBASTOPOL, CA 95472  
APN 06-025-071, -072, & -073

MARK	DATE	DESCRIPTION
	11/19/19	ASI 002

SCALE: 1" = 20'-0"

DRAWN BY: MB

CHECKED BY: EP

JOB NUMBER: 18011.00

SHEET TITLE





TREE REMOVAL SITE PLAN

DRAWING

T.03

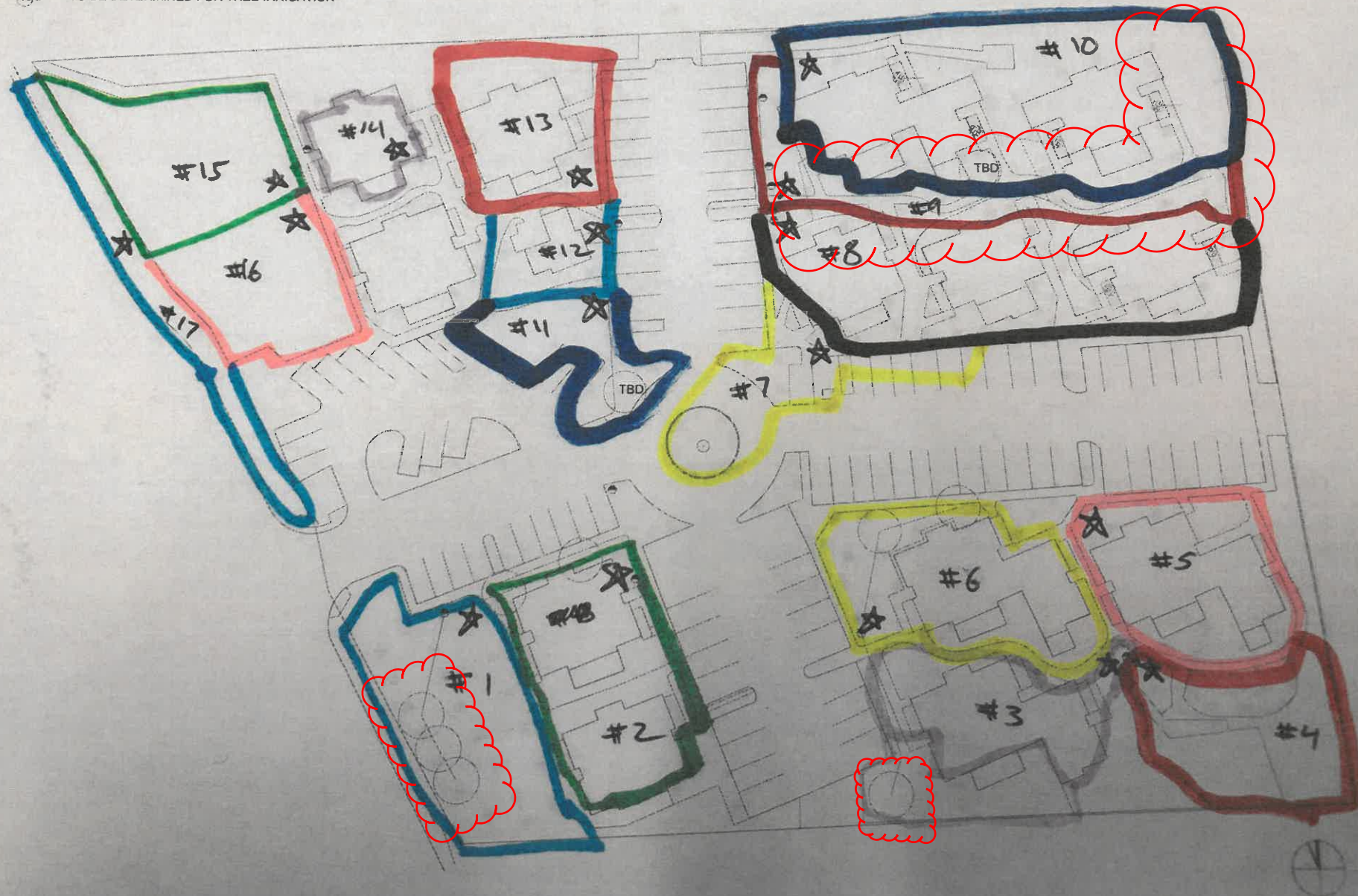
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-  "V" DITCH WITH NEW PIPING
-  ROOF DRAIN INLETS, TO BE REPAIRED/REPLACED WITH NEW PIPING
-  NEW TREE IRRIGATION LINES TO BE PLACED AROUND (E) TREES
-  TBD TO BE DETERMINED FOR TREE IRRIGATION

★ = ZONE VALVE

Proposed areas for replacement trees.  
Drip irrigation @ new trees to be controlled by dedicated valves.

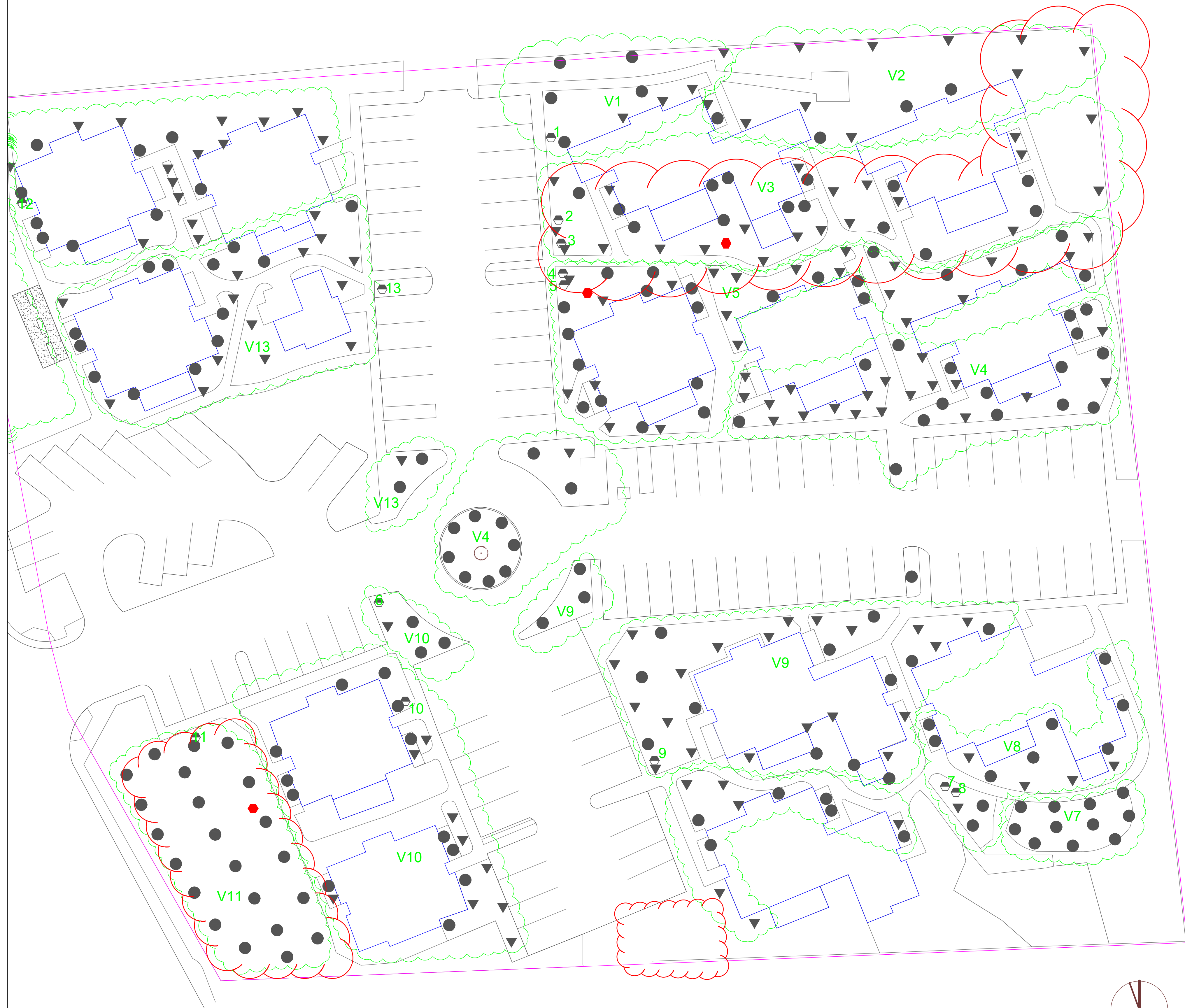




Sprinkler Locations existing

- ▼ Sprinkler Heads (E)
- ⊞ Valve Box (E)
- Dedicated Irrigation Valve (N)

Areas where replacement trees are to be planted.  
Final Location of trees per direction of City Arborist



CLIENT:  
BURBANK  
HOUSING  
DEVELOPMENT  
GRAVENSTEIN  
APARTMENTS

PROJECT LOCATION:  
699 GRAVENSTEIN HWY N  
SEBASTOPOL, CA 95472  
APN 06-025-071, -072, -073

REVISIONS:

REV. #:

REV. DATE:

DRAWING:

IRRIGATION VALVE  
PLAN & NOTES

DATE:

09/13/2019

SCALE:

3/64" = 1'-0"

DRWN. BY:

JS

DRWN #:

L3.0





## ATTACHMENT A Specifications

### Specifications for Landscape Maintenance

#### GENERAL

- 1) All maintenance practices shall follow accepted Horticultural methods.
- 2) Site shall be maintained reasonably weed-free using (Integrated Pest Management) methods to include use of herbicides and hand weeding.
- 3) The Department of Agriculture requires notification to the Owner/Client or Manager of a property, of all pesticide application. As a part of routine maintenance, Landesign may make frequent spot-spray applications of pesticides. These specs shall serve as notification of spot-spray applications.
- 4) Contractor's representative shall make monthly general site inspections.
- 5) Contractor shall be responsible to maintain a high level of safety on the property at all times.
- 6) All utilities shall be provided by Owner. Necessary specialized connections shall be provided by Contractor.
- 7) Holidays and Rain Days may cause a delay, change, or cancellation of our normally scheduled visit.

#### TURFGRASS

- 1) Turf grasses shall be mowed weekly in the growing season and as needed in cold winter months. Cutting height shall be determined by turf type and season. Edges shall be precisely trimmed adjacent to walks, curbs, paving, headers, shrubs areas, etc., as required.
- 2) Fertilizer shall be applied to maintain a healthy and lush appearance at all times. Fertilizer shall be applied at the rate of one (1) pound of actual nitrogen per 1,000 square feet. Fertilizer type shall be consistent with the seasonal requirements.
- 3) Turf grass shall receive adequate irrigation at all times unless rainfall amounts are sufficient.

#### GROUNDCOVERS

- 1) All ground covers shall be regularly pruned or trimmed away from shrubs, trees, walks and header board, maintaining a well-groomed appearance at all times.
- 2) Groundcovers shall be fertilized as needed at a rate appropriate for the plant material. Applications may be necessary to establish new plantings or nutrient-deficient areas.

#### SHRUBS

- 1) Shrubs will be pruned to maintain a natural shape unless restricted by planter dimensions, irrigation provisions, or owner preference.
- 2) All dead, diseased, and/or damaged branches shall be removed regularly.
- 3) Pruning will not take place during blooming period.
- 4) Shrubs shall be fertilized as needed at a rate appropriate for the plant material. Applications may be necessary to establish new plantings or nutrient-deficient areas.

#### VINES/ESPALIERS

Vines shall be maintained in their intended form and attached to buildings, fences, walls, posts, trellis, etc.

#### TREES

- 1) All pruning methods shall be in accordance with the National Arborist Association standards.
- 2) Tree pruning is limited to a ground level workman; not to exceed 15' for safety purposes.
- 3) Newly planted trees shall be staked or guyed according to National Arborist Association standards.
- 4) Developing trees shall be fertilized with a balanced fertilizer as needed.
- 5) Tree stakes and ties shall be routinely inspected and removed to encourage tree development.
- 6) No major tree work will be performed without the proper authorization / direction from Owner's representative.



#### **LITTER**

- 1) Incidental trash shall be policed weekly and disposed of properly.
- 2) Green debris generated by Landesign will be removed off-site same day. Excess debris removal, including storm damage removal can be addressed as an extra work order.
- 3) Collection of leaf debris adjacent to curbs and landscaped areas will be collected during maintenance service.

#### **IRRIGATION SYSTEM**

- 1) The irrigation systems will be reviewed and adjusted regularly to provide adequate soil moisture for proper plant growth and establishment.
- 2) Contractor will perform repairs at the Owner's expense pending verbal or written approval and will be billed as an extra at the current irrigation rate. Minor damage to the irrigation system will be repaired as noticed (without prior approval) and charged on a time and material basis up to a \$300.00 limit.
- 3) Repairs to system shall be made with originally specified materials whenever possible.
- 4) Locks and keys to be provided by Owner.

#### **SUB-CONTRACTORS**

Sub-contractors may be utilized for specialized functions such as tree pruning, pest control, or street sweeping. These items may be billed as an Extra Work Order.

#### **WORK NOT INCLUDED**

- 1) Repair or replacement of any plant materials damaged by vandalism, "Acts of God", or circumstances beyond the Contractor's control will not be included as part of this Contract.
- 2) Major insect, disease, and rodent control are excluded from this contract. The contractor will notify the owner or owner's representative of any major insect, disease and rodent problems adversely affecting the landscape and discuss available methods of control as an extra work item.
- 3) Maintenance of parking lot, street, or driveway vacuuming or sweeping of debris can be addressed as an extra, with a separate agreement.
- 4) Additional work NOT stated in the maintenance specifications may be performed during routine maintenance visits if possible at material cost plus administrative fees.
- 5) Extra Work - Contractor shall furnish Owner with an estimate for any extra work which may be requested. T&M work will be invoiced with detail of hours and current labor rates.
- 6) Emergency Services (Holidays, Off Hours and Weekends) will be billed at current hourly emergency rate of \$80.00 (subject to change).

#### **SITE SPECIFIC AMENDMENTS, INCLUSIONS, OR EXCLUSIONS:**

- As part of the 2019 rehabilitation project, ( \*Please see Updated tree count below ) were planted to mitigate the loss of thirteen trees removed during the rehabilitation project. The Owner [Burbank Housing] of the property is required to ensure the survival of the new plantings going forward. Progress will be monitored by the City of Sebastopol for a period of no less than three years. Landesign Construction & Maintenance, Inc. agrees to monitor and maintain these trees as part of the regular maintenance of the site and as directed by a Certified Arborist.
- Periodic site meetings & consultations with a Certified Arborist may be required. Landesign Construction & Maintenance, Inc. will meet on site with the Certified Arborist to review the existing conditions. All of these meetings & consultations, as well as all repairs related to the irrigation of these trees, or replacement plants, will be regarded as "extra work" and an invoice will be generated for all time & materials, as outlined in this contract.
- Item 7b. - Exclude automatic 3% annual increase. Contract renewals will be discussed and agreed upon annually.

\*UPDATE 4.29.20. A total of 10 Chinese Elms, 4 Pacific Wax Myrtles, 2 Sweet Olive Trees

Page 4 of 4

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

**ARBORIST'S REPORT**

**GRAVENSTEIN APARTMENTS**  
**699 Gravenstein Highway North - Sebastopol**  
April 30, 2020

The final submittal of a tree removal application and replacement has been made by Burbank Housing and their architect, Elizabeth Putnam. The plan is dated 2/27/20. They had responded again to earlier suggestions of slight revisions to their plans to better protect existing trees. And they provided a plan showing replacement tree selections and locations. Locations have been selected for various reasons, shade, privacy screening, etc.

As described in my earlier reports, I have made several site visits, and the trees proposed for removal are causing significant damage to paving or structures, or are diseased, dying, or dead, and are reasonable candidates for removal and replacement.

Respectfully submitted,

*Becky Duckles*

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

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

**ARBORIST'S REPORT**

**GRAVENSTEIN APARTMENTS**  
**699 Gravenstein Highway North - Sebastopol**  
August 15, 2019

The final submittal of a tree removal application and replacement has been made by Burbank Housing and their architect. They had responded to earlier suggestions of slight revisions to their plans to better protect existing trees. And they provided a plan showing replacement tree selections and locations.

As described in my earlier reports, I have made several site visits, and the trees proposed for removal are causing significant damage to paving or structures, or are diseased or dying, and are reasonable candidates for replacement.

The site was initially built and landscaped with a dense planting of trees including alder and coast redwoods, preserving only a few existing site trees. The alders are generally succumbing to alder borer because they are not suitable for a site without sufficient water. Coast redwoods were planted too close to buildings and paving (as per approved plans) and are causing extensive damage.

Replacement tree species were selected and agreed on with the applicant and architect, and will be well-suited to the locations and site. However, it will be valuable to fine tune the proposed locations on site. This can be done with the landscape contractor and/or applicant with another site visit to field-locate/mark new tree placement.

The applicant shall also confirm that replacement trees will be irrigated through an establishment period of 2-3 years, and describe and commit to the irrigation method – automatic sprinklers, Tree-Gator bags filled weekly (if unirrigated areas), hand watering by landscape contractor, etc.

The applicant also received in my earlier reports recommendations for protecting existing trees to remain, ie tree protection measures, to be included on construction documents.

Respectfully submitted,

*Becky Duckles*

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

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

**ARBORIST'S REPORT**

**GRAVENSTEIN APARTMENTS**  
**699 Gravenstein Highway North - Sebastopol**  
April 11, 2019

I visited this site on February 20<sup>th</sup> and April 5<sup>th</sup> with Kari Svanstrom, Sebastopol Planning Director as well as on April 8<sup>th</sup> with Volker Striffler, the construction manager for the property owners, Burbank Housing. The purpose of the visits was to discuss their upcoming project, regrading and repaving some parking areas and sidewalks to meet ADA requirements, in regard to potential impact on existing trees.

This site was developed decades ago, with a densely growing landscape of some previously existing coast redwood trees and a giant sequoia as well as many other ornamental trees.

There are two trees potentially impacted by proposed construction. Some roots may be impacted on a large, 54" diameter coast redwood (*Sequoia sempervirens*) and a 24" dbh coast redwood, both near the community building. We have discussed construction details for the repaving which have been incorporated into the construction documents.

During the grading for this work, a monitoring arborist should be present to insure that any excavation is done carefully, exposing any roots which may have to be cut, and supervising any necessary root pruning. Because we don't know the depth, size and number of roots which may be encountered, we will not know until they are exposed which roots can be preserved and which will have to be cut. I will remain in contact with Burbank Housing (and the City of Sebastopol) to insure that the trees and roots are protected, and that any root pruning is done with supervision and evaluation of tree stability and structural soundness.

**"Tree Protection Measures:**

During demolition or grading or other construction activities within the driplines of protected trees a qualified, certified arborist shall be present to observe the work. Roots shall be carefully exposed, avoiding damaging them. Any roots which cannot be preserved shall be cleanly cut under the supervision of the arborist. If in the opinion of the arborist the number of roots which must be cut significantly compromise the health and structural stability of the tree, they will recommend mitigation procedures or the possible removal of the tree."

Respectfully submitted,

*Becky Duckles*

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

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

**ARBORIST'S REPORT**

**Gravenstein Apartments - Sebastopol**  
February 25, 2019

I visited this site on February 20<sup>th</sup> with Kari Svanstrom to assess several trees proposed for removal. They had been listed on the application and marked on a reduced site plan for location reference, though individual trees were not marked on site. All the trees had been planted when the apartments were built around 30 years ago, species selection according to City of Sebastopol requirements and current landscape architectural favorites of the time.

The 5 coast redwoods (*Sequoia sempervirens*) proposed for removal are all in tight, enclosed areas, only 2-3' from slab foundations or walkways in most cases, with diameters ranging from 20-24". They are young, healthy trees with no pests or diseases. Though damage to foundations was listed as one of the main reasons justifying removal for 4 of the redwoods, we were not able to verify this on our site visit. No contact person was listed to accompany us and show us the interior damage. However, numerous large surface roots were visible from all the redwood trees, and roots had previously cracked and lifted sections of adjacent walkways and curbs. Some sections had previously been replaced, and there were some still displaced. Several large roots (4-6" diameter) were visible at the outer edge of the foundations, and undoubtedly are growing under them causing structural damage. The 4 redwoods identified in the current application should be removed.

Four white alders (*Alnus rhombifolia*) are proposed for removal. This too was a species popular for landscapes in the 80's. Because they are a California native, like coast redwoods, they were considered to be a useful tree requiring low water for maintenance. However, this is a riparian species which has turned out not to be a successful landscape tree, especially where irrigation has been reduced or eliminated as the trees matured. They have all been attacked in the past by alder borers, leaving the trees with extensive damage to the sapwood, with large exit holes and cracked, checked bark showing where permanent damage has been done to the trees. Bark beetles have subsequently attacked the stressed trees, as evidenced by the frass and small exit holes visible. They are not diseased, but physically damaged enough that they will never recover and become viable landscape trees. They should be removed. Other alders have mistletoe clumps which should be removed (not required, but suggested to keep them from declining further and the mistletoe from spreading).

One severely declining flowering plum was listed for removal, and should be taken out. It has extensive decay in the trunk which has ruined its normal structure and form, and will not recover.

In the future, more redwoods and alders will probably have to be removed, as budgets permit and damage continues to occur. However, I do not agree that only 4 onsite replacement trees (Japanese maples) will be planted. A landscape design professional should observe the locations where trees will be removed, and propose replacements in appropriate locations where there is space and need. Japanese maples (*Acer palmatum*) would be suitable in some locations, but one

Gravenstein Apartments  
February 25, 2019  
Page 2

or two other species may be needed where evergreen screening or a larger canopy shade tree would be appropriate. Irrigation will be needed to establish them, and can be described (and committed to) on a new planting plan. If any suggestions are needed please ask them to call me and I'll be glad to help.

Respectfully submitted,

*Becky Duckles*

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