

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: December 2, 2020  
Agenda Item: 6A  
To: Tree Board  
From: Alan Montes, Associate Planner  
Subject: Tree Removal Permit  
Recommendation: Conditional Approval  
Applicant/Owner: Vintage Tree Care Inc. / Harry E Polley  
File Number: 2020-058  
Address: 652 Petaluma Ave.  
CEQA Status: Categorical Exemption: Section 15301: Class 1  
General Plan: Commercial Office (CO)  
Zoning: Commercial Office (CO)

### **Introduction:**

The project applicant is seeking approval from the Tree Board for the removal of eleven (11) protected redwood trees at 652 Petaluma Ave.

### **Project Description:**

The application proposes removal of eleven (11) protected redwoods and one (1) redwood that does not meet the City's definition of protected, as the diameter at breast height is less than ten inches. The trees proposed for removal are located along the east elevation of the south parking lot, as identified on the site plan. The applicant is seeking approval to remove the redwood trees as they are causing damage to the parking lot surface, curb, and property line fence.

The applicant proposes to plant four (4) 15-gallon Pacific Wax Myrtles (*Myrica californica*) in the same location of the tree proposed for removal. The replacement plan is shown on the site plan and the approximate locations are marked with an X and notes that the trees will be irrigated with a 2-gph drip line.

The City Arborist had advised that the replacement trees should be Pacific Wax Myrtles (*Myrica californica*), spaced six (6) feet apart. In an additional email the City Arborist clarified that the site could accommodate up to twelve (12) replacement trees. The Applicant has proposed to replace the eleven redwoods with four (4) replacement trees. This represent a .36:1 replacement ratio, which is less than the required 2:1 replacement ratio generally required by the City. This means that the applicant would pay \$1,350 as an in-lieu fee to the City's Tree

Fund, should the Board be supportive of the replacement ratio. Should the Board concur with the City Arborist recommendation of twelve (12) new 15-gallon trees this would represent as 1.1:1 replacement. This means that the applicant would pay \$750 as an in-lieu fee to the City's Tree Fund.

**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 redwood roots are causing cracks in the parking lot and curb and are growing under the property line fence and have damaged sections of the fence. The roots are also growing into the adjacent property in search of water and will cause future damage as they confront the foundation and driveway.

- 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:**

Becky Duckles, the City Arborist, reviewed the current application, conducted multiple site visits, and prepared an Arborist report dated February 26, 2020 and July 15, 2020, as well as a clarifying email on July 15, 2020 stating that there is adequate room for twelve (12) new 15-gal. size container trees 6' apart to replace the 12 redwoods (including the one non-regulated redwood). The City Arborist determined that the proposed removal of trees is appropriate as they are beginning to damage structures.

Staff recommends that the Board approve the removal request, require replanting of twelve (12) Pacific Wax Myrtles (*Myrica californica*), spaced six (6) feet apart, and a payment of \$750 for the remaining replacement trees.

**Exhibits:**

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

**Attachments:**

- 1) Application Documents
- 2) City Arborist Reports + Email

**EXHIBIT A**  
**TREE REMOVAL PERMIT #2020-058**  
**652 Petaluma Ave**  
**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 eleven (11) protected redwood trees are proposed for removal are causing visible damage to the parking lot and property line fence, and that the roots will cause future foundation damage, and the proposed removal of these specimens are consistent with Tree Removal Criterion 3.
4. That the City Arborist has recommended removal of the trees proposed in the application, as Tree Removal Criteria 3 has been met for these specimens.
5. 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.

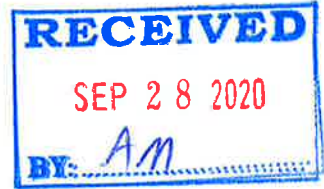
**EXHIBIT A**  
**TREE REMOVAL PERMIT #2020-058**  
**652 Petaluma Ave**  
**Removal of Protected Trees**

**Recommended Conditions of Approval**

1. The Tree Removal Permit for the removal of eleven (11) protected redwood 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 twelve (12) replacement trees, as identified on the site plan, and pay an in-lieu fee of \$750 for the additional ten (10) replacement trees.
3. The trees shall be irrigated to establishment for a minimum of three years.
4. The project shall implement the recommendations in the City Arborist Reports.
5. The replacement trees shall be replanted within twelve (12) months of the removal of trees.
6. 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.
7. 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.
8. 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.
9. 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

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

Planning File # 2020-058  
 Date Filed 9/28/2020  
 Total Fee Paid \$ 1965  
 Received by AM  
 Date Application Deemed Complete: \_\_\_\_\_

### PROJECT INFORMATION

ADDRESS: 652 PETALUM A AVE  
SEBASTOPOL, CA

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

#### Applicant's Information

Name: VINTAGE TREE CARE INC  
 Address: 1007 WEST COLLEGE AVE #161  
 City, State, Zip: SANTA ROSA, CA 95401  
 Phone #: (707) 495-4686  
 Fax #: N/A  
 Email: INFO@VINTAGETREECARE.COM  
 Signature: [Signature]

#### Owner's Information

Name: Harry E Polley  
 Address: 8722 Clarkman + Drive  
 City, State, Zip: Santa Rosa, CA 95409  
 Phone #: 707 291-2085  
 Fax #: None  
 Email: hpolley@pacbell.net  
 Signature: [Signature]

I certify that this application is being made with my consent

Date: 06/26/2020

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

Location Key	Species of Tree	Diameter at 1/2 feet (12" TOTAL)	Heritage Tree?	Area where tree is to be removed from?	Reason for Removal	Proposed Replacement
A	SEBASTOPOLIA COASTAL REDWOOD	16", 17", 18" 21", 16", 14"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PARKING	INFRASTRUCTURE DAMAGE	WAX MYRTLE
B	SAME	23", 20", 17" 12", 6", 16"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ALSO		1 FOR EACH TREE
C			<input type="checkbox"/> Yes <input type="checkbox"/> No			
D			<input type="checkbox"/> Yes <input type="checkbox"/> No			
E			<input type="checkbox"/> Yes <input type="checkbox"/> No			
F	EXAMPLES LISTED BELOW:		<input type="checkbox"/> Yes <input type="checkbox"/> No			
Sample	(Q. lobata) Valley Oak	22.5"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Back Yard near existing house	Large areas of decay in main trunk	4-15 Gallon live oaks, 2 here and 2 in the front yard
Sample	(S. semiperv.)	Multi trunks	<input type="checkbox"/> Yes	Front Yard	Root-sprouted;	2-15 gallon



# City of Sebastopol

## TREE REMOVAL PERMIT Application and Checklist

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

Planning File # \_\_\_\_\_  
 Date Filled \_\_\_\_\_  
 Total Fee Paid \$ \_\_\_\_\_  
 Received by \_\_\_\_\_  
 Date Application Deemed Complete \_\_\_\_\_

### PROJECT INFORMATION

ADDRESS: 652 PETALUMA AVE  
SEBASTOPOL, CA

ASSESSOR'S PARCEL # 004-094-014

#### Applicant's Information

Name: VINTAGE TREE CARE INC  
 Address: 1007 WEST COLLEGE AVE #161  
 City, State, Zip: SANTA ROSA, CA 95401  
 Phone #: (707) 495-4686  
 Fax #: N/A  
 Email: INFO@VINTAGETREECARE.COM  
 Signature: [Signature]

#### Owner's Information

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State, Zip: \_\_\_\_\_  
 Phone #: \_\_\_\_\_  
 Fax #: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 Signature: \_\_\_\_\_

I certify that this application is being made with my consent

Date: 06/26/2010

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

Location Key	Species of Tree	Diameter at 4 1/2 feet (12 TOTAL)	Heritage Tree?	Area where tree is to be removed from?	Reason for Removal	Proposed Replacement
A	SEQUOIA Supervising	16, 17, 18" 21, 16, 14"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PARKING	INFRASTRUCTURE DAMAGE	WAX MYRTLE
B	SAME	23, 20, 17" 12, 6, 10"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ARCS		- 4 TREES
C			<input type="checkbox"/> Yes <input type="checkbox"/> No			- 15 CALIFORNIA REDWOOD
D			<input type="checkbox"/> Yes <input type="checkbox"/> No			
E			<input type="checkbox"/> Yes <input type="checkbox"/> No			
F	EXAMPLES LISTED BELOW		<input type="checkbox"/> Yes <input type="checkbox"/> No			
Sample	(Q lobata) Valley Oak	22.5"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Back Yard near existing house	Large areas of decay in main trunk	4-15 Gallon live oaks, 2 here and 2 in the front yard
Sample	(S semiperv.)	Multi trunks	<input type="checkbox"/> Yes	Front Yard	Root-sprouted,	2-15 gallon

	Coast Redwood	5" - 9" diameter	[xx] No		weak; poor specimen/form	redwoods @ rear property line
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The submittal information shall be provided to the Planning Department. All submittal information shall be presented along with the Planning Application form, related fees, and any additional information required by the Planning Department before the application can be accepted as complete.

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

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

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

**Scale:** The scale used on submittal plans shall generally be at a 1/8" = 10' for the architectural plans, 1" = 20' for site engineering plans. Include a north arrow, the scale and a bar scale on all plans.

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

#### INDEMNIFICATION AGREEMENT

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

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

Applicant's Signature J. E. [Signature] Date Signed 6/26/20 Planning File No. 2020-058

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



**NOTICE OF MAILING:**

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

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

  
Signature

Thomas and Tracy  
Printed Name


**Public Notification of Tree Removal**

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

THIS IS TO CERTIFY THAT I, THE APPLICANT, AM RESPONSIBLE FOR POSTING THE TREE(S) PROPOSED FOR REMOVAL WITH THE ATTACHED FORM WITHIN 5 DAYS OF FILING THIS TREE REMOVAL APPLICATION. FAILURE TO POST THE PROPOSED TREE(S) AS REQUIRED, MAY RESULT IN THE APPLICATION BEING CONTINUED OR DENIED.

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

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

  
Signature

Thomas and Tracy  
Printed Name



# City of Sebastopol

## NOTICE OF REQUEST FOR APPROVAL TO REMOVE TREES

Species: Redwood (12) 16", 17", 18", 21", 16", 14"  
 Address: 652 PETAWMA AVE. 23", 20", 17", 12", 6", 10"  
 Diameter at Breast Height (per tree): " d.b.h.  
 Date Posted: 7/1/2020 (5 days from filing of application)  
 Designation: Protected Native or Heritage Size

\*\*\*\*\*

An application has been submitted to the Sebastopol Tree Board to remove a tree(s). Anyone who holds an interest in this tree may call the Sebastopol Planning Department at 707-823-6167.

\_\_\_\_\_ at Sebastopol City Hall, City Hall Conference Room, 7120 Bodega Avenue, Sebastopol at 4:00 p.m.

\*\*\*\*\*

IT IS A MISDEMEANOR TO DEFACE OR REMOVE THIS NOTICE.

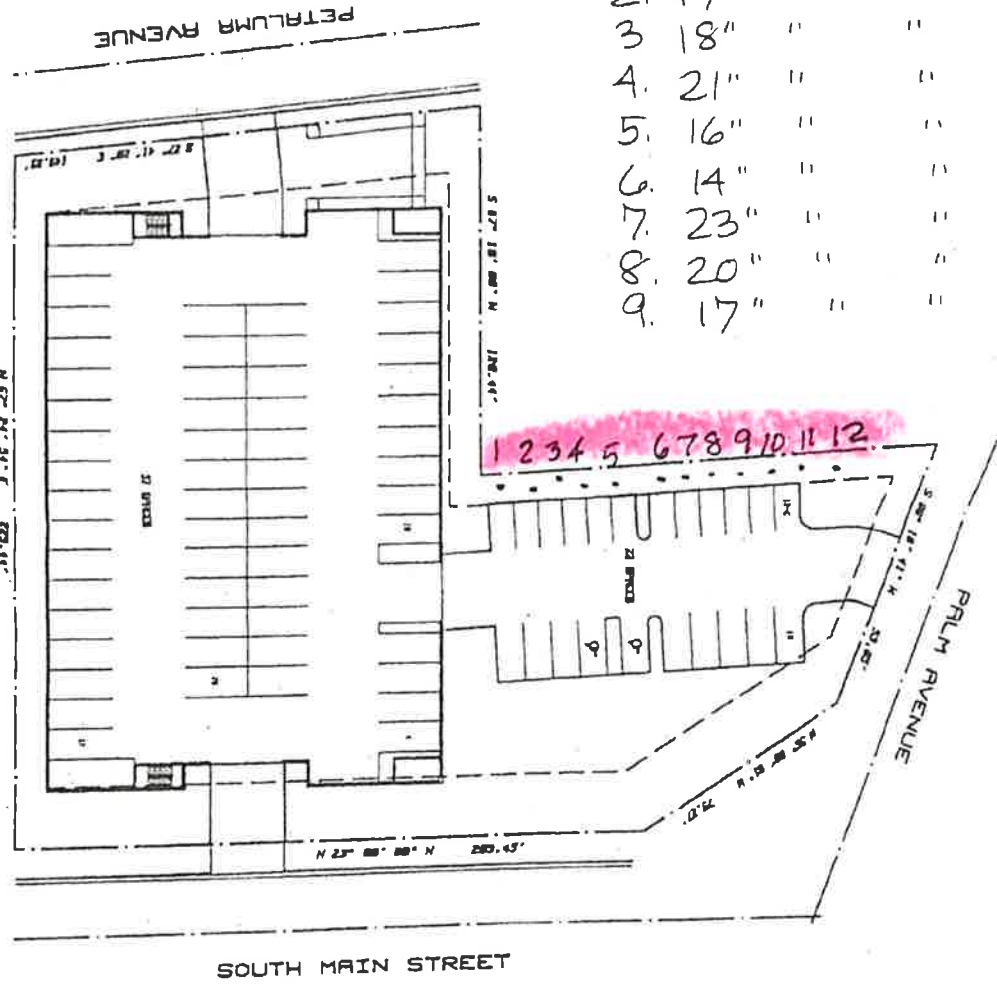
652 PETALUMA AVE.

REDWOOD TREES  
TO BE REMOVED



1. 16" DBH COAST RDW
2. 17" " " "
3. 18" " " "
4. 21" " " "
5. 16" " " "
6. 14" " " "
7. 23" " " "
8. 20" " " "
9. 17" " " "

SITE PLAN



10. 12" DBH COAST REDWOOD
11. 6" " " "
12. 10" " " "

GEORGE W. RILEY & ASSOCIATES ARCHITECTS AND PLANNERS TELEPHONE: 707-823-8767	PROPOSED BUILDING FOR PETALUMA / PALM PARTNERSHIP SOUTH MAIN STREET SEBASTOPOL. CA.		JOB NUMBER 8929	SHEET NO 1
			SCALE N.T.S.	
			DATE 8/16/98	

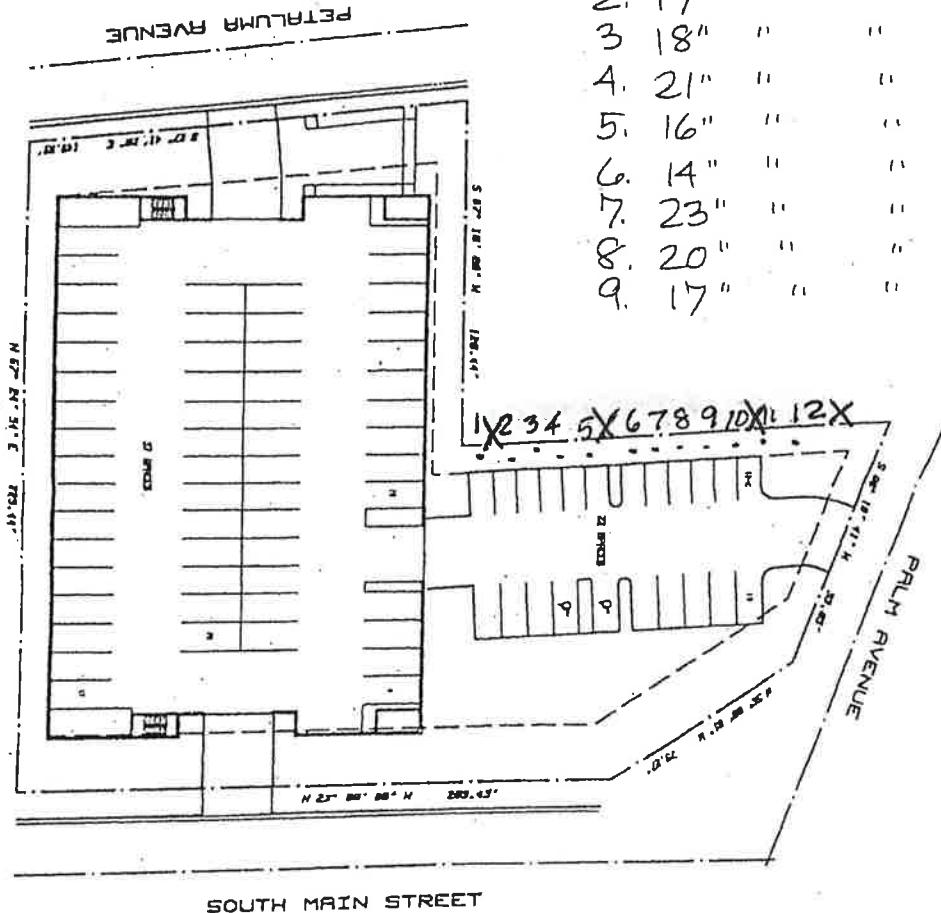
652 PETALUMA AVE.

REDWOOD TREES  
TO BE REMOVED



- 1. 16" DBH COAST RDW
- 2. 17" " " "
- 3. 18" " " "
- 4. 21" " " "
- 5. 16" " " "
- 6. 14" " " "
- 7. 23" " " "
- 8. 20" " " "
- 9. 17" " " "

SITE PLAN



- 10. 12" DBH COAST REDWOOD
- 11. 6" " " "
- 12. 10" " " "



4 - X - 15q. myrica californica tree

trees will be dip irrigated with 2-2 gph. drip emitters using the

GEORGE W. RILEY & ASSOCIATES  
ARCHITECTS AND PLANNERS  
TELEPHONE 707-823-8767

PROPOSED BUILDING FOR  
PETALUMA / PALM PARTNERSHIP  
SOUTH MAIN STREET SEBASTOPOL, CA.

JOB NUMBER	8929	SHEET NO 1
SCALE	N.T.S.	
DATE	8/16/98	

existing valve that is controlled from the existing irrigation clock.

Google Maps

### 682 Gravenstein Hwy S

The Redwood trees start on the left of the photo, immediately adjacent the building and go to the right side of the photo, near the standing person in the photo, along the street.

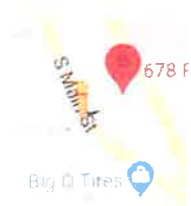


Image capture: Mar 2019 © 2020 Google

Sebastopol, California



Street View



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

## ARBORIST'S REPORT

652 Petaluma Ave. - Sebastopol

February 26, 2020

I visited this site on May 30 2019 and again a couple of months later to meet with the adjacent neighbors Kathy Canova and tenants from 678 Petaluma Ave. The purpose was to evaluate a row of relatively young, rapidly-maturing coast redwoods (*Sequoia sempervirens*) growing along the east property line, planted about 30-35 years ago.

They are twelve, very healthy, fast-growing trees, growing only a few feet from the curb and parking lot of the medical offices at this site, and very close to a wooden fence on the boundary between this building and the adjacent medical offices and residence. They range from 12"-23" diameters, and were planted approximately 6-8' apart. The planter is only 10' wide, and the trees are competing with each other for space and water. Large structural roots from these trees can be seen on the surface as they are growing directly at and under the curb of the 652 Petaluma property. Cracks are visible in the parking lot paving radiating out from the trees for most of the length of the whole row of trees. Additionally the curb is cracked in several places too.

The redwood roots are also growing under the property line fence, and have lifted and damaged sections of the fence. The roots are obviously growing into the adjacent properties searching for water, and will cause other damage as they confront the foundation and driveway paving there.

Unfortunately these trees are growing in the wrong place, and are only just beginning to cause problems with the hardscape and other structures which will continue and escalate as they grow. I recommend removal of these trees, and grinding the stumps since it is a species that resprouts vigorously from cut stumps. They are causing significant damage to property now and will continue to do so.

A species that would be very suitable (and more appropriate for the site) to replace them is also a California native – Pacific wax myrtle (*Myrica californica*). This is an evergreen small to medium tree that will grow to about 20' tall. They are available in 15 gallon containers, and can be multi-trunked or low-branched to provide screening from whatever height is desired. They may be planted 6' apart. They will of course need to be irrigated to establish them for the first 3 years or so.

Respectfully submitted,

Becky Duckles

Becky Duckles  
ISA Certified Consulting Arborist #WE-0796A

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

## ARBORIST'S REPORT

### Medical Office Building 652 Petaluma Ave. - Sebastopol July 15, 2020

As explained in my report of Feb. 26, 2020, the owners and managers of this medical office building are proposing to remove a row of twelve young, rapidly-growing coast redwoods (*Sequoia sempervirens*). They are causing significant damage to paving and fences and the permit has been approved to remove and replace them.

A species that would be very suitable (and more appropriate for the site) to replace them is also a California native – Pacific wax myrtle (*Myrica californica*). This is an evergreen small to medium tree that will grow to about 20' tall. They are available in 15 gallon containers, grown as multi-trunked, single trunk (standards) or low-branched large shrubs/small-medium trees. They can be trained and pruned to provide screening to whatever height is desired. Because they are next to a fence, they may not require staking, and will develop stronger roots and better trunk taper if they are not staked (though the nursery stakes they come with may be left on for the first year). For the first two years they should be trained (pruned) annually to direct growth upward.

They may be planted 6' apart. They will of course need to be irrigated to establish them for the first 2-3 years. Chris Pellascini, Tombe Realty, the property manager will provide a letter from his landscape maintenance contractor verifying that the site's automatic irrigation system will be adapted to water these new trees adequately. They will also provide a warranty that any of these replacement trees that die within the contractor's establishment period (usually 1-2 years) will be replaced and guaranteed for the same period.

Respectfully submitted,

*Becky Duckles*

Becky Duckles  
ISA Certified Consulting Arborist #WE-0796A

**From:** Becky Duckles <bduckles@comcast.net>  
**Sent:** Wednesday, July 15, 2020 3:00 PM  
**To:** Chris Pellascini  
**Cc:** Fred Frey; Alan Montes  
**Subject:** Replacement trees for Petaluma Ave Medical Office Building  
**Attachments:** 652PetalumaAve.CP.TRA.doc

Hi Chris,

(I might have the address/number wrong, but we've been working on this issue together, at this medical office building site for several months) As suggested in this report from February 26, 2020, I recommended planting Pacific wax myrtle to replace the 12 coast redwood trees you'll be removing. It's an evergreen native tree with very few pests or diseases and performs well in this area, growing to 15-20'.

The report suggests the size and spacing; there is adequate room for 12 new 15 gal. size container trees 6' apart to replace the 12 redwoods. They may not need staking, but if they do, have your contractor provide a single stake on the windward side with flexible ties.

Ask your landscape contractor or landscape architect to verify and confirm in a letter that the automatic irrigation (or weekly manual watering) will be adapted to adequately supply these new trees during the dry season for at least the first two years on site. If any die, they will be replaced during the guarantee period of two years. This commitment should satisfy the requirement for establishment and maintenance.

Let me know if you or the City of Sebastopol need more clarification or information.  
Do you want me to correct the address # if it's not correct?

Stay healthy and safe!

Becky Duckles