

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: 6b  
To: Tree Board  
From: Alan Montes, Associate Planner  
Subject: Tree Removal Permit  
Recommendation: Approval with Conditions  
Applicant/Owner: David Fowler (Applicant)/Carol Rogers (Property Manager for HOA)  
File Number: 2020-027  
Address: 8301 + 8311 Valley View Court  
CEQA Status: Categorical Exemption: Section 15304: Class 4  
General Plan: High Density Residential (HDR)  
Zoning: Planned Community (PC)

### **Introduction:**

This is Tree Removal Permit application requesting approval to remove six (6) protected trees in the common area of the Green Valley Vista Condominiums, in front of units 8301 and 8311 Valley View Court. There are also three (3) birch trees on the site which are dead and will be removed but are not subject to a tree permit due to already being dead.

### **Project Description:**

The project proposes to remove six (6) protected coastal redwood trees that are planted at the southwest corner of the intersection of Valley View Dr. and Valley View Ct. The trees are planted over PG&E gas and electric lines, as well as Comcast cable lines. The trees are currently about 35-45' tall and will continue to grow and expand the root system. The applicant has claimed that the only way to reasonably repair or replace the utilities is to remove the trees and grind out the roots.

The project proposes to replace the six (6) redwoods with two (2) new 'Natchez' Crape Myrtles (*Lagerstroemia indica* 'Natchez') trees, in the same location. The applicant has also stated that four (4) additional 'Natchez' Crape Myrtles can be planted where three (3) existing dead birch trees are located, see Figure 1. Typically, the City requires the trees to be replaced in a 2:1 ratio, which would result in twelve (12) new trees. The project proposes six (6) new 'Natchez' Crape Myrtles trees. The applicant has indicated that reason they are not providing the 2:1 ratio is that they believe two (2) trees is the appropriate number of trees for the location where the redwoods proposed for removal are located given the presence of infrastructure in place and that the location of the dead birch trees can accommodate four (4) new trees.



Figure 1

**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.***  
This criterion does not apply.
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 trees have visibly caused damage to the adjacent sidewalk (which has been repaired), as well as potential for growing into the utility boxes and damaging utilities lines (gas, electric, and cable lines). This criterion has been met.

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.***

The City Arborist concurs with the applicant in that the six (6) redwoods are in a confined space that is too small for the number of redwood trees.

#### **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:**

Becky Duckles, an ISA Certified Arborist serving as the City Arborist, reviewed the application, conducted a site visit, and prepared an Arborist's Report dated April 6, 2020, attached. In summary the report states:

1. That from all six redwoods have already visibly caused damage to the adjacent sidewalk (which has been repaired), as well as growing into the utility boxes and lines mentioned in David Fowler's report.
2. That these trees as a species are inappropriate for the confined space in which they are located.
3. That a 1:1 replacement with in-lieu fees is appropriate for this site, given the tight spaces.

Additionally, Ms. Duckles noted that the initially proposed replacement trees, Catawba crape myrtle, are susceptible to powdery mildew (a fungal disease) in this area and that larger crape myrtle such as Natchez or Muskogee hybrid would be more appropriate. Given this feedback the applicant had revised their application to propose six (6) new Natchez crape myrtles.

Staff is supportive of the tree removals, given that the tree roots are creating a dangerous situation and will need to be removed to protect the utility lines and equipment. Staff finds the 1:1 replacement to be acceptable.

#### **Recommendation:**

Staff recommends that the Board hear from the applicant, public, deliberate and conditionally approve the removal of the trees, with a 1:1 replacement and applicable fee for the additional six (6) trees, based on the facts and findings and analysis set forth in this staff report.

#### **Exhibits:**

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

**Attachments:**

- 1) Application Documents
- 2) City Arborist Report



**Exhibit A**  
**TREE REMOVAL PERMIT**  
**8301 + 8311 Valley View Court**  
**Removal of Protected Trees**

**Recommended Findings for 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 six (6) trees proposed for removal proposed for removal are out of scale with the neighborhood.
4. That the City Arborist found that trees proposed for removal are causing visible damage to the sidewalk and may potentially damage the existing utility lines (gas, electricity, and cable).
5. That the City Arborist has recommended removal of the trees in keeping with Tree Removal Criteria 3 and 5.

**Exhibit B**  
**TREE REMOVAL PERMIT**  
**8301 + 8311 Valley View Court**  
**Removal of Protected Trees**

**Recommended Conditions of Approval**

1. The Tree Removal Permit shall be valid for a period of three (3) years, except that the applicant may request a one (1) year extension of this approval from the Planning Director, pursuant to Section 17.400.100 of the Zoning Ordinance.
2. The applicant shall plant two (2) onsite replacement trees of a type and number approved by the City Arborist for each removed protected tree. A site plan indicating the replacement trees, and/or receipts of the trees shall be submitted to the Planning Department upon tree replacement approval and selection. Alternately, the applicant may opt to allow the City to retain the per-tree replacement deposit of \$150.00, which will be transferred into the City's Tree Fund.
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. The replacement trees shall be replanted within 12 months of the removal of trees.
5. 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.
6. 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.
7. 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 #: 2020-027

Date Filed: 03-03-20

Total Fee Paid: \$ 1,215.00

Received by: [Signature]

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

### PROJECT INFORMATION

ADDRESS: 8301 + 8311 Valley View Court

ASSESSOR'S PARCEL #: \_\_\_\_\_

PARCEL AREA: \_\_\_\_\_

### APPLICANT OR AGENT:

Name: David Fowler

Email Address: dfowlerdesigns@gmail.com

Mailing Address: 2475 Brush Creek Rd

City, State, Zip: Santa Rosa CA 95404

Phone: 707-331-5199

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

Business License #: WE-105760

Signature: [Signature]

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

Name: CAROL ROGERS

Email Address: carolruper@gmail.com

Mailing Address: 2462 W. THIRD ST #225

City, State, Zip: SANTA ROSA, CA 95403

Phone: 707-523-1360

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

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

Signature: Carol Rogers

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

Date: 3/2/2020

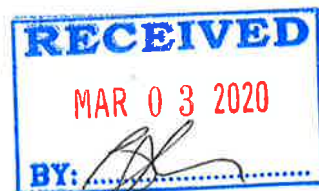
Date: 3/2/2020

SEE SHEET L1

| 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            | sequoia sempervirens   | 36"                    | FRONT OF PROPERTY                      | UTILITY CONFLICT                   | SEE ARBORIST REPORT                                   |
| B            | " "                    | 31"                    | " "                                    | " "                                | "   |
| C            | " "                    | 29"                    | " "                                    | " "                                | "   |
| D            | " "                    | 47"                    | " "                                    | " "                                | "   |
|              | Example listed below:  |                        | " "                                    | " "                                | "   |
| Sample       | (Q. Lobata) Valley Oak | 22.5"                  | Back Yard near existing house          | Large areas of decay in main trunk | 4-15 Gallon live oaks, 2 here and 2 in the front yard |

E. " " 23" " " " "

F. " " 32" " " " "





## 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 Carol Pogen Date Signed 3/2/2020 Planning File No. 2020-027

**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.**

Signature

Printed Name

### PUBLIC NOTIFICATION OF TREE REMOVAL

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

Signature

Printed Name





\* APPLICANT WILL  
POST 10 days  
BEFORE MEETING  
ONCE NOTIFIED  
OF DATE.

## City of Sebastopol

### NOTICE OF REQUEST FOR APPROVAL TO REMOVE TREES

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

ADDRESS: \_\_\_\_\_

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.**



## **DAVID FOWLER DESIGNS**

CONSULTING ARBORIST & LANDSCAPE ARCHITECT

ISA CERTIFIED ARBORIST WE-10576A

2475 BRUSH CREEK ROAD

SANTA ROSA, CA 95404

707.331.5199

dfowlerdesigns@gmail.com

### ARBORIST'S REPORT

April 6, 2020

*(replacement tree selection amended 5/9/2020)*

On January 28 I visited the site at 8301/8311 Valley View Court at the request of property manager Carol Rogers. She told me there were some Redwood trees in front of the units that are part of the Green Valley Vista HOA that were causing problems with the utilities. Carol had previously contacted Tree Pro for recommendations about how to best deal with the trees/roots, and Tree Pro referred me to Carol because I am a certified arborist and licensed landscape architect.

There are (6) fairly large (23"-47" DBH) Coastal Redwood Trees (*Sequoia sempervirens*) that were planted in very close proximity of one another, and directly on top of PG&E gas and electric lines, as well as Comcast cable lines. To my knowledge, all utilities in this neighborhood are buried underground. Please see sheet L1 for existing conditions on the site. The tree sizes and locations are listed on sheet L1 for reference.

Planting 6 Redwood Trees directly on top of and around utilities is a recipe for disaster. Very little if any thought was given to the long-term plan for these trees, and the impact they will have on the utilities, sidewalks, and adjacent properties. The trees are currently about 35-45' tall and will continue to grow much larger if they remain. The roots are inextricably entangled with the utilities, and they would be impossible to separate. The only way reasonable and logical way to repair or run new utility lines will be to remove the trees and grind out the roots.

The existing conditions map on sheet L1 shows the location and size of each of the 6 trees as well as the locations of the utility lines marked by PG&E. The roots of Redwood Trees spread and span much farther than many other species, and it can be assumed that the entire planting area is engulfed in the roots of the trees. It does not seem feasible to leave any of these trees or roots if new utility lines are to be repaired or run.

It is my recommendation to remove all 6 trees and replace them with (2) new trees that will grow into more appropriate sizes for the space, and (4) new trees around the corner (on the association's property). Six trees is too many for a small space with underground utilities. Tree Pro will also be removing 3 dead Birch Trees in the same neighborhood around the corner (see attached google earth image), and 4 additional trees can be planted in this location (same species as those proposed in this planting plan). Planting too many trees without enough space can lead to future maintenance problems and the health of the tree can also suffer.

My recommendation for trees to replace the Redwoods are 'Natchez' Crape Myrtles (*Lagerstroemia indica* 'Natchez'). These trees grow to be about 20-25' tall and wide, and the roots will not be nearly as invasive as the Redwoods. They are hardy, have beautiful blooms, and are planted throughout Sebastopol. The other proposed plants in the planting plan are all very drought-tolerant, low maintenance, and a much better alternative to the ivy that is currently in the planting areas. All irrigation will also be changed from spray heads to drip, so much less water will be used with the proposed design.

Please also see attached photos with notations.

Sincerely,

*David Fowler*

David Fowler

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

Registered Landscape Architect # 6126

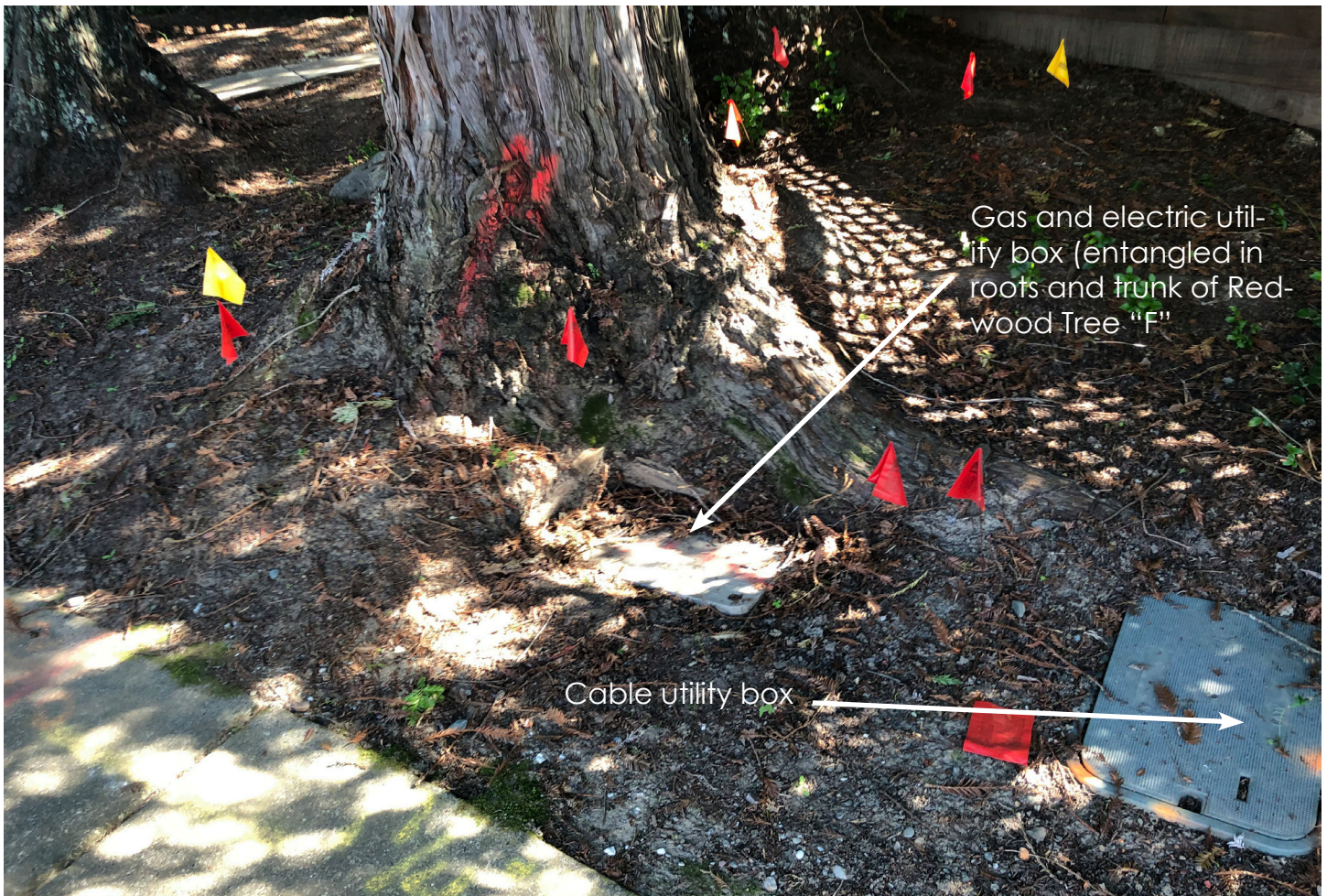


# 8301 & 8311 Valley View Court Photos



Redwoods on West side. Red flags indication location of electric lines, yellow flags are gas line.





Redwood on east side of property. Utility lines run along sidewalk and behind trees along fence





Dead birch trees to be removed. Replace birch trees with new Crape Myrtles.

Plant 4th Crape Myrtle here. Follow irrigation guidelines and tree planting details on sheet L1

**David Fowler Designs, Inc.**

**Landscape Architecture | Construction | Arboriculture | Sculpture**

**707.331.5199 | davidfowlerdesigns.com | dfowlerdesigns@gmail.com**

**2475 Brush Creek Road Santa Rosa, CA 95404**

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## **8301/8311 Ave Landscape Maintenance & Irrigation Notes**

### **Notes regarding landscape management:**

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

### **Notes regarding Irrigation installation and management:**

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



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

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



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

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3. Tree guys and stake ties shall be inspected and adjusted periodically, and removed when necessary, to insure that they are adequately surrounding the tree without girdling trunks or branches.
4. Plants shall be pruned to avoid blocking walks, passageways and sight distance views for vehicular traffic.
5. Dead plants shall be replaced, damaged branches shall be removed, and overgrown areas shall be thinned by the selective removal of unnecessary plants.
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7. Trees shall be watered deeply, but infrequently, to promote deeper rooting, and shall be fertilized as required by sound horticultural practices.
8. Landscape maintenance which conforms to above notes shall occur at a minimum of two times per month.

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

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



David Fowler  
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707.331.5199



Irrigation Notes

- USE BELOW GROUND VALVES AND LOCATE IN AREAS HIDDEN FROM VIEW IF POSSIBLE.
- USE RAINBIRD SMART CONTROLLER WITH RAINSENSOR AND SEASONAL ADJUSTMENT
- ALL PLANTINGS TO USE DRIP IRRIGATION UNLESS OTHERWISE NOTED
- BERM AROUND ALL TREES. PLACE MULTIPLE EMITTERS AT LEAST 6-12" AWAY FROM TRUNK OF TREE. TREES TO BE ON SEPARATE VALVE FROM LANDSCAPE PLANTS
- SEE PLANTING PLAN FOR EXACT NUMBER OF EMITTITERS NECESSARY
- NO SPRINKLERS OR OVERHEAD SPRAY DEVICES ARE TO BE USED ON THIS PROJECT

Hydrozone Legend

- LOW WATER USE - HYDROZONE SHRUBS & GRASSES
- LOW WATER USE - HYDROZONE TREES

Irrigation Legend

- C RAINBIRD SMART IRRIGATION CONTROLLER- SEE SPECS ON THIS SHEET
- NEW VALVE LOCATION. ALL IRRIGATION VALVES FOR DRIP AND INLINE EMITTERS TO HAVE 30 PSI PRESSURE REDUCER
- F FLUSH VALVE LOCATION

5/8" POLY IRRIGATION LINE FROM VALVE. USE (1) RAINBIRD XB20PC 1.0 GPH XERI-BUG EMITTER AT BASE OF EACH PLANT. MODERATE WATER USE PLANTS TO HAVE (2) EMITTERS. TREES TO HAVE RING OF NETAFIM IN LINE EMITTERS (12" SPACING) 16" AWAY FROM TRUNK.

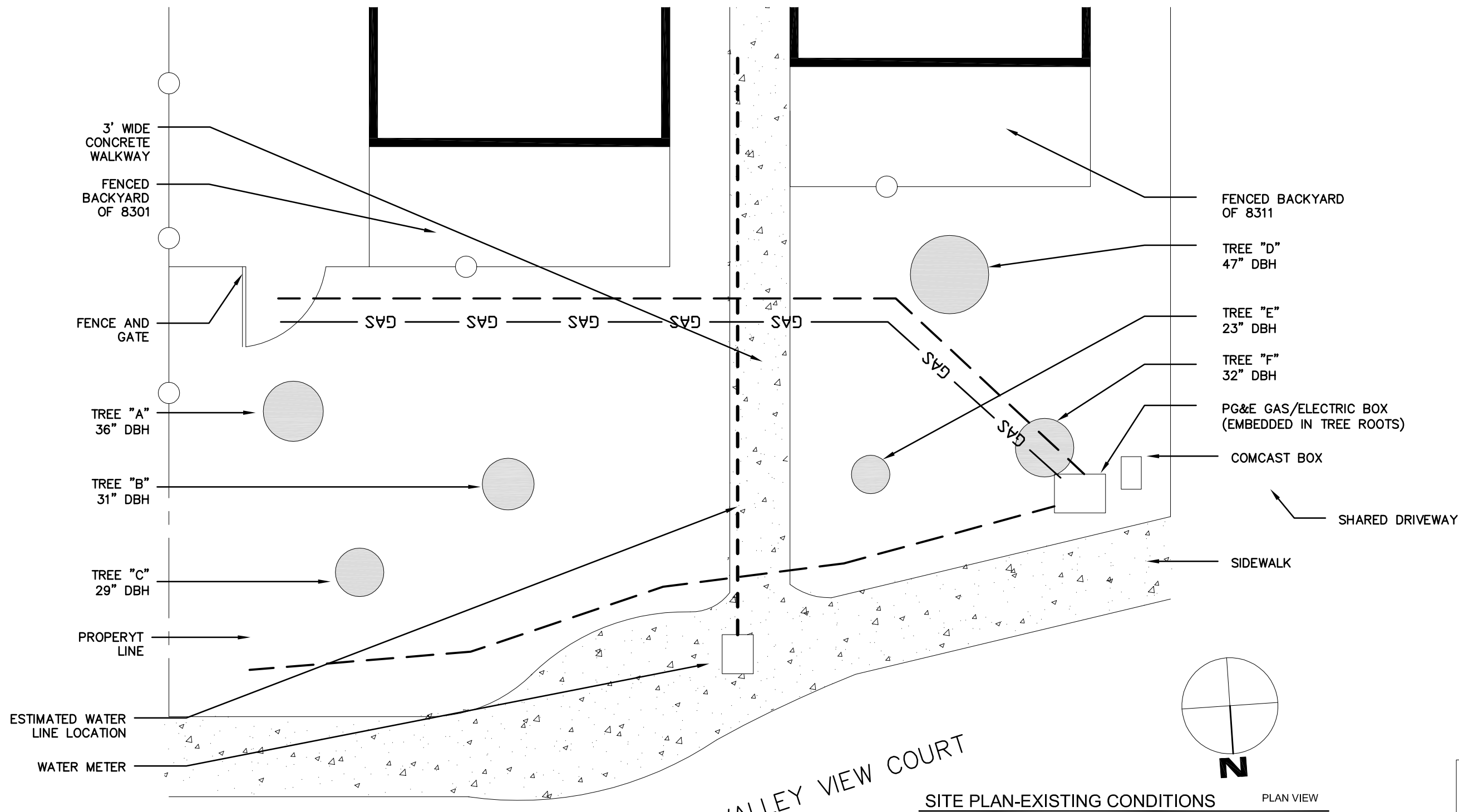
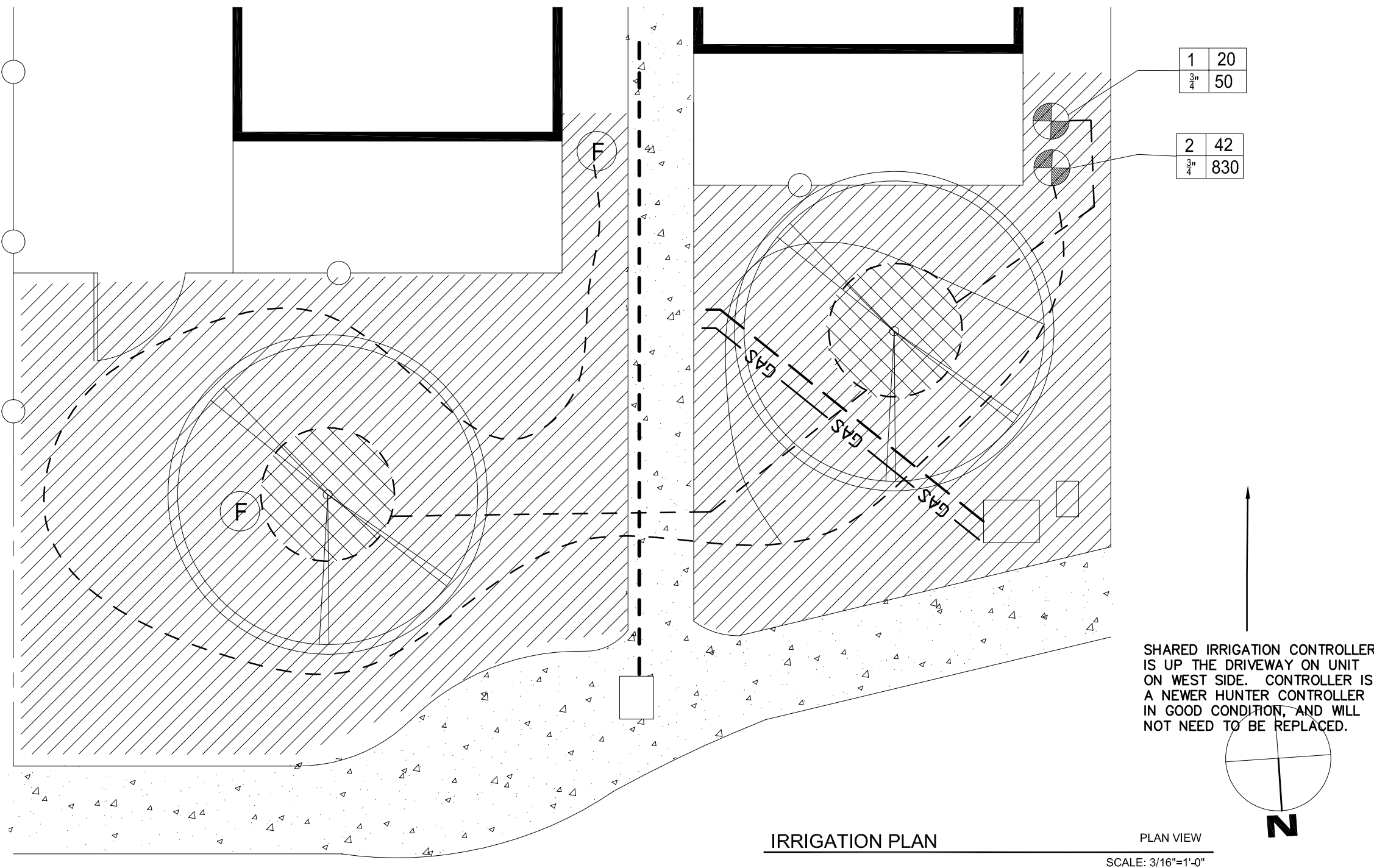
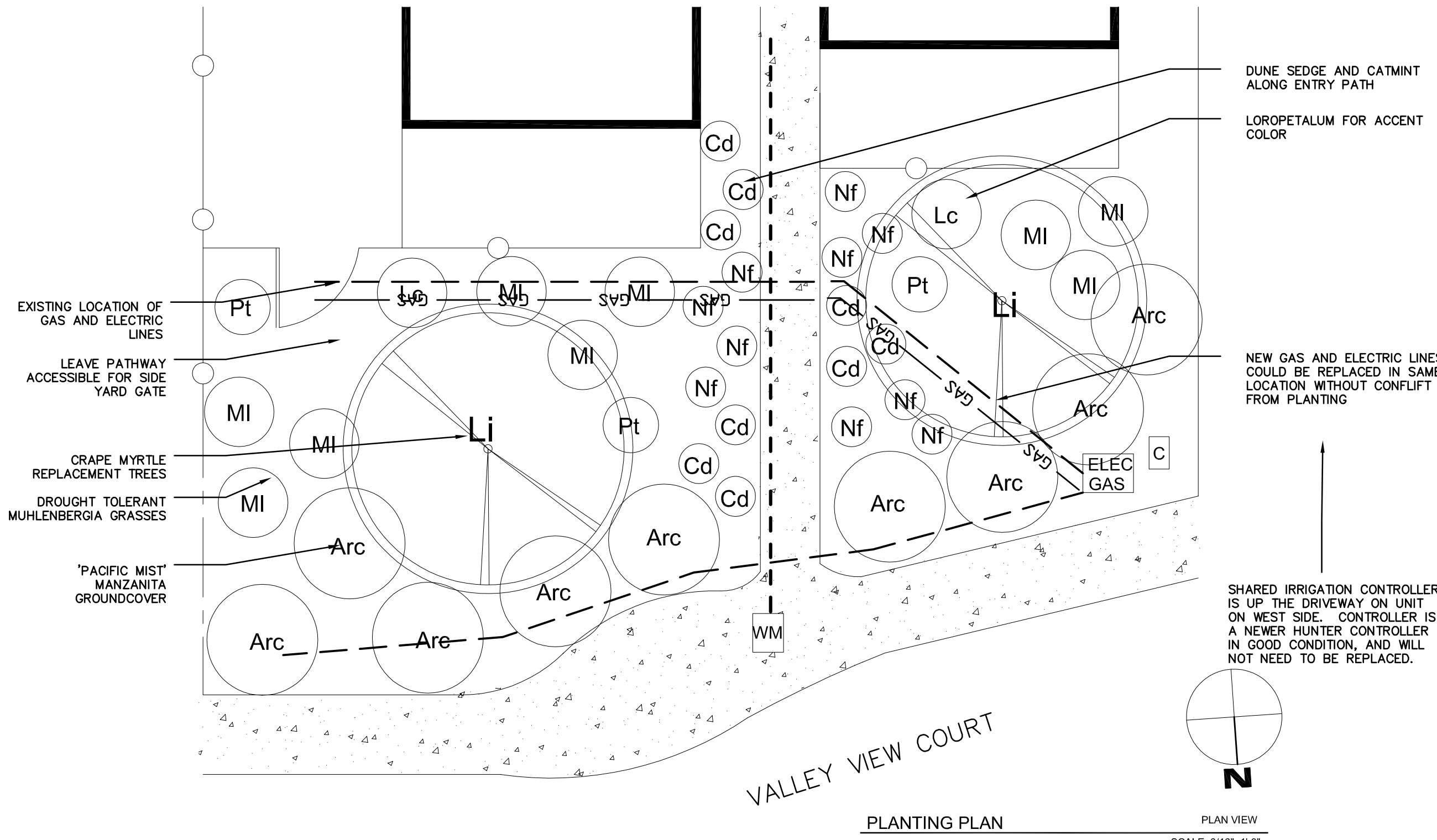
- VALVE/ZONE NUMBER
- FLOW RATE (GALLONS PER HOUR)
- ZONE AREA IN SQUARE FEET
- VALVE SIZE

NOTE: ALL IRRIGATION IS DRIP. AN THEREFORE IS CALCULATED IN GALLONS PER HOUR (NOT MINUTE)

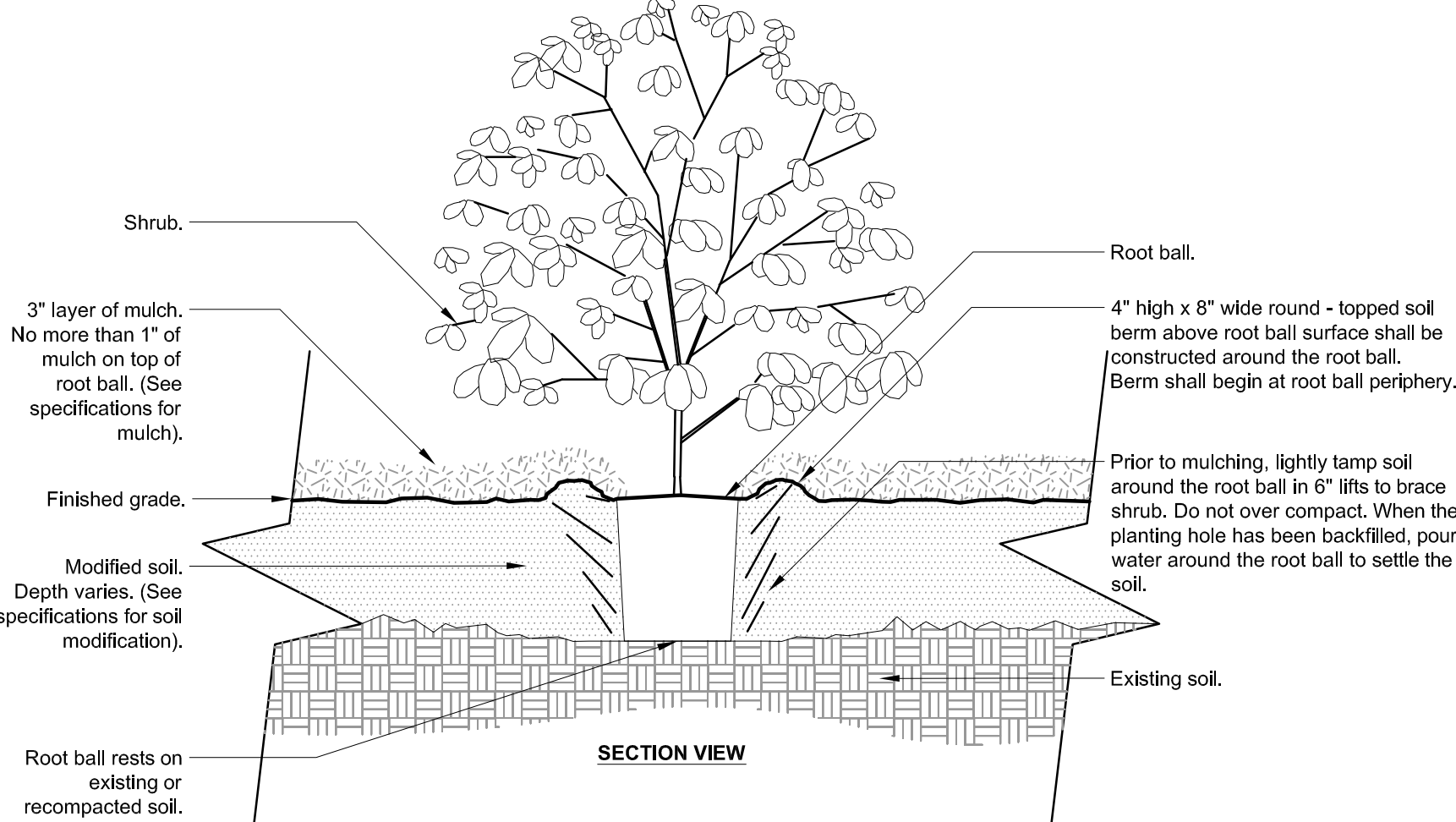
Project Notes:

- Total landscaped area: 880 sf
- 100% of landscaped area on drip irrigation (no spray heads)
- Low and moderate water use plants on separate valves
- Trees on separate valves
- Dedicated irrigation meter not required because landscaped area is less than 5000 sf
- Esisting irrigation controller can be used for this project. It is a newer model with seasonal adjustment and is in good working condition.
- Certificate of completion: applicant shall submit a landscape audit report verifying installation and irrigation efficiency

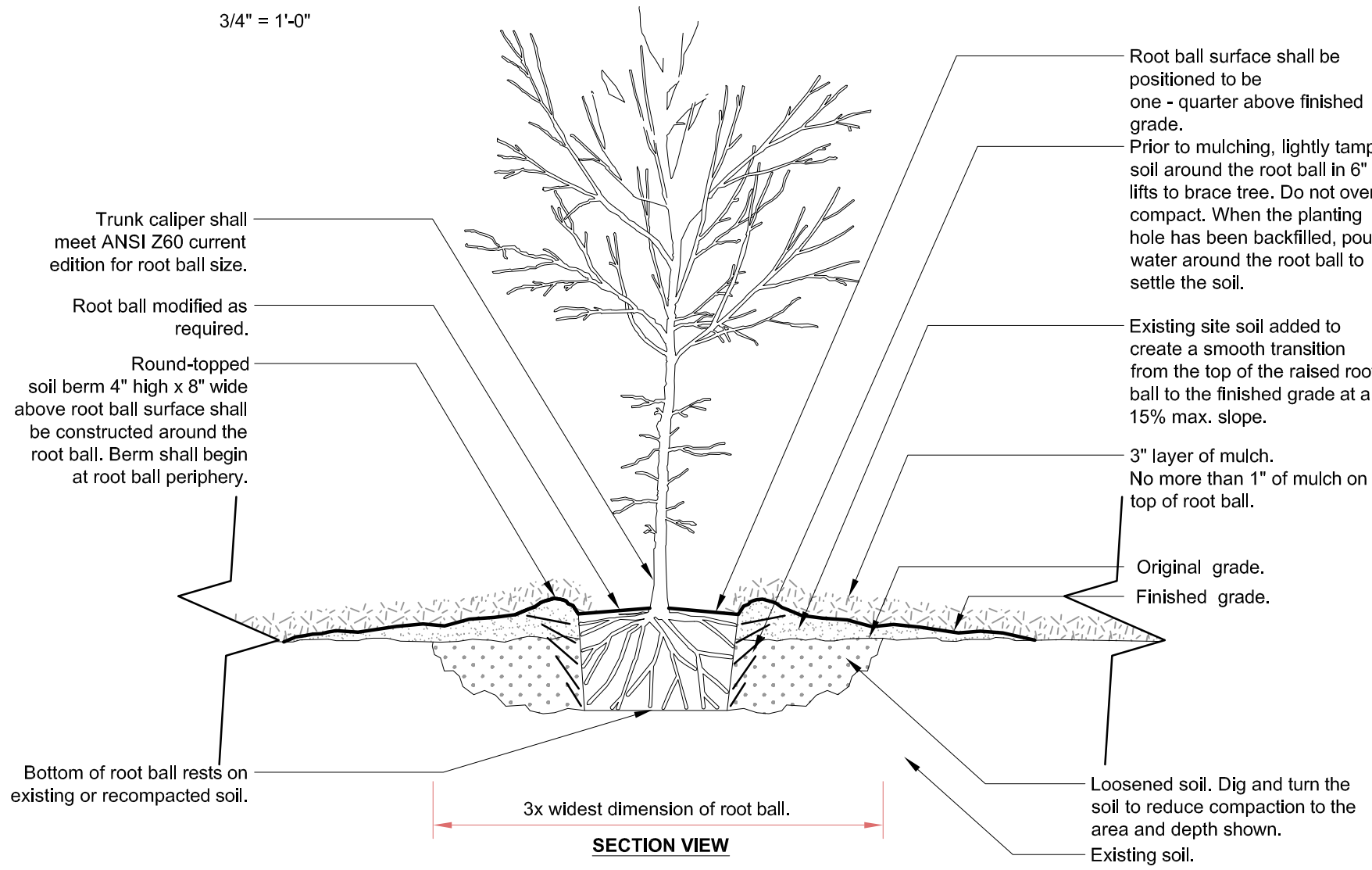
| Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes |            |   |  |
|---|------------|---|--|
| Enter value in Pale Blue Cells  |            |   |  |
| Tan Cells Show Results  |            |   |  |
| Messages and Warnings   |            |   |  |
| Click on the blue cell on right to Pick City Name   | Santa Rosa | Name of City                                    |  |
| ET <sub>c</sub> of City from Appendix A   | 42.00      | ET <sub>c</sub> (inches/year)                   |  |
|   | 0          | Overhead Landscape Area (ft <sup>2</sup> )      |  |
|   | 880        | Drip Landscape Area (ft <sup>2</sup> )          |  |
|   | 0          | SLA (ft <sup>2</sup> )                          |  |
| Total Landscape Area  | 880.00     |   |  |
| Results:  |            |   |  |
| (ET <sub>c</sub> ) x (0.62) x [(0.55 x LA) + ((1.0 - 0.55) X SLA)]                            |            | Gallons   |  |
|   |            | Cubic Feet                                      |  |
|   |            | HCF   |  |
|   |            | Acre-feet                                       |  |
|   |            | Millions of Gallons                             |  |
| MAWA calculation incorporating Effective Precipitation (Optional)                             |            |   |  |
| Precipitation (Optional)  |            |   |  |
| ET <sub>c</sub> of City from Appendix A   | 42.00      | ET <sub>c</sub> (inches/year)                   |  |
| Total Landscape Area  | 880.00     | LA (ft <sup>2</sup> )                           |  |
| Special Landscape Area  | 0.00       | SLA (ft <sup>2</sup> )                          |  |
|   | 24         | Total annual precipitation (inches/year)        |  |
| Enter Effective Precipitation   | 6.00       | Eppt (in/yr)(25% of total annual precipitation) |  |
| Results:  |            |   |  |
| MAWA = [(ET <sub>c</sub> - Eppt) x (0.62)] x [(0.55 x LA) + ((1.0 - 0.55) x SLA)]             | 10,802.88  | Gallons   |  |
|   | 1,444.14   | Cubic Feet                                      |  |
|   | 14.44      | HCF   |  |
|   | 0.03       | Acre-feet                                       |  |
|   | 0.01       | Millions of Gallons                             |  |



| SYMBOL   | BOTANICAL NAME                   | COMMON NAME                       | SIZE    | QUANTITY | WELO |
|--|----------------------------------|-----------------------------------|---------|----------|------|
| TREES  |                                  |                                   |         |          |      |
| Li   | Lagerstroemia indica 'Natchez'   | Natchez Crape Myrtle              | 24" box | 6        | Low  |
| (2 trees will be planted in the location where the Redwood Trees are removed, and the other 4 will be planted around the corner where existing dead Birch trees are being removed) |                                  |                                   |         |          |      |
| SHRUBS/GRASSES/GROUNDCOVERS  |                                  |                                   |         |          |      |
| Arc  | Arcostaphylos 'Pacific Mist'     | Pacific Mist Manzanita            | 5 gal   | 9        | low  |
| BCd  | Carex divulsa                    | Berkeley Sedge                    | 1 gal   | 9        | low  |
| CGI  | Gaura lindheimeri                | White Gaura                       | 1 gal   | 5        | low  |
| MI   | Muhlenbergia lindheimeri         | Lindheimer's Muhly                | 1 gal   | 9        | low  |
| Nf   | Nepeta faassenii 'Walker's Low'  | 'Walker's Low' Catmint            | 1 gal   | 10       | low  |
| Lc   | Loropetalum chinensis 'Rubrum'   | Chinese Fringe Flower             | 5 gal   | 2        | low  |
| Ph   | Phorurnum tenax 'Margaret Jones' | 'Margaret Jones' New Zealand Flax | 5 gal   | 3        | low  |



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

| Tan Cells Show Results   |        |  |                   |  |                            |                                 |
|--|--------|--|-------------------|--|----------------------------|---------------------------------|
| Messages and Warnings  |        |  |                   |  |                            |                                 |
| Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81. |        |  |                   |  |                            |                                 |
| Plant Water Use Type   |        | Plant Factor                                 |                   |  |                            |                                 |
| Very Low   |        | 0 - 0.1                                      |                   |  |                            |                                 |
| Low  |        | 0.2 - 0.3                                    |                   |  |                            |                                 |
| Medium   |        | 0.4 - 0.6                                    |                   |  |                            |                                 |
| High   |        | 0.7 - 1.0                                    |                   |  |                            |                                 |
| SLA  |        | 1  |                   |  |                            |                                 |
| Select System From the Dropdown List click on cell below             |        |  |                   |  |                            |                                 |
| Hydrozone  |        | Plant Water Use Type (s) (low, medium, high) | Plant Factor (PF) | Hydrozone Area (HA) (ft <sup>2</sup> ) Without SLA | Irrigation Efficiency (IE) | (PF x HA (ft <sup>2</sup> ))/IE |
| Zone 1   | Drip   | Low  | 0.20              | 50   | 0.81                       | 12                              |
| Zone 2   | Drip   | Low  | 0.20              | 830  | 0.81                       | 205                             |
|  |        |  |                   |  |                            | 217                             |
|  |        | SLA  |                   | 0  |                            | 0                               |
|  |        | Sum  |                   | 880  |                            |                                 |
| Results  |        |  |                   |  |                            |                                 |
| MAWA =   | 10,803 | ETWU =                                       | 4,850             | Gallons  | ETWU complies with MAWA    |                                 |
|  |        |  | 648               | Cubic Feet   |                            |                                 |
|  |        |  | 6                 | HCF  |                            |                                 |
|  |        |  | 0                 | Acre-feet  |                            |                                 |
|  |        |  | 0                 | Millions of Gallons                                |                            |                                 |

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

Signature

David Fowler Designs

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landscape architecture | construction | arboriculture



8301 & 8311 VALLEY VIEW COURT  
SEBASTOPOL, CA 95472

SITE PLAN  
PLANTING PLAN  
IRRIGATION PLAN

REVISIONS:  
DATE BY DESCRIPTION

SCALE  
as noted

DATE  
05/09/2020

L1



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

ARBORIST'S REPORT  
8301-8311 Valley View Ct - Sebastopol  
April 6, 2020

I visited this site on April 2nd at the request of the Planning Dept. to evaluate six coast redwoods (*Sequoia sempervirens*) growing in small planter areas at Green Valley Vista on Valley View Dr.. All six trees are proposed for removal. There are other large redwoods in similar locations in this townhouse complex, though these are the only ones being proposed for removal right now.

They are growing in front of two of the units, 8301 & 8311 Valley View Ct. Roots from all six redwoods have already visibly caused damage to the adjacent sidewalk (which has been repaired), as well as growing into the utility boxes and lines mentioned in David Fowler's report.

I agree that these trees are a species that is inappropriate for these confined spaces. Landscape architects in the '80's had different concepts of tree selection and growth than informed ones do now.

In regard to replacements, one of the main goals of Sebastopol's Tree Ordinance is to protect trees in the community which provide valuable assets such as shade, privacy screening, etc. The proposed replacement trees are Catawba crape myrtle (*Lagerstroemia indica* 'Catawba'). This shrubby smaller crape myrtle species is susceptible to powdery mildew (a fungal disease) in this area. I agree that large shade trees would grow too large for the spaces proposed, but I recommend specifying a larger crape myrtle. Any of the hybrids with names such as Natchez and Muskogee are larger and upright (when trained properly) and will be closer to 25' in height when mature – an appropriate size for these locations.

As far as the requirement for a 1:1 replacement instead of Sebastopol's 2:1, I think it makes sense on this site with tight spaces but the City will probably require in-lieu fees for the trees not installed. You can discuss that with staff.

Respectfully submitted,

*Becky Duckles*

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