



City of Sebastopol

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

MASTER PLANNING APPLICATION FORM

PROJECT INFORMATION:		FOR CITY USE ONLY	
ADDRESS:	7950 Bodega Ave Sebastopol, CA	PLANNING FILE #:	2020 / 005
PARCEL #:	004-350-024-000	DATE FILED:	01-09-20
PARCEL AREA:	.39 acres / 16,912 S.F.	TOTAL FEES PAID: \$	16,545.00
		RECEIVED BY:	
		DATE APPLICATION DEEMED COMPLETE:	

APPLICANT OR AGENT:

Name: Bob Massaro
 Email Address: bob@hbusa.net
 Mailing Address: 630 Airpark Rd. Suite A
 City/State/Zip: Napa, CA 94558
 Phone: 707-676-8999
 Fax: _____
 Business License #: _____
 Signature: Bob Massaro
 Date: 11/19/19

OWNER OF PROPERTY

IF OTHER THAN APPLICANT:

Name: Huntley Square LLC
 Email Address: Bob Massaro co-managing member
 Email Address: bob@hbusa.net
 Mailing Address: 630 Airpark Rd. Suite A
 City/State/Zip: Napa, CA 94558
 Phone: 707-676-8999
 Fax: _____
 Business License #: _____
 Signature: Bob Massaro
 I certify that this application is being made with my consent.
 Date: 11/19/19

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

Name: Beth Farley
 Email Address: beth@hbusa.net
 Mailing Address: 630 Airpark Rd, Suite A
 City/State/Zip: Napa, CA 94558
 Phone: 707-676-8999
 Fax: _____

Name: Dante Love
 Email Address: dante@pendanthomes.com
 Mailing Address: 611 Bishop Drive
 City/State/Zip: Santa Rosa, CA 95405
 Phone: 707-396-8719
 Fax: _____



PROJECT DESCRIPTION:

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

See attached project description

This application includes the checklist for the type of application requested: Yes No

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

Tentative Map

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

Vacant Property

DEVELOPMENT DATA:

SQUARE FEET BUILDING EXISTING:		<input checked="" type="checkbox"/> N/A
SQUARE FEET BUILDING DEMOLISHED:		<input checked="" type="checkbox"/> N/A
SQUARE FEET BUILDING NEW:	<u>5670 SF</u>	<input type="checkbox"/> N/A
NET CHANGE IN BUILDING SQUARE FEET:	<u>5670 SF</u>	<input type="checkbox"/> N/A
NUMBER OF DWELLING UNITS EXISTING:	<input type="checkbox"/> 0 Bedrooms <input type="checkbox"/> 2 Bedrooms <input type="checkbox"/> 4+ Bedrooms	<input type="checkbox"/> 1 Bedrooms <input type="checkbox"/> 3 Bedrooms <input checked="" type="checkbox"/> N/A
NUMBER OF DWELLING UNITS PROPOSED:	<input checked="" type="checkbox"/> 0 Bedrooms <u>studios</u> <input type="checkbox"/> 2 Bedrooms <input type="checkbox"/> 4+ Bedrooms	<input type="checkbox"/> 1 Bedrooms <input type="checkbox"/> 3 Bedrooms <input type="checkbox"/> N/A
NET CHANGE IN DWELLING UNITS:	<u>10 units</u>	<input type="checkbox"/> N/A
SETBACKS:	Existing:	Proposed:
	<input type="checkbox"/> Front Yard <u>20'</u>	<input type="checkbox"/> Front Yard <u>10'</u>
	<input type="checkbox"/> Side Yard <u>15'/20'</u>	<input type="checkbox"/> Side Yard <u>8'</u>
	<input type="checkbox"/> Rear Yard <u>15'/20'</u>	<input type="checkbox"/> Rear Yard <u>50'</u>
	<input type="checkbox"/> N/A	<input type="checkbox"/> N/A

3' to accessory building

3' to carport roof see attached table for proposed zoning standards



EXISTING LOT DIMENSIONS:	Front: _____ Rear: _____ Left: _____ Right: _____ <i>flag shaped lot</i>	<input type="checkbox"/> N/A
PROPOSED LOT DIMENSIONS:	Front: _____ Rear: _____ Left: _____ Right: _____ <i>see attached spread sheet</i>	<input type="checkbox"/> N/A
EXISTING LOT AREA:	<u>16,912</u> Square Feet	<input type="checkbox"/> N/A
PROPOSED LOT AREA:	_____ Square Feet <i>see attached spread sheet</i>	<input type="checkbox"/> N/A
BUILDING HEIGHT:	Existing: <u>N/A</u> Proposed: <u>23'</u>	<input type="checkbox"/> N/A
NUMBER OF STORIES:	Existing: <u>N/A</u> Proposed: <u>2</u>	<input type="checkbox"/> N/A
PARKING SPACE (S):	Existing: <u>N/A</u> Proposed: <u>10</u>	<input type="checkbox"/> N/A
ZONING	Existing: <u>RmH</u> Proposed: <u>PC</u>	<input type="checkbox"/> N/A

- Will the project involve a new curb cut or driveway? Yes No
- Are there existing easements on the property? Yes No
- Will Trees be removed? Yes No
- If yes, please describe (Example: Type, Size, Location on property, etc.)

(2) apple trees (20" + 24" diams)
(4) oak trees (12", (2) 18" + 20" diams)

- Will Existing Landscaping be revised? Yes No
- If yes, what is square footage of new or revised landscaping?

5652 SF of new landscaped area includes the backyards, 869 SF of permeable pavers for courtyard

- Will Signs be Changed or Added? Yes No

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

- Is alcohol service proposed? Yes No

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

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

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

- Is any live entertainment proposed? Yes No

If yes, please describe: N/A



INDEMNIFICATION AGREEMENT

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

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

Applicant's Signature _____ Date Signed 11/19/19 Planning File Number 2019-91

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

NOTICE OF MAILING:

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

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


Signature

Robert D. Massaro
Printed Name

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



NEIGHBOR NOTIFICATION

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

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

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

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

I have informed site neighbors of my proposed project:

Yes

No

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

Neighbors were noticed recently for PC Development Agreement mtg.
They were also noticed + public hearings were held in 2016/2017.
We will also hold neighbor information meetings before public hearings on tentative map + design review.

WEBSITE REQUIRED FOR MAJOR PROJECTS

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

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

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

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





September 16, 2019

Huntley Square Project Description

Overview

Huntley Square is a 10-unit mini (studio) townhome project to be located at 7950 Bodega Avenue in Sebastopol. It will be designed to be one of the greenest multi-family projects in the country. A solar array will be installed on the rooftops to bring the project to “Net Zero Energy” consumption. The project will be targeted for first time home owners and buyers who otherwise want to downsize. It will be a much-needed entry level housing solution for the City of Sebastopol.

Healthy Buildings is a nationally recognized Design/Build firm known for its exceptionally sustainable homes, apartments and townhomes. Pendant Homes is a Sonoma County startup that champions beautiful in-fill development in walkable areas. The developer is Huntley Square, LLC, which is co-managed by the CEO of Healthy Buildings and the CEO of Pendant Homes.

Sustainable Features

The project will be among the most sustainable and healthiest residential projects in the entire United States. Some of the many sustainable and environmentally friendly aspects to the project are as follows:

1. A highly insulated, tightly sealed building envelope, with heat recovery fresh air ventilation
2. High quality windows
3. Solar PV system
4. LED lighting throughout
5. Energy efficient appliances and low flow water fixtures
6. Durable and low maintenance exterior materials
7. There will be No Natural Gas installed at the site, which coupled with the solar array will push the project to true **Zero Net Energy** ... homes that produce as much energy as they consume

Site Design

The site design intent of Huntley Square is to create connected community. The two buildings, consisting of 5 studio units each, are positioned so that an interior courtyard is created. The front doors and front patios of all units open onto the courtyard. A central walkway runs from the resident parking area at the north to the steps down to the sidewalk along Bodega Avenue at the



south. A retaining wall with plants cascading down the face will be located at 5' from the sidewalk on the Bodega Ave side. This will allow the site to be graded flat and to be fully useful. It is our hope that the central courtyard will provide a space for people to interact and get to know each other. Guest parking spaces are provided on the Bodega Avenue project frontage. Parking has been intentionally kept on the edges of the site, which allows the central space to be purely pedestrian.

The buildings will be designed with sustainability and health as the primary concern. The roofs are flat with parapet walls and the solar panels will be mounted on racks below pedestrian sight lines. All of the mechanical HVAC equipment will also be roof mounted. Each unit has high ceilings and large windows to provide lots of light and fresh air. The specific architectural style is contemporary with wide, horizontal siding, smooth plaster and galvanized corrugated metal siding. There are sun awnings located over windows on the south and west walls.

The two buildings are located on the east and west sides of the courtyard and are made up of (5) studio units each. The project includes (6) loft studio units and (4) studio flats each under 600 sf.

The driveway entrance to the resident parking is off of Golden Ridge Avenue across a deeded easement. The project includes 10 carport-covered parking spaces for residents onsite and 9 parallel parking spaces on Bodega Avenue for guests. Driveway and parking spaces will be permeable paving. The trash and recycling bins are at the end of the driveway in gated, fenced enclosures. The compost bins would be rolled out to Golden Ridge Avenue for collection. Fire access is from the north on the driveway and from the south along Bodega Avenue.

Landscape

The landscape will consist of drought tolerant plantings in the central courtyard, around the back of the carport and between the retaining wall and back of sidewalk. The pedestrian path thru the courtyard will be permeable pavers. There will be (3) replacement Oak trees on the panhandle of the lot and (4) fruit trees at the southern side of the project. Backyards will have simple but complete landscaping.

Respectfully Submitted
Beth Farley, Project Architect
beth@hbusa.net ,707-676-8999 ext #204

POLICY STATEMENT – *PROJECT DESCRIPTION*
RE: Huntley Square, 7950 Bodega Avenue
rev. 9-10-20

1. Description of existing property and surrounding area.

The property is the last vacant parcel in an established residential neighborhood fronting on the north side of Bodega Avenue about a mile west of downtown Sebastopol. The tract on south side of Bodega Avenue is the permanent open space of Sebastopol Memorial Lawn. The **0.39 acre** site is presently notable for its elevation above the street level and the prominent embankment that interrupts the pedestrian sidewalk and supports a thick a cluster of mature oak trees. The neighborhood is notable for its quiet residential environment amid a consistent canopy of mature trees. The surrounding properties are all residential in character occupied by one and two-story structures. The current underlying zoning of the properties along the north side of Bodega Avenue is R7 Multifamily Residential, and within that district are several planned community developments. The adjacent parcel on the east side at 120-132 Golden Ridge Avenue is a planned community of six two-story townhome condominiums on small zero lot line lots with a common area. The adjacent parcel on the north side at is also a planned community of seven one and two-story condominium residences. The adjacent parcel on the west side is also occupied by several multiple family residences. There is another planned community of residential apartments on the north side of the block at 220 Golden Ridge Ave.

2. Table of allowed and proposed zoning standards – *see attached*

3. Developer is proposing a 10-unit small-lot subdivision comprised exclusively of studios (ranging from 512 to 599 sf) organized around a central pedestrian walkway and greenspace. To enable the construction of this innovative and much needed housing option, we are applying for designation of our development as a Planned Community District. While much of our proposal conforms with the standards and context of the existing zoning district, there are key elements essential to the configuration of our proposed community that fall outside the parameters of the current zoning for either R7 Multifamily Residential or for Small Lot Subdivision standards. Specific changes that will enable development of this small home community include subdividing with reduced minimum lot size, reduced setbacks and reduced minimum yards, including zero lot line construction, and reduced minimum usable private outdoor space requirements. The proposed planned community development will generally have a positive effect on the surrounding uses, as they are consistent with the configuration of the surrounding developments. Approval of the planned community zoning will allow the completion of a quiet residential community that is both innovative and unassuming, offering new housing options, and at the same time becoming an integral part of the larger community. It will complete the residential fabric of the neighborhood.

4. Common open space, common building space and common driveways or other circulation features will be permanently preserved and maintained. Methods of providing for the maintenance of common areas and the financing provisions of the same are currently in the process of being drafted and verified in relation to legal requirements.

Justification for Rezoning

Prepared by: Healthy Buildings Design Group
Property Address: 7950 Bodega Avenue
Assessor's Parcel Number: 004-350-024-000

Please give your written response for each of the questions listed below. Use added pages if necessary.

1. Why do you want the Zoning changed?

Developer Huntley Square, LLC is proposing a 10-unit small-lot subdivision comprised exclusively of studios (ranging from 512 to 599 sf) organized around a central pedestrian walkway and greenspace. While much of the proposal conforms with the standards and context of the existing zoning district, there are key elements essential to the configuration of our proposed community that fall outside the parameters of the current zoning for either R7 Multifamily Residential or for Small Lot Subdivision standards. Specific changes that will enable development of this small home community include subdividing with reduced minimum lot size, reduced setbacks and reduced minimum yards, including zero lot line construction, and reduced minimum usable private outdoor space requirements.

To enable the construction of this innovative and much needed housing option, we are applying for designation of this development as a Planned Community District. The current underlying zoning of the properties along the north side of Bodega Avenue is R7 Multifamily Residential, and within that district are several planned community developments. The adjacent parcel on the east side at 120-132 Golden Ridge Avenue is a planned community of six two-story townhome condominiums on small zero lot line lots with a common area. The adjacent parcel on the north side (156-168 Golden Ridge Ave.) is also a planned community of seven one and two-story condominium residences. The adjacent parcel on the west side is also occupied by several multiple family residences. There is another planned community of residential apartments at the north end of the block at 220 Golden Ridge Ave.

2. What changes or events have occurred or what new evidence has arisen since the Zoning was adopted which now warrant a change?

While the property at 7950 Bodega avenue remains undeveloped, the landscape around it has changed significantly since its original zoning. Most importantly, this property was part of a much larger parcel with the sections to the east and west both originally combining with 7950 Bodega to form a plot 3X the size. The larger footprint of the original parcel made orientations and setbacks similar to what is outlined in the zoning standard for R7 easier to accommodate. Moreover, with the planned community to the east completed in 1993, the only access to our parcel is through an easement on the north end of the property. The design and location of that easement require all vehicular access to our property follow the same route and design of that community, and, given that that community does not comply with R7 standards, it makes it impossible for our development to implement and follow those standards retroactively. Finally, it is worth noting that while we are requesting a technical rezone, we are doing so in service of the intent of the original zoning: to provide high-density residential housing.

The cost of available housing in Sebastopol has become increasingly expensive, while the availability of affordable options has not kept up with the need or demand. The project will be targeted for first time homeowners and buyers who otherwise want to downsize. It will be a much-needed entry level housing solution for the City of Sebastopol.

3. Describe the effect the proposed change will have on the surrounding uses.

The proposed changes should generally have a positive effect on the surrounding uses, as they are consistent with the configuration of the surrounding developments. Approval of the zoning changes will allow the completion of a quiet residential community that is both innovative and unassuming, offering new housing options, and at the same time becoming an integral part of the larger community. It will complete the residential fabric of the neighborhood. There is no reason to expect a negative effect on the surrounding uses. All of the adjacent uses are multi-family residential in clusters of small low-rise buildings accommodating one, two or three dwelling units per structure. Two existing planned community developments are abutting on the eastern and northern property lines of our proposed planned community, with the rear walls of their residences oriented toward our site. Our design utilizes similar small-scale low-rise one and two-story buildings placed with similar setbacks from the outer property lines of the site. Privacy is maintained with the orientation of the fronts of the residences toward the center of the site. On-site surface parking for residents is located at the rear of the site adjacent to the existing surface parking of the neighboring planned community to the east. Setbacks for the carport structure will conform with current zoning on the north and west sides. In order to provide 10 parking spaces on site for the ten residences, a reduction in one side setback is required. This occurs only where there is existing surface parking on the adjacent parcel. The overall lot coverage of the site conforms with current R-7 standards. However, zoning changes are required to allow the attached residences on very small lots with zero-lot line clearance. The result will be the compact building footprint that leaves an aggregate common area of landscaped open space that is consistent with the landscaped nature of the neighborhood. These zoning changes support the ability to provide housing for ten small households, while locating the buildings on the site to have minimal visual impact on the primary street frontage facing Bodega Avenue.

4. Describe how the proposed change will be consistent with the General Plan land use designation and policies for this location and the surrounding area.

The proposed changes are consistent with multiple General Plan land use goals and policies.

- In keeping with Goal LU 6, to promote a range of housing options to provide affordability for families, seniors, and low-income households, the proposed change allows the development of a housing community of very small houses, which expands the variety of lower cost residential products available to the population of the City.
- Consistent with Housing Goals A-1/Action A-3 and C 2/Policy C-4 this is a project utilizing an infill site with ready access to existing infrastructure for sewer, water, power, and transit of all types including public transportation, bicycles, pedestrian walks and existing roadways.
- Being located on an existing primary circulation route, the project supports Goal CIR 2 by enhancing the utilization and efficiency of the existing pedestrian walks, bicycle lanes and public transit routes, thus maintaining and expanding the non-automobile transportation network.
- Consistent with resource conservation Goal COS 9 and Housing Goal F, this is a sustainable building project that will be designed to exceed state energy standards as a true Zero Net Energy project. From foundation to finish, every aspect of the buildings will be chosen for its contribution to conserving energy and providing a healthy and sustainable environment. Some of the project's features are a highly insulated, tightly sealed building envelope, heat recovery fresh air ventilation, high quality windows, Solar PV system for each residence, LED lighting throughout, energy efficient appliances and low flow water fixtures, durable and low maintenance exterior materials, and recycled or recyclable content throughout. There will be no natural gas installed at the site, which coupled with the solar array will push the project to true Zero Net Energy homes that produce as much energy as they consume. The structures will be framed with light gauge steel framing and finished with non-toxic materials.

TABLE OF CURRENT AND PROPOSED ZONING STANDARDS

<i>OVERALL SITE DEVELOPMENT STANDARDS</i>		
Regulatory element	Current Zoning Standard	Proposed Standard
Allowable uses	R-7 Multifamily Residential (MFR), high density Single family attached Dwelling groups Accessory structures	<i>Planned Community (PC) zoning Single family attached dwelling groups Accessory structures in common area only</i>
Minimum lot size	8000 sq. ft. MFR	Overall lot size: 16,972 sq. ft. (0.39 acre) Common area of 9535 sq. ft.
Density of development	1 DU/3600 SF min. = 12.1 DU/acre min. 1 DU/1743 SF max. = 25 DU/acre max. Studio = .5 DU x 2 studios = 1 DU 24 studios/ac min., 50 studios/ac max.	Conforms with equivalent ratio of 27 studios/acre
Density calculation factors	12.1 DU/ac x 0.39 acre = 4.7 DU min. 25 DU/ac x 0.39 acre = 9.75 DU max. x 2 studios/1 DU = 9 studio min., 19 studio max.	Proposed to build: 10 studio units on 0.39 acre
Lot coverage:	40% in R7 standards	Same for whole site: - Residential buildings: 4680 SF - Carport: 1805 SF (19'x95') Lot coverage: 6485/16972 = 38.2% whole site
Parking onsite	1 space/studio DU Parking space dimensions: 10'x20' in carport or garage	1 space/studio DU <i>Parking space dimensions conform with SMC Table 17.110-1. Off-Street Parking Chart, with no additional requirement for carport</i>
Circulation requirement	SMC Ch. 17.110 off-street parking standards. Accessible path of travel	Conform with current standards
Landscaping and Stormwater management	Required per SMC 16.40.070	Low water use landscaping. Stormwater treatment in onsite bioretention .
Design	Design Review Guidelines SMC 16.40 Subdivision Design & Improvement Standards	Conform with current design guidelines.

INDIVIDUAL LOT DEVELOPMENT STANDARDS - PROPOSED		
Regulatory element	Current Zoning Standard	Proposed Standard
Maximum building heights		
Main building	30 ft. and 2 stories	30 ft. and 2 stories
Accessory building	17 ft. and 1 story	Not permitted
Accessory Dwelling Unit	17 ft.	Not permitted
Maximum lot coverage	65%, SMC 17.230.060 Small Lot Subdivision	75%
Minimum yards/setbacks		
Front yard	15 ft., SMC 17.230.030 Small Lot Subdiv.	0 ft.
Rear yard	10 ft.	8 ft.
Street side yard	15 ft.	0 ft.
Interior side yard	4 ft.	0 ft.
Private open space requirement	150 sq. ft. min.	140 sq. ft. min., including covered rear patio
Minimum residential density	1 DU per lot	1 studio = 0.50 DU per lot
Maximum residential density	1 DU per lot	1 studio = 0.50 DU per lot
Parking requirement	1 space/studio unit (as req'd by SMC17.110)	1 space/studio unit

COMMON AREA DEVELOPMENT STANDARDS - PROPOSED		
Regulatory element	Current Zoning Standard	Proposed Standard
Non-residential accessory building <i>minimum</i> setbacks	Front yard: 10 ft. Side yard non-residential accessory: 3 ft. Rear yard non-residential accessory: 3 ft.	- Front setback: 24 ft. from nearest lot line to outermost edge of carport roof - East side yard: 1 ft. - West side yard: 5 ft. - Rear yard: 3 ft. - No additional overhang encroachment allowed into minimum yards.
Non-residential accessory building height	17 ft.	15 ft.
Parking onsite	1 space/studio DU Parking space dimensions: 10'x20' in carport or garage Location of parking spaces shall conform to setback requirements for accessory structures	- 1 space/studio DU - Parking space dimensions conform with SMC Table 17.110-1. Off-Street Parking Chart, with no additional requirement for carport: Standard 90° = 9'x19' in carport Compact = 8'x16' in carport - Location of parking spaces shall conform to setback requirements for accessory structures
Bicycle parking requirement	0.5 spaces per dwelling unit	0.5 spaces per dwelling unit (5 bicycle spaces min.)

Owner's Statement

Tract name and number:

None

Owner and Subdivider:

Huntley Square LLC, a California limited liability company
630 Airpark Rd, Ste A
Napa, CA 94559 707-676-8999



Civil Engineer:

Robertson Engineering, inc.
2300 Bethards Dr. Ste L
Santa Rosa, CA 95409 707-523-7490

Existing Use of Property:

Vacant

Proposed Use of Property:

10 housing units with common parking and access

Street Improvements Proposed:

Widening of Bodega Ave to allow street parking and conform right of way to adjacent parcels.

Drainage Facilities Proposed:

Collection of storm water on each residential parcel, at common areas and parking areas, to be piped to westerly portion of parcel for common treatment.

Utilities Proposed:

New sewer, water, electrical, and gas utilities to be extended from Bodega Ave through the common central sidewalk areas to serve each unit.

Street Lighting Proposed:

None

Tree Planting Proposed:

See Landscape Plans

Protective Covenants to be Proposed:

To be provided in the future

Public Areas Proposed:

None





CITY OF SEBASTOPOL

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

MWELo: California Model Water Efficient Landscape Ordinance

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

MWELo PRELIMINARY APPLICABILITY DETERMINATION CHECKLIST

Applicant Information:

Name: Bob Massaro
Phone: 707-676-8999
Address: 630 Airpark Rd, Suite A, Napa, CA 94558
Email: bob@hbusa.net

Project Information:

Site Address: 7950 Bodega Ave, Sebastopol, CA
Project Type (new dwelling, commercial, remodel, etc.): new studio townhomes

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

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

Total Landscape Area (sq. ft.): 5652 Turf Area (sq. ft.): 0
Non-Turf Plan Area (sq. ft.): 5652 Special Landscape Area (sq. ft.): 0
Water Type (potable, recycled, well): potable
Name of water purveyor (If not served by private well): City of Sebastopol

Compliance Method (anticipated):

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

Signature: Bob Massaro Date: 11/19/19

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



11/19/2019

7950 Bodega Ave - Google Maps

RECEIVED
JAN 09 2020
BY: *[Signature]*

Google Maps 7950 Bodega Ave
HUNTLEY SQUARE SITE LOCATION MAP



SITE LOCATOR MAP - HUNTLEY SQUARE - 7950 BODEGA AVE. - SEBASTOPOL, CA

Map data ©2019 50 ft
NORTH

<https://www.google.com/maps/place/7950+Bodega+Ave,+Sebastopol,+CA+95472/@38.3991217,-122.8384216,19z/data=!4m5!3m4!1s0x8084309d0aeb3770x2cd95e474a58496f18m2!3d38.398435914d-122.8380437hl=en>

~~**RECEIVED**
NOV 21 2019
BY: *[Signature]*~~



City of Sebastopol

RECEIVED
JAN 09 2020
BY: *[Signature]*

ENVIRONMENTAL INFORMATION/ASSESSMENT FORM

(To be completed by applicant)

The submittal information shall be provided to the Planning Department.

Date Filed: _____

General Information:

- Name of developer or project sponsor: Huntley Square LLC
Address of developer or project sponsor: Bob Massaro co-managing member
630 Airpark Rd, Suite A, Napa, CA 94558
- Address of project: 7950 Bodega Ave, Sebastopol, CA
Assessor's Block and Lot Number: 004-350-024-000
- Name of person to be contacted concerning this project: Bob Massaro
Address of person to be contacted concerning this project: 630 Airpark Rd, Suite A, Napa, CA
Telephone Number of person to be contacted concerning this project: 707-674-8999 94568
- Indicate number of the permit application for the project to which this form pertains:
Planning 2019-91
- List and describe any other related permits and other public approvals required for this project, including those required by City, Regional, State and Federal Agencies:
Use Permit, PC Zoning, Tentative Subdivision map
Environmental Review, Design Review, Fee Agreement
- Existing Zoning District: RMH Existing General Plan Designation: HDR
- Propose Use of Site (Project for which this form is filed): _____
Residential - 10 studio town homes

RECEIVED
1
NOV 21 2019
BY: *[Signature]*

PROJECT DESCRIPTION:

8. Site Size: .39 acres/
9. Square Footage: 16,912 sf
10. Number of floors of construction: 2
11. Amount of off-street parking: 10
12. Attach plans - see attached
13. Proposed scheduling Tentative schedule for start of construction is mid to late summer 2020.
14. Associated project N/A
15. Anticipated incremental development: N/A
16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected. see attached
17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities. N/A
18. If industrial, indicate type, estimated employment per shift, and loading facilities. N/A
19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project. N/A
20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required. Rezoning to PC to allow reduced lot size + reduced setbacks -
- Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).*

21.	Change in existing features of any bays, tidelands, beaches or hills, or substantial alternation of ground contour.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
22.	Change in scenic views or vistas from existing residential areas or public lands or roads.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
23.	Change in pattern, scale or character of general area of project.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
24.	Significant amounts of solid waste or litter.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
25.	Change in dust, ash, smoke, fumes or odors in vicinity.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
26.	Change in ocean, bay, lake, stream or ground water quality or	Yes	No <input checked="" type="checkbox"/>

	quantity, or alteration of existing drainage patterns.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
27.	Substantial change in existing noise or vibration levels in the vicinity.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
28.	Site on filled land or on slope of 10 percent or more.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
30.	Substantial change in demand for municipal services (police, fire, water, sewage, etc).	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
31.	Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc).	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
32.	Relationship to a larger project or series of projects.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Environmental Setting:

33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.
see attached sheet
34. Describe the surrounding properties, including information on plant and animals and any cultural historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc), intensity of land use (one-family, apartment houses, shops, department stores, etc), and scale of development (height, frontage, set-back, rear yard, etc). Attach photographs of the site. Snapshots or Polaroid photos will be accepted.
surrounding properties land use is residential, single + multi family.

	YES	NO	
A. Does the Project involve any of the following?			
1. No change in the square footage to the existing structure?		<input checked="" type="checkbox"/>	N/A
2. An addition of more than 50% of square footage to the existing structure?		<input checked="" type="checkbox"/>	N/A
3. An addition of more than 2500 square feet to the existing structure?		<input checked="" type="checkbox"/>	N/A
4. An addition of more than 10,000 square feet to the existing structure?		<input checked="" type="checkbox"/>	N/A
5. Demolition of the existing structure?		<input checked="" type="checkbox"/>	N/A
	YES	NO	
B. Does the Project involve the replacement or reconstruction of existing structures or facilities at the site which:			
1. Will have substantially the same purpose and capacity as existing structures at the site?		<input checked="" type="checkbox"/>	
2. Will result in an increase in square footage or capacity as compared to the existing structure?		<input checked="" type="checkbox"/>	

	YES	NO
C. Does the Project involve new construction of:		
1. 35 or more dwelling units?		✓
2. More than 15,000 square feet of commercial, industrial, governmental, or institutional floor area?		✓
3. Stores, motels, offices, restaurants, and similar structures designed for an occupant load of more than 30 persons?		✓
	YES	NO
D. Does the Project involve division of property into more than four parcels or consolidation of more than four parcels?	✓	
	YES	NO
E. Will the Project require issuance of a Variance, Use Permit, Zoning Ordinance Amendment, Zoning Map Amendment, or General Plan Amendment?	✓	
	YES	NO
F. Will the Project result in a change in use at the site (for example: from residential to commercial or from office to restaurant?)		✓
	YES	NO
G. Is this Project:		
1. Similar to the other projects for which you have received permits in the last two years in the City of Sebastopol?		✓
2. Similar to other projects, which you are planning to develop within two years in the City of Sebastopol?		✓
	YES	NO
H. Does the Project involve changes to an official City landmark?		✓
	YES	NO
I. Does the Project involve use of disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives?		✓
	YES	NO
J. If the Project is located within 500 feet of a residential zone or noise-sensitive land uses, will the construction of the project involve the use of pile driving, night time track hauling, blasting, 24 hour pumping, or other equipment that creates high noise levels and or vibrations? <i>unsure at this point - may need on retaining wall</i>		
	YES	NO
K. Does the Project involve the construction, substantial remodel, or 50% or more addition to the following types of uses?		
Mobile home, amphitheater, concert hall, auditorium, meeting hall, hospital, church, library, school classrooms, or day care?		✓

I certify that the information in this form is correct to the best of my knowledge.

RTD. [Signature]
Applicant Signature

11/19/19
Date

Certification:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information represented are true and correct to the best of my knowledge and belief.

Date: 11/19/19

Signature: R. Massaro

Printed Name: Robert Massaro

For: Huntley Square LLC

HUNTLEY SQUARE

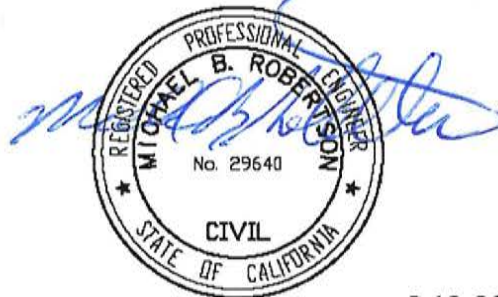
7950 Bodega Avenue
Sebastopol, CA 95472

INITIAL STORM WATER LOW IMPACT DEVELOPMENT SUBMITTAL

April 30, 2020

Owner/Developer
Huntley Square, LLC
630 Airpark Road, Suite A
Napa, CA 94559

Civil Engineer
Robertson Engineering, inc.
2300 Bethards Drive, Suite L
Santa Rosa, CA 95405
707.523.7490
jamie@robertsonengineering.net
Job No. 18165



5-12-20

Project Description

The project site is located at 7950 Bodega Avenue, Sebastopol. The project is within the City of Sebastopol, County of Sonoma. The existing site is approximately 0.53 acres and is mostly a weed-grass mixture with some brush and a couple of trees. There is an approximately 594 SF existing concrete pad located on the northerly end of the site. The existing drainage sheet flows from the center of the site in a northeasterly and southeasterly direction.

The existing southerly property line is approximately at the centerline of Bodega Avenue. The southerly portion of the property will be dedicated to the City, approximately 0.14 acres. The proposed offsite construction will include road widening (paving), and curb, gutter and sidewalk. The new offsite impervious surfacing is approximately 3,030 SF.

It is proposed to construct two (2) two-story buildings consisting of ten (10) units total, paved parking area and sidewalks to the units. The total onsite impervious area is approximately 10,697 SF.

Pollution Prevention Measures

Proposed pollution prevention measures would be a covered trash enclosure and site trash pick-up.

The proposed credits will include 13 deciduous and 6 evergreen interceptor trees and an estimated 760 SF of existing tree canopies.

Type of Proposed BMP's

We are proposing to use Priority 1 Swale with Bioretention (Similar to P1-06) for the onsite treatment.

Maintenance

Maintenance shall include:

- Inspect twice annually for sedimentation and trash accumulation in the gutter. Obstructions and trash shall be removed and properly disposed of.
- Inspect twice during the rainy season for ponded water
- Pesticides and fertilizers shall not be used in the bioretention area
- Plants should be pruned, weeds pulled and dead plants replaced as needed.

The property (unit) owner(s) will fund and be responsible for maintaining the BMP. We estimate that the annual budget for maintenance will be approximately \$1,000.

Our opinion of probable construction cost to replace the BMP is approximately \$7,500.

BMP SELECTION TABLE

Project Name: Huntley Square

Universal BMP- to be considered on all projects.	Best Management Practice (BMP)	Detail Sheet	Detail Title	Can be used with		Slope Constraints		Achieves		BMP in Priority selected?		Unique Identifier of BMP per Planes	Explanation of selection	Other notes:
				High Ground Water Contamination	Can be used with	High Ground Water Contamination	Slope Constraints	Volume Capture	Runoff Reduction Measure	Yes	No			
	Living Roof	N/A	N/A	X	X	X	X	X	X					
	Rainwater Harvesting	N/A	N/A	X	X	X	X	X	X					

Runoff Reduction Measures	Interceptor Trees	N/A	N/A	Can be used with		Slope Constraints		Achieves		BMP in Priority selected?		Unique Identifier of BMP per Planes	Explanation of selection	Other notes:							
				High Ground Water Contamination	Can be used with	High Ground Water Contamination	Slope Constraints	Volume Capture	Runoff Reduction Measure	Yes	No										
					Bovine Terrace	RRM-01	Bovine Terrace	X	X	X	X				X	X					
					Vegetated Buffer Strip	RRM-02	Vegetated Buffer Strip								X	X					
	Impervious Area Disconnection	N/A	N/A	X	X	X	X	X	X												

Priority 1- to be installed with no underdrains or liners. Must drain all standing water within 72 hours.	Bioretention	P1-02	Roadside Bioretention - no C & G	Can be used with		Slope Constraints		Achieves		BMP in Priority selected?		Unique Identifier of BMP per Planes	Explanation of selection	Other notes:
				High Ground Water Contamination	Can be used with	High Ground Water Contamination	Slope Constraints	Volume Capture	Runoff Reduction Measure	Yes	No			
					Vegetated Swale- with Bioretention	P1-06	Swale with Bioretention							
	Constructed Wetlands	N/A	N/A	X	X	X	X	X	X					

Priority 2 BMPs- with subsurface drains installed above the capture volume.	Bioretention	P2-02	Roadside Bioretention - Flush Design Roadside	Can be used with		Slope Constraints		Achieves		BMP in Priority selected?		Unique Identifier of BMP per Planes	Explanation of selection	Other notes:							
				High Ground Water Contamination	Can be used with	High Ground Water Contamination	Slope Constraints	Volume Capture	Runoff Reduction Measure	Yes	No										
						P2-03	Roadside Bioretention- Contiguous SW								X	X					
						P2-04	Roadside Bioretention- Curb Opening								X	X					
						P2-05	Roadside Bioretention- No C & G								X	X					
	Constructed Wetlands	N/A	N/A	X	X	X	X	X	X												

Date: 4-30-20 Page 1 of 2

Best Management Practice (BMP)	Detail Sheet	Detail Title	Can be used with		Slope Constraints		Achieves		Treatment		Runoff Reduction Measure		BMP in priority selected?		Explanation of selection	Other notes:	
			High Ground Water Contamination	High Ground Water	Volume Capture	Volume Reduction	Volume Capture	Volume Reduction	Yes	No	Unique Identifier of BMP per Planes	Explanation of selection					
Priority 3 BMPs- installed with subdrains and/or impermeable liner. Does not achieve volume capture and must be used as part of a treatment train.	P3-02	Roadside Bioretention - Flush Design Roadside	X	X	X	X	X	X	X	X	X	X	X				
		Roadside Bioretention- Contiguous SW	X	X	X	X	X	X	X	X	X	X	X	X			
	P3-04	Roadside Bioretention- Curb Opening	X	X	X	X	X	X	X	X	X	X	X	X			
		Flow Through Planters	X	X	X	X	X	X	X	X	X	X	X	X			
	P3-05	Flow Through Planters	X	X	X	X	X	X	X	X	X	X	X	X			
	P3-06	Flow Through Planters With Vegetation	X	X	X	X	X	X	X	X	X	X	X	X			
	P3-07	Vegetated Swale	X	X	X	X	X	X	X	X	X	X	X	X			
Priority 4 BMPs- does not achieve volume capture and must be used as part of a	Tree Filter-Unit		X	X	X	X	X	X	X	X	X	X	X				
	Modular Bioretention		X	X	X	X	X	X	X	X	X	X	X				
Priority 5 BMPs- does not achieve volume capture and must be used as part of a treatment train.	Chambered Separator Units		X	X	X	X	X	X	X	X	X	X	X				
	Centrifugal Separator Units		X	X	X	X	X	X	X	X	X	X	X				
	Trash Excluders		X	X	X	X	X	X	X	X	X	X	X				
	Filter Inserts		X	X	X	X	X	X	X	X	X	X	X				
Priority 6 BMPs- see the "Offset Program" chapter for details.	Offset Program			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	X				
Other	Detention		X										X				

LID DETERMINATION WORKSHEET



City of Sebastopol Determination Worksheet

City Use Only Project Requires Permanent Storm Water BMPs? Yes <input type="checkbox"/> No <input type="checkbox"/>
--

Storm Water Low Impact Development Manual

Purpose: Use this form to determine *whether or not* this project will need to incorporate permanent Storm Water Best Management Practices (BMPs) and submit a Standard Urban Storm Water Mitigation Plan (SUSMP).

Applicability: Required with all Master Planning Application Forms. Information presented on this worksheet must reflect final development conditions.

PART 1: INFORMATION

Applicant Name	Huntley Square, LLC
Mailing Address	630 Airpark Road, Suite A
City	Napa
State Zip Code	CA 94559
Phone	707.676.8999
Fax	
Email	

Engineer Name	Robertson Engineering, inc.
Mailing Address	2300 Bethards Dr, Ste L
City	Santa Rosa
State Zip Code	CA 95405
Phone	707.523.7490
Fax	707.523.7499
Email	mike@robertsonengineering.net

No Project Engineer

Project Description

Project Name	Huntley Square
Site Address	7950 Bodega Avenue, Sebastopol, CA 95472

1. Total Project Area:

_____ : Square Feet OR 0.53 : Acre(s)

2. Existing Land Use(s): (Check all that apply)

- | | | |
|---|---|--------------------------------------|
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Office | <input type="checkbox"/> Industrial |
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Community Facilities | <input type="checkbox"/> Other _____ |

Description of buildings and site features:

onsite - Vacant land, weed-grass mix, some brush and trees
offsite - Bodega Avenue & utilities

3. Existing Impervious Surface Area:

3,997 : Square Feet or _____ : Acres

4. Proposed Land Use(s): (Check all that apply)

- Commercial Office Industrial
 Residential Community Facilities Other _____

Description of buildings and site features:

offsite - road widening, curb, gutter and sidewalk
onsite - two 2-story buildings (10 units total), parking area, concrete sidewalk

Type of Application

- Design Review Use Permit Variance
 Subdivision Lot Line Adjustment Other _____

PART 2: REGULATORY DETERMINATIONS

Cal Green:

1. Does this Project require a non-residential building permit for a newly constructed building without sleeping accommodations?¹
- YES:** This project may need to implement permanent Storm Water BMP's and be designed in accordance with the Storm Water Low Impact Development (LID) Technical Design Manual due to CAL Green requirements. Complete the remainder of this worksheet.
 NO: Complete the reminder of this worksheet.

¹ Additions, alterations, repairs, and existing structures are not subject to the requirements of CAL Green. Please contact the Building and Safety Department for further information on Building Permit requirements.

Section 401:

2. Does this Project require a Section 401 Permit?²

Yes No

A. **IF YES:** Are any of the following a component of this project? (Check all that apply)

Soil Disturbance (one or more acre)

New Outfall

New Impervious Surface(s)

If you checked any of the boxes in section 2A, please be advised that this project will require North Coast Regional Water Quality Control Board review and permanent Storm Water BMPs designed in accordance with the Low Impact Development (LID) Technical Design Manual.

Please go to Page 5 and complete the "Acknowledgement Signature" section.

Initial Determination:

3. Does this Project create or replace 10,000 square feet or more of impervious surface?

YES: Complete the remainder of this worksheet.

NO: This Project does not need to incorporate permanent Storm Water BMPs.

Please go to Page 5 and complete the "Exemption Signature" section.

PART 3: EXEMPTIONS

1. Is this a **routine maintenance activity**³ that is being conducted to maintain original line (horizontal alignment) and grade (horizontal alignment), hydraulic capacity, and original purpose of facility, such as resurfacing existing roads and parking lots?

Yes No

2. Is this an **emergency activity**⁴ required to protect public health and safety?

Yes No

3. Is this a project undertaken solely to install or reinstall **public utilities** (such as sewer or water lines) that does not include any additional street or road development or development activities?

Yes No

² A 401 Permit is required from the North Coast Regional Water Quality Control Board (NCRWQCB) if any part of this project is located within or adjacent to "waters of the State" which can be a creek, drainage ditch, wetland or any seasonal waterway. Please contact the North Coast Regional Water Quality Control Board for further information on 401 Permit requirements.

³ "**Routine Maintenance Activity**": This exemption includes activities such as overlays and/or resurfacing of existing roads or parking lots as well as trenching and patching activities and reroofing activities.

⁴ "**Emergency Redevelopment**": The Regional Water Quality Control Board must agree that the activities are needed to protect public health and safety to qualify for this exemption.

4. Is this a **reconstruction project**⁵, undertaken by a **public agency**, of street or roads remaining within the original footprint and less than 48 feet wide?

Yes No

5. Is this a stand-alone pedestrian pathway, trail or off street bike lane?

Yes No

Did you answer "YES" to any of the above questions in Part 3?

YES: STOP: This project is exempt and will not need to incorporate permanent Storm Water BMP's. **Please go to Page 5 and complete the "Exemption Signature" section.**

NO: Proceed to Part 4 below to see if this project will need to incorporate permanent Storm Water BMPs.

PART 4: PROJECT TRIGGERS

Requirements: Please answer the following questions to determine whether this project requires permanent Storm Water BMP's and the submittal of a SUSMP.

1. Does this **development or redevelopment project** create or replace a combined total of 1.0 acre or more of impervious surface?

Yes No

2. Does this project create or replace a combined total of 10,000 feet or more of impervious street, roads, highways, or freeway construction or reconstruction?

Yes No

3. Does this project include **four or more new homes**?

Yes No

4. Is this project an **industrial development** creating or replacing a combined total of 10,000 ft. or more of impervious surface?

Yes No

5. Is this project a **commercial development** creating or replacing a combined total of 10,000 ft. or more of impervious surface?

Yes No

6. Is this project a **retail gasoline outlet** creating or replacing a combined total of 10,000 ft. of more or impervious surface?

Yes No

⁵ **"Reconstruction":** Work that replaces surfaces down to subgrade. Street width is measured from face-of-curb to face-of-curb. Overlays, resurfacing, trenching, and patching are considered maintenance activities and are exempt.

7. Is this project a **restaurant** creating or replacing a combined total of 10,000 ft. or more of impervious surface?⁶
 Yes No
8. Is this project a **parking lot** (not included as part of a project type listed above) creating or replacing a combined total of 10,000 feet or more impervious surface or with 25 or more parking spaces?
 Yes No
9. Is this project an **automotive service facility** creating or replacing a combined total of 10,000 ft. or more or impervious surface?
 Yes No

PART 5: DETERMINATION SIGNATURE

Did you answer "YES" to any of the above questions in Part 4?

- YES:** The project must implement permanent Storm Water BMPs and be designed in accordance with the Storm Water LID Technical Design Manual. A Preliminary Standard Urban Storm Water Mitigation Plan (SUSMP) must be submitted to the Engineering Department. *Please complete the "Acknowledgment Signature" section.*
- NO:** The project will not need to incorporate permanent Storm Water BMPs. *Please complete the "Exemption Signature" section.*

Acknowledgment Signature:

As the property owner or applicant, I understand that this project is required to implement permanent Storm Water Best Management Practices and the submittal of a SUSMP. Any unknown responses must be resolved to determine if the project is subject to these requirements.

Robert D. MASTARO

Robert D. MASTARO

05/13/2020

Applicant Signature

Printed Name

Date

~~**Exemption Signature:**~~

~~As the property owner or applicant, I understand that this project as currently designed does not require permanent Storm Water BMPs or the submittal of a SUSMP. I understand that redesign may require submittal of a new Determination Worksheet and may require permanent Storm Water BMPs.~~

~~_____~~

~~_____~~

~~_____~~

~~Applicant Signature~~

~~Printed Name~~

~~Date~~

⁶ **"Impervious Surface":** An area that has been modified to reduce storm water runoff capture and percolation into underlying soils. Such surfaces include rooftops, walkways, and parking areas. Permeable pavements shall be considered impervious for this section if they have sub-drains to preclude infiltration into underlying soils.

STORMWATER CALCULATOR



STORM WATER CALCULATOR

LID BMP Summary Page & Site Global Values

Project Information: Project Name: <u>Huntley Square</u> Address/Location: <u>7950 Bodega Avenue, Sebastapol</u> Designer: <u>JS</u> Date: <u>4/29/2020</u>		Site Information: Mean Seasonal Precipitation (MSP) of Project Site: <u>36.00</u> (inches) K=MSP/3i K= <u>1.20</u> Impervious area - pre development: <u>594.0</u> ft ² Impervious area - post development: <u>10,697.0</u> ft ²		Based upon the pre and post development impervious area, the post construction BMP requirement is: Delta Volume & Treatment
--	--	---	--	---

Summary of Saved BMP Results:								
BMP ID:	Tributary Area (ft ²)	Runoff Reduction Measures (Y/N)	Requirements					
			Type of Requirement Met	Type of BMP Design	Percent Achieved	Priority		
1	Site (Onsite)	14,525	Yes	Delta Volume Capture	Priority 1: P1-02 Roadside Bioretention - No Curb and Gutter	100.4	467,8961	1565,7000
2								
3								
4								
5								
6								
7								
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STORM WATER CALCULATOR

BMP Tributary Parameters

BMP ID: Project Name:

BMP Design Criteria:

Type of BMP Design:

BMP's Physical Tributary Area: ft²

Description/Notes:

Runoff Reduction Measures

Resulting reduced Tributary Area used for BMP sizing = ft²

Total Runoff Reduction Measures = ft²

Interceptor Trees

Number of new interceptor *Evergreen Trees*:

Number of new interceptor *Deciduous Trees*:

Square footage of qualifying existing tree canopy: ft²

Total Number of New trees in BMP Tributary Area:

Disconnected Roof Drains

Select disconnection condition:

Disconnected Roof Drains Method 1

Roof area of disconnected downspouts: ft²

Disconnected Roof Drains Method 2

Percent of rooftop area: %

Select Density: Units per Acre

Paved Area Disconnection

Paved Area Type:

Alternatively designed paved area: ft²

Buffer Strips & Bovine Terraces

Area draining to a Buffer Strip or Bovine Terrace: ft²

Delta Volume Capture; V_{Delta}

Hydrologic soil type within tributary area:

Predevelopment ground cover description:

Post development ground cover description:

CN_{PRE}:

CN_{POST}:

User Composite Predevelopment CN:

User Composite Post development CN:

V_{DELTA} = ft³

BMP Sizing Tool Delta Volume Capture Requirement

Percent of Goal Achieved = %

BMP Volume		Ponded Water Above Ground	
Below Ground		Ground	
Porosity:	<input type="text" value="0.30"/>	Depth:	<input type="text" value="0.00"/> ft
Depth below perforated pipe if present:	<input type="text" value="5.10"/> ft	Width:	<input type="text" value="0.00"/> ft
Width:	<input type="text" value="0.00"/> ft	Length:	<input type="text" value="0.00"/> ft
Length:	<input type="text" value="0.00"/> ft	Area:	<input type="text" value="0.00"/> ft ²
Area:	<input type="text" value="307.00"/> ft ²		

CN Composite Work Sheet

Project: Huntley Square
Address/Location: 7950 Bodega Avenue, Sebastapol
Designer: JS
Date: April 29, 2020
Inlet Number/Tributary Area/BMP: Site (Onsite)

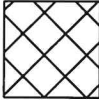
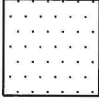
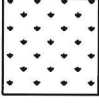



INSTRUCTIONS: Please refer to the "Urban Hydrology for Small Watersheds" (TR-55 manual).

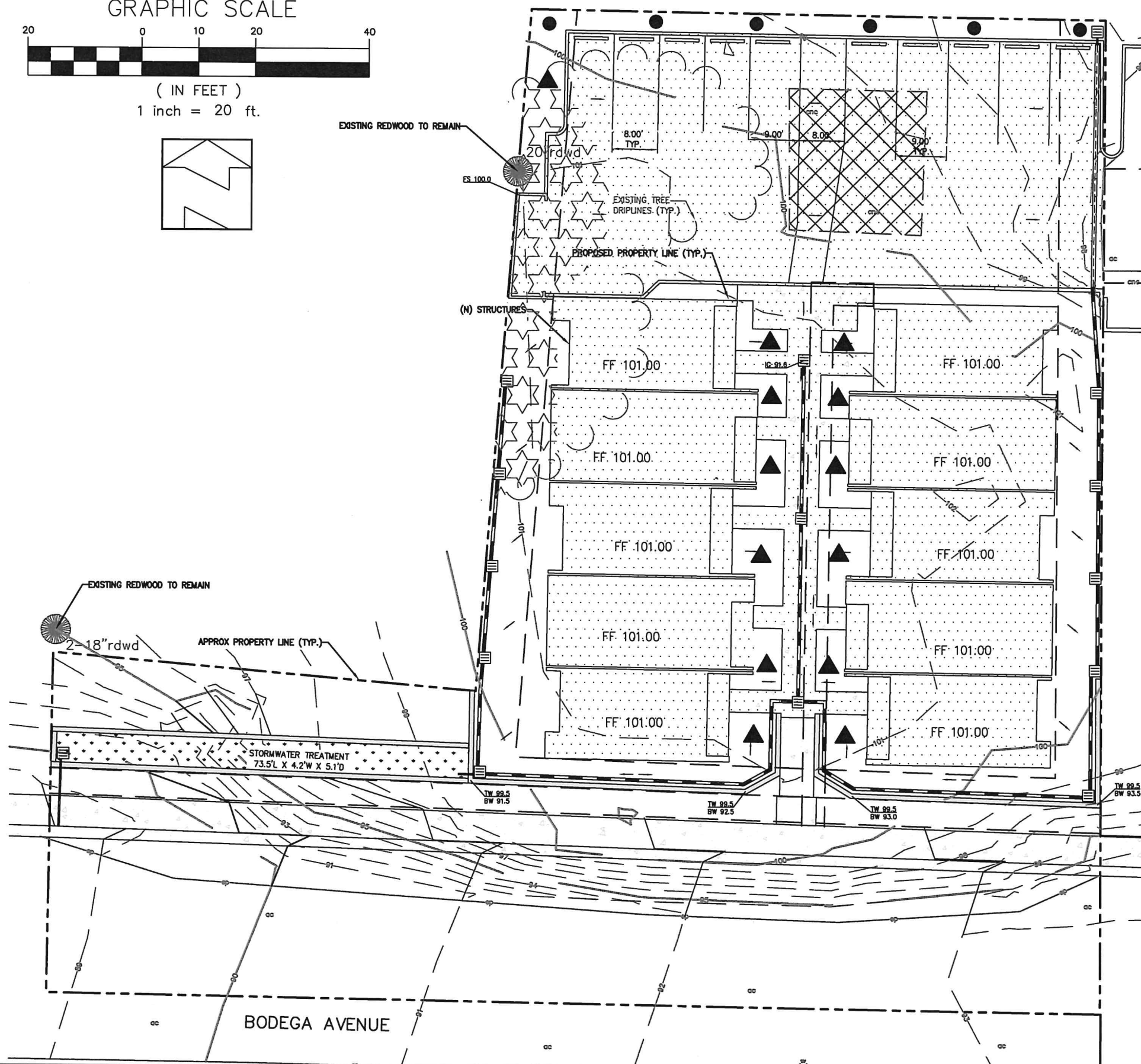
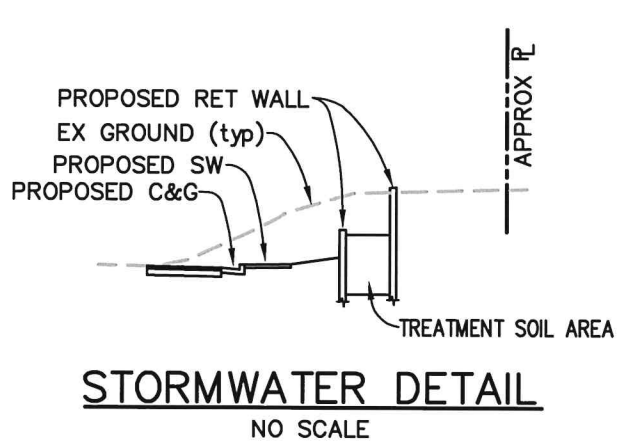
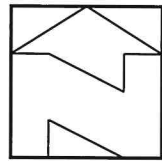
Soil Type (Infiltration Rate)	Cover Description	CN	Area ft ²	Product of CN x Area
C: 0.05 - 0.15 in/hr infiltration (transmission) rat	Brush: weed-grass mixture with brush major element - Poor (<50% ground cover)	77	3828	294,756.0
C: 0.05 - 0.15 in/hr infiltration (transmission) rat	Impervious - Paved Parking, Rooftop, Driveways	98	10697	1,048,306.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
No Entry	No Entry	0	0	0.0
		Totals	14525	1,343,062.0

$$CN_{COMPOSIT} = \frac{(CN \times Area) + (CN \times Area) + (CN \times Area) + \dots}{\text{Total Tributary Area}} = \text{Use this } CN_{COMPOSIT} = 92.5$$

EXHIBITS

STORMWATER LEGEND

-  594 SF – EXISTING IMPERVIOUS SURFACING
-  10,697 SF – PROPOSED IMPERVIOUS SURFACING
-  307 SF – PROPOSED TREATMENT AREA
-  760 SF – EXISTING TREE CANOPY
-  EVERGREEN TREES
-  DECIDUOUS TREES



2300 BETHARDS DRIVE, SUITE L,
SANTA ROSA, CA 95405
Tel 707.523.7490
Fax 707.523.7499
E-mail office@robertsonengineering.net

ROBERTSON ENGINEERING

SWLID CONDITION EXHIBIT
Huntley Square
7950 Bodega Avenue
Sebastopol, CA 95472

2018023656

Official Records of Sonoma County
William F. Rousseau
04/06/2018 02:33 PM
OLD REPUBLIC TITLE COMPANY | SAN FRANCISCO.



DEED 4 Pgs

Fee: \$33.00

County Tax: \$129.25

City Tax: \$129.25

RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 0812011924

APN: 004-350-024

When Recorded Mail Document and Tax Statements to:

Huntley Square, LLC
630 Airport Road, Suite A
Napa, CA 94558

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

Exempt from fee per GC27388.1; document is subject to the imposition of documentary transfer tax

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$258.50

(X) computed on full value of property conveyed, or

() computed on full value less of liens and encumbrances remaining at time of sale.

() Unincorporated area: (X) City of Sebastopol

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Sheldon Gerstein, Successor Trustee of Abraham Gerstein and Dorothy M. Gerstein Trust dated September 12, 1991

hereby GRANT(S) to
Huntley Square, LLC, a California limited liability company

that property in City of Sebastopol, Sonoma County, State of California, described as:
*** See "Exhibit A" attached hereto and made a part hereof. ***

Date: September 18, 2017

Abraham Gerstein and Dorothy M. Gerstein Trust dated
September 12, 1991

By: Sheldon Gerstein
Sheldon Gerstein, Successor Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Maine
County of Kennebec

On Sept. 19, 2017 before me, Robin L. Lint a Notary Public, personally appeared Sheldon Gerstein, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

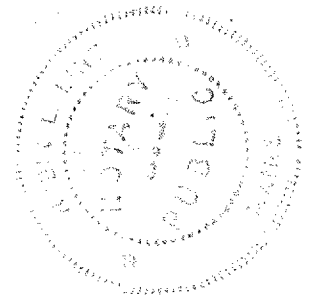
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Handwritten Signature]

Name: Robin L. Lint
(Typed or Printed) exp. 5-22-2024

(Seal)



ORDER NO. : 0812011924-JJ

EXHIBIT A

The land referred to is situated in the County of Sonoma, City of Sebastopol, State of California, and is described as follows:

Parcel One:

That portion of the 3.38 acre Parcel of land in Lot 5 as delineated upon the Map of Huntley Fruit Ranch Subdivision Recorded in Book 13 of Maps, Page 2, Sonoma County Records, conveyed to Robert L. Browning and Doris K. Browning, his wife, by Deed Recorded March 8, 1946, under Recorder's Serial No. C-12536, Sonoma County Records, lying within the boundaries particularly described as follows:

Beginning at a point on the South line of said 3.38 acre Parcel and of said Lot 5, distant thereon North 89° 00' 30" West, 134.00 feet from the Southeast corner of said Parcel and Lot; thence running along of said South line North 89° 00' 30" West, 286.64 feet to an iron pipe; thence leaving said line and running North 3° 20' 30" East, 242.03 feet to an iron pipe on the North line of said 3.38 acre Parcel; thence along said North line, South 89° 40' 15" East, 170.60 feet to an iron pipe; thence South 2° 10' 45" East, 71.20 feet to an iron pipe; thence South 89° 25' 30" East, 98.56 feet to the Northwesterly corner of the portion conveyed to Florence E. McClelland by Deed Recorded in Book 1253 of Official Records, Page 566, Sonoma County Records; thence along the Westerly line of said McClelland portion, South 0° 12' 30" East and parallel with the East line of said Lot 5, a distance of 173.83 feet to said point of beginning.

Saving and EXCEPTING THEREFROM that portion thereof as conveyed to the Department of Veterans Affairs of the State of California by Deed Recorded September 1, 1965, in Book 2153, Page 351, Official Records, Sonoma County.

Parcel Two:

A non- exclusive appurtenant easement for public utilities and roadway as contained in the Grand Deed to Rose H. Aho and Patricia Chenoweth Aho, Recorded December 21, 1992, as Document Number 92-0158974. Said easement shall include the right to maintain, repair, and reconstruct said public utilities and roadway. Said easement shall further include the right of ingress, and egress to, from, and along this easement in, upon. Over under, and across that portion of the lands of Terry Bell described in that Deed Recorded as Document Number 1991-0049207, Sonoma County Records, that is within a strip of land 25.00 feet wide, the centerline of which is described as follows:

Commencing at a ½ inch iron pipe, not tagged, at the intersection of Huntley Street and Golden Ridge Avenue, as shown on that Record of Survey filed in Book 84 of Maps at Page 7, Sonoma County Records; thence along the center of Golden Ridge Avenue, South 00° 09' 50" West, 569.14 feet (South 00° 41' 53" West, 569.39 feet per said Record of Survey) to an ¾ inch iron pipe, not tagged, marking the Northeast corner of the lands of the City of Sebastopol as described in that Deed Recorded as Document Number 1990-0067110, Sonoma County Records; thence along the North line of said lands of the City of Sebastopol, North 88° 56' 15" East, 25.00 feet to the Northeast corner of the said lands of Terry Bell; thence along the

Easterly line of said lands of Terry Bell, South 00° 09' 50" West 12.51 feet to the true point of beginning; thence leaving the Easterly line of said lands of Terry Bell North 88° 55' 54" West, 17.29 feet to the beginning of a curve concave to the Southeast; thence on a tangent curve to the left with a radius of 42.50 feet through a central angle of 43° 07' 04" for a length of 31.98 feet to the beginning of a reverse curve concave to the Northwest; a radial line through said beginning of reverse curve bears South 42° 02' 38" East; thence Southwesterly and Westerly on said reverse curve with a radius of 42.50 feet through a central angle of 42° 12' 28" for a length of 31.31 feet to the end of said reverse curve; thence North 89° 50' 10" West, 33.92 feet to the Westerly line of said lands of Terry Bell, being the terminus of the herein described centerline from which the Northwesterly corner of said lands of Terry Bell bears North 00° 09' 50" East, 35.98 feet, more or less.

The North and South sidelines of said strip are to be prolonged or shortened to terminate in the said Easterly and Westerly lines of the lands of Terry Bell.

APN: 004-350-024

RECORDING REQUESTED BY:
Terry Bell

WHEN RECORDED MAIL TO:
Terry Bell
P.O. Box 2565
Sebastopol, CA 95473

AP #004-350-24 &66



1993 0077433

OFFICIAL RECORDS OF
SONOMA COUNTY
BERNICE A. PETERSON

AT REQUEST OF: NORTHWESTERN TITLE
06/23/1993 08:00:00
FEE: \$ 11.00 PGS: 3
TT: \$.00 PAID

EASEMENT AND DRIVEWAY MAINTENANCE AGREEMENT

This agreement is entered into by and between the owner's of Parcel no.004-350-24 being ROSS AHO and PATRICIA CHENOWETH AHO "Aho" and the owner of Parcel no.004-350-66 being TERRY BELL, "Bell"

Bell did execute and grant to Aho pursuant to instrument 1992 0158974 of the Official Records of Sonoma County a certain easement of right of way for ingress and egress to the lands of Aho from Golden Ridge Road over and across the lands of Bell.

The parties did execute and record instrument 1992 0159794 entitled EASEMENT AND DRIVEWAY MAINTENANCE AGREEMENT and hereby supersede that agreement as follows:

1. The cost of routine maintenance of the driveway located within Bell's Parcel shall be borne equally between the owners of the Aho and Bell Parcels. Provided, however, that should any maintenance or repairs of the driveway be necessary because of damage caused by a vehicle or any other equipment other than vehicles owned for private use by the owners of the above mentioned Parcels, the owner of the Parcel who authorized the vehicle or equipment to use the driveway shall be wholly responsible for the cost of maintenance or repair necessary because of the damage. It is further agreed that should any property owner have to make repairs to an underground utility, within the driveway easement, that party shall bear all costs of repairs to the driveway.

1.a It is agreed that Aho, or any future owner of the Aho parcel, shall be limited to the sum of \$140.00 per year for the cost of routine maintenance of the driveway until the time that the Aho parcel is developed. At the time of and following the development the then owner or owners of the Aho parcel shall pay 50% of the cost of routine maintenance.

2. Prior to routine maintenance or repairs to the driveway bids shall be obtained from three licensed, insured and qualified contractors. The lowest bidder shall be awarded the contract.

3. Each parcel owner hereby agrees to pay the owner's share of the costs for routine maintenance or repairs upon demand. In the event an owner fails to pay when due, an owner of the other parcel, shall have the right to proceed at law or equity to compel compliance with this declaration. In the event any legal or equitable proceedings to enforce this agreement should occur, the prevailing party shall be entitled to reasonable attorney's fees and costs as determined by the court.

///
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4. This agreement is to be considered as a covenant and equitable servitude running with and appurtenant to the lands described herein and for the mutual benefit of the present or future owners, their heirs, successors and assigns, and it is hereby declared that sale or conveyance of any Parcel or part of any Parcel of land described herein will be made subject to this Agreement.

Dated: June 22, 1993

Ross Aho
Ross Aho

Terry Bell
Terry Bell

Patricia Chenoweth Aho
Patricia Chenoweth Aho

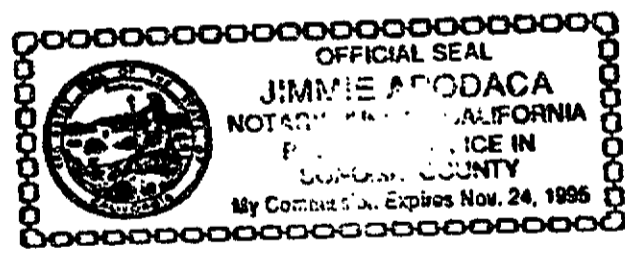
CERTIFICATE OF ACKNOWLEDGMENT

CAL-42

State of California }
County of San Diego

On June 22, 1993 before me, a Notary Public in and for the
(date)
State of California, personally appeared Ross Aho
Patricia Chenoweth Aho & Terry Bell
(name of person or persons)

personally known to me, or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same in (he/she/they) his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.



Jimmie Apodaca
Notary's Signature

Notary Seal:

NOTARY SEAL
GOVERNMENT CODE 27361.7

I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Jimmit Apodaca Notary ID # _____

Date Commission Expires 11-24-95 Mfg. ID# _____

Place of Execution Sonoma Date _____

S. Noiden
Signature (Firm name, if any)

HORTICULTURAL *Associates*

Consultants in Horticulture and Arboriculture

TREE INVENTORY REPORT

7950 Bodega Highway
Sebastopol, CA

Prepared for:

Healthy Buildings Management Group
630 Airpark Road, Suite A
Napa, CA 94559

Prepared by:

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

August 28, 2021

August 28, 2021

Beth Farley
Healthy Buildings Management Group, Inc.
630 Airpark Road, Suite A
Napa, CA 94559

Re: Updated *Tree Preservation and Mitigation Report*, 7950 Bodega Highway, Sebastopol, California

Beth,

Attached you will find our updated *Tree Preservation and Mitigation Report* for the above noted site in Sebastopol based on new information since our last report was completed. A total of 15 trees were evaluated and this includes all trees that were present at the site and overhanging the site.

Each site tree is identified in the field with a numbered aluminum tag placed on the trunk at approximately eye level. Off-site trees were not physically numbered

All trees in this report were evaluated and documented for species, size, health, and structural condition. The *Tree Inventory Chart* also includes information about expected impacts of the proposed development plan and recommendations for action based on the plan reviewed. The *Tree Location Plan* shows the location and numbering sequence of all evaluated trees. Also included are *Pruning Guidelines*, *Tree Preservation Guidelines*, and a *Fencing Detail*.

This report is intended to be a basic inventory of trees present at this site, which includes a general review of tree health and structural condition. No in-depth evaluation has occurred on any tree, and assessment has included only external visual examination without probing, drilling, coring, root collar examination, root excavation, or dissecting any tree part. Failures, deficiencies, and problems may occur in these trees in the future, and this inventory in no way guarantees or provides a warranty for their health or structural condition. No other trees beyond those listed have been included in this report. If other trees need to be included it is the responsibility of the client to provide that direction.

EXISTING SITE CONDITION SUMMARY

The project site consists of an urban infill lot with no existing development. It is surrounded on three sides by existing housing, and Bodega Highway borders the fourth side.

EXISTING TREE SUMMARY

Species native to the site and adjacent properties include Coast Live Oak.

Species native to California but most likely planted at this and adjacent sites include Coast Redwood and Douglas Fir.

Non-native species include Apples and Tulip Tree.

CONSTRUCTION IMPACT SUMMARY

Three existing trees on the actual parcel will require removal including #772 (Coast Live Oak, 27"), #778 (Apple, 5+6+7+8+9), and #781 (Apple, 5.5+6+8+14).

Existing trees #773 (Coast Redwood, 32") and #774 (Douglas Fir, 20") are proposed for preservation and an aerated paving material has been specified over the root system to maintain soil aeration, per our recommendations. Trash trucks will not be accessing the site and clearance pruning will not be necessary.

One existing small tree #779 (Coast Live Oak, 4+4+6) can be preserved in the back yard area of Lot 6.

Two off-site overhanging trees from the west #775, #776 (Douglas Firs, ±30", ±21") will be moderately impacted by the development.

One off-site overhanging tree from the north #777 (Tulip Tree), and one from the east #780 (Coast Live Oak) should only receive a minor impact, if any at all.

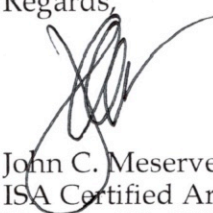
Retaining wall footings have been modified in the area of #780 to include support with piers, and this design should minimally impact tree roots.

Yard drains will be shallow where they are being placed beneath driplines, and excavation will be done by hand or high pressure air.

It also appears that 5 large trees #782, #783, #784, #785, #786 (Coast Live Oak) that are growing on the steep bank along Highway 12 will also be removed due to improvements in that area.

Please feel free to contact me if you have questions regarding this report, or if further discussion would be helpful.

Regards,


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



TREE INVENTORY CHART

TREE INVENTORY
7950 Bodega Avenue
Sebastopol, CA

August 28, 2021

Tree #	Species	Common Name	Trunk (dbh inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Expected Impact	Recommendations
772	<i>Quercus agrifolia</i>	Coast Live Oak	27	45	30	4	3	3	2
773	<i>Sequoia sempervirens</i>	Coast Redwood	32	75	21	5	3	2.5	1, 6, 7, 10
774	<i>Pseudotsuga menziesii</i>	Douglas Fir	±20	50	25	4	3	2.5	1, 6, 7, 8, 11
775	<i>Pseudotsuga menziesii</i>	Douglas Fir	±30	60	25	4	3	2	1, 6, 7, 8, 11
776	<i>Pseudotsuga menziesii</i>	Douglas Fir	±21	50	25	4	3	2	1, 6, 7, 8, 11
777	<i>Liriodendron tulipifera</i>	Tulip Tree	±14	35	25	4	3	1	1, 6
778	<i>Malus domestica</i>	Apple	5+6+7+8+9	20	16	4	1.5	3	4
779	<i>Quercus agrifolia</i>	Coast Live Oak	4+4+6	20	15	4	3	2	1, 6, 7, 8
780	<i>Quercus agrifolia</i>	Coast Live Oak	±38	50	28	3	3	1	1, 6, 7, 8, 11
781	<i>Malus domestica</i>	Apple	5.5+6+8+14	15	18	4	1.5	3	4
782	<i>Quercus agrifolia</i>	Coast Live Oak	6+8	18	14	4	3	3	2
783	<i>Quercus agrifolia</i>	Coast Live Oak	8	16	12	4	3	3	2
784	<i>Quercus agrifolia</i>	Coast Live Oak	12+17	25	24	4	3	3	2
785	<i>Quercus agrifolia</i>	Coast Live Oak	21	45	25	2	2	3	4
786	<i>Quercus agrifolia</i>	Coast Live Oak	±42	45	30	2	2	3	4

KEY TO TREE
INVENTORY CHART

KEY TO TREE INVENTORY CHART

Tree Number

Each tree has been identified by number on the *Tree Location Plan* showing the location of each tree.

Species

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

Trunk

Each trunk has been documented to the nearest inch, to illustrate its diameter at 24" above adjacent grade. Trunk diameter is a good indicator of age, and is commonly used to determine mitigation replacement requirements.

Height

Height is estimated in feet, using visual assessment.

Radius

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

Health

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

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

Structure

The following descriptions are used to rate the structural integrity of a tree. Trees with a rating of 3 or 4 are generally stable, sound trees which do not require significant pruning, although

cleaning, thinning, or raising the canopy might be desirable. Trees with a rating of 2 are generally poor candidates for preservation unless they are preserved well away from improvements or active use areas. Significant time and effort would be required to reconstruct the canopy and improve structural integrity. Trees with a rating of 1 are hazardous and should be removed.

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

Tree Protection Zone (TPZ)

The area to be protected by temporary fencing during construction. Represented by 1 foot of radius for each inch of trunk diameter measured at 4.5 feet above adjacent grade.

Development Impacts

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

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

Recommendations

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

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

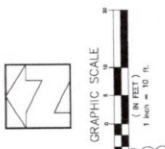
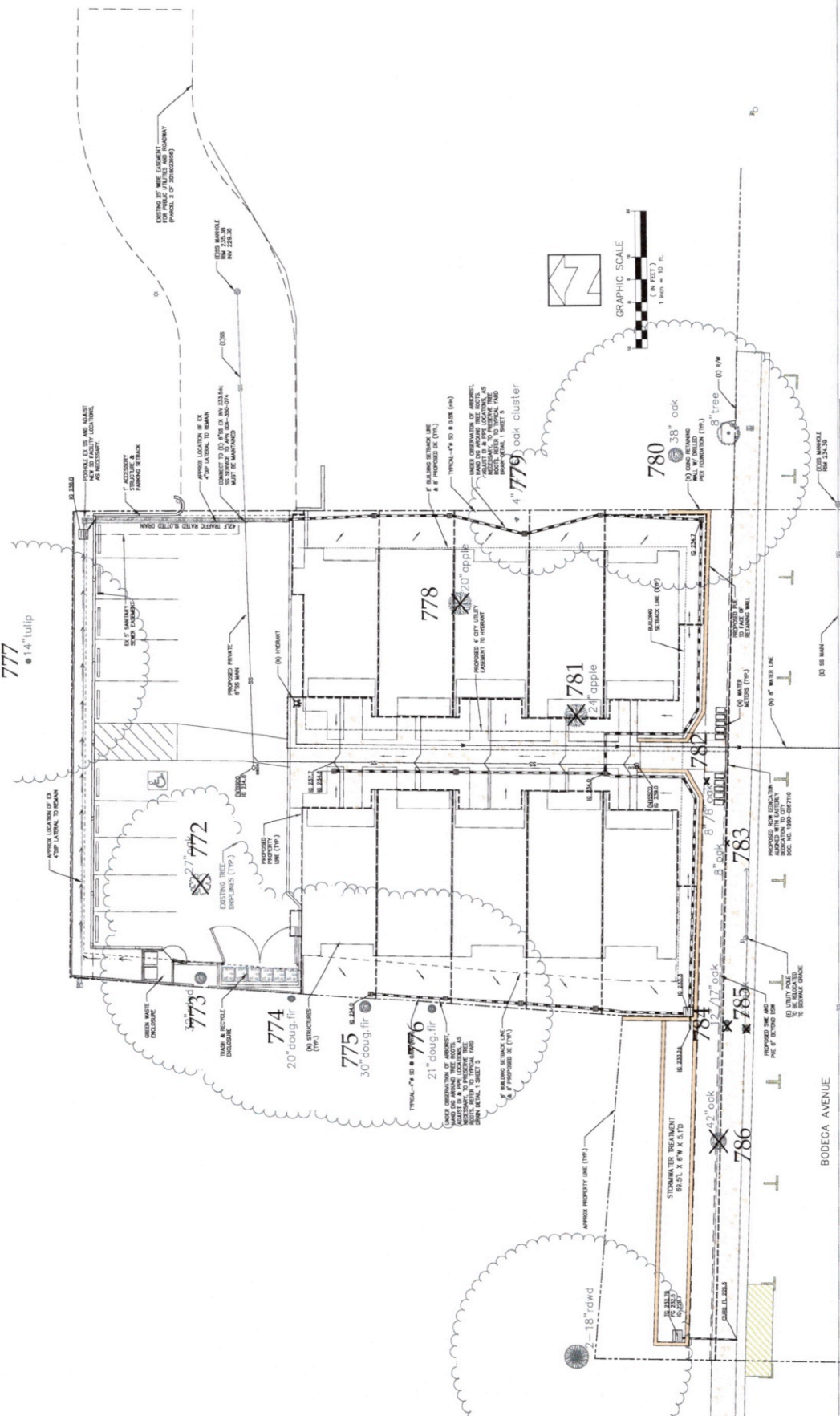
- (4) Removal is required due to significant development impacts and poor existing health or structure.
- (5) Removal is recommended due to poor species characteristics.
- (6) Install temporary protective fencing at the edge of the Tree Protection Zone (TPZ), or edge of approved construction, prior to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

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

- (10) Prune this tree specifically to reduce heavy end weights on long, over-extended lateral limbs.
- (11) This is an off-site tree that overhangs the project property. Incorporate protection measures as if on project property.

TREE LOCATION PLAN

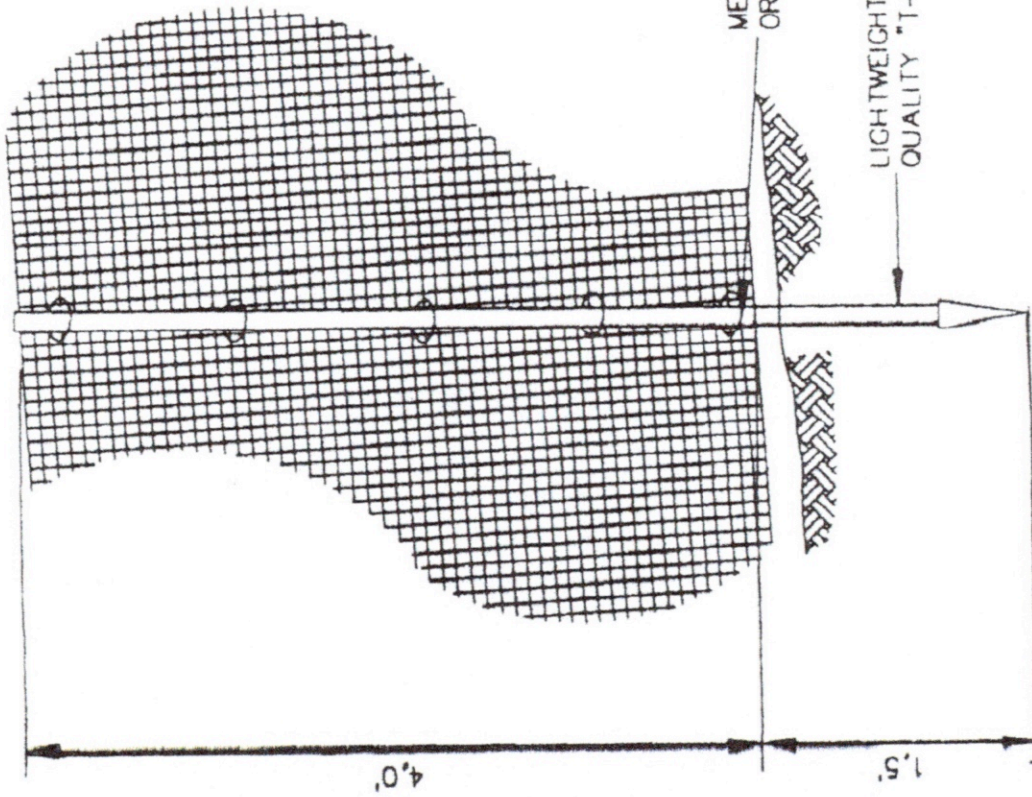
777
 14" Tulip



TREE LOCATION AND NUMBERING PLAN
 7950 BODEGA HIGHWAY
 SEBASTOPOL, CA

THIS IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE REPRODUCED, COPIED, OR OTHERWISE USED WITHOUT WRITTEN CONSENT OF ROBINSON ENGINEERING, INC.

TREE FENCING DETAIL



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

METAL TIE WIRE, FLIP TIE
 OR EQUIVALENT, 5 PER POST

LIGHTWEIGHT 5 1/2' HIGH STANDARD FARM
 QUALITY "T-POST" PLACED 8' C-C

4.0'

1.5'

TREE PROTECTION FENCING DETAIL

TREE PRESERVATION GUIDELINES

GENERAL TREE PROTECTION GUIDELINES

INTRODUCTION

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

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

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

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

arise, or interpretation of guidelines as they apply to specific site activities, must be referred to the designated project arborist as they occur.

TREE PROTECTION ZONE

1. The canopy dripline is illustrated on the Improvement Plans and represents the area around each tree, or group of trees, which must be protected at all times with tree protection fencing. No encroachment into the dripline is allowed at any time, and unauthorized entry may be subject to civil action and penalties.
2. The dripline will be designated by the project arborist at a location determined to be adequate to ensure long term tree viability and health.

TREE PROTECTION FENCING

1. Prior to initiating any construction activity on a construction project, including demolition or grading, temporary protective fencing shall be installed at each site tree. Fencing shall be located at the dripline designated by the project arborist or illustrated on the Improvement Plans.
2. Fencing shall be minimum 4' height at all locations, and shall form a continuous barrier without entry points around all individual trees, or groups of trees. Barrier type fencing such as *Tensar* plastic fencing is recommended, but any fencing system that adequately prevents entry will be considered for approval by the project arborist. The use of post and cable fencing is not acceptable.
3. Fencing shall be installed in a professional manner with steel fence posts (standard quality farm 'T' posts work well) placed no more than 8 feet on center. Fencing shall be attached to each post at 5 locations with plastic electrical ties, metal tie wire, or flip tie. See fencing detail.
4. Fencing shall serve as a barrier to prevent encroachment of any type by construction activities, equipment, materials storage, or personnel.
5. All encroachment into the fenced dripline must be approved in writing. Approved dripline encroachment may require additional mitigation or protection measures.
6. Contractors and subcontractors shall direct all equipment and personnel to remain outside the fenced area at all times until project is complete, and shall instruct personnel and sub-contractors as to the purpose and importance of fencing and preservation.

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

TREE PRUNING AND TREATMENTS

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

GRADING AND TRENCHING

1. Any construction activity that necessitates soil excavation in the vicinity of preserved trees shall be avoided where possible, or be appropriately mitigated under the guidance of the project arborist. All contractors must be aware at all times that specific protection measures are defined, and non conformance may generate stop-work orders.
2. The designated dripline is defined around all site trees to be preserved. Fences protect the designated areas. No grading or trenching is to occur within this defined area unless so designated by the Improvement Plan, and where designated shall occur under the direct supervision of the project arborist.
3. Trenching should be routed around the dripline whenever possible. Where trenching has been designated within the dripline, utilization of underground technology to bore, tunnel or excavate with high-pressure air or water will be specified. Hand digging will be generally discouraged unless site conditions restrict the use of alternate technology.
4. All roots greater than one inch in diameter shall be cleanly hand-cut as they are encountered in any trench or in any grading activity. The tearing of roots by equipment of any type shall not be allowed. Mitigation treatment of pruned roots shall be specified by the project arborist as determined by the degree of root pruning, location of root pruning, and potential exposure to desiccation. No pruning paints or sealants shall be used on cut roots.
5. Where significant roots are encountered mitigation measures such as supplemental irrigation and/or organic mulches may be specified by the project arborist to offset the reduction of root system capacity.

6. Retaining walls are effective at holding grade changes outside the area of the dripline and are recommended where necessary. Retaining walls shall be constructed in post and beam or drilled pier construction styles where they are necessary near or within a dripline.
7. Placement of fill soils is generally discouraged within the dripline, but in some approved locations may be approved to cover up to 30% of this area. The species and condition of the tree shall be considered, as well as site and soil conditions, and depth of fill. Retaining walls should be utilized to minimize the area of fill within the dripline. Type of fill soil and placement methods shall be reviewed prior to placement.
8. Grade changes outside the dripline, or those necessary in conjunction with retaining walls, shall be designed so that drainage water of any type or source is not diverted toward or around the root crown in any manner. Grade shall drain away from root crown at a minimum of 2%. If grading toward the root collar is unavoidable, appropriate surface and/or subsurface drain facilities shall be installed so that water is effectively diverted away from root collar area.
9. Approved fill soils within the dripline may also be mitigated using aerated gravel layers and/or perforated aeration tubing systems.
10. Tree roots will be expected to grow into areas of soil fill, and quality of imported soil shall be considered. Ideally, fill soil should be site soil that closely matches that present within the root zone area. When import soil is utilized it must be the same or slightly coarser texture than existing site soil, should have a pH range comparable to site soils, and generally should have acceptable chemical properties for appropriate plant growth. A soil analysis is recommended prior to importation to evaluate import soil for these criteria.
11. Grade reduction within the designated dripline shall be generally discouraged, and where approved, shall be conducted only after careful consideration and coordination with the project arborist.
12. Foundations of all types within the dripline shall be constructed using design techniques that eliminate the need for trenching into natural grade. These techniques might include drilled piers, grade beams, bridges, or cantilevered structures. Building footprints should generally be outside the dripline whenever possible.

DRAINAGE

The location and density of native trees on many sites may be directly associated with the presence of naturally occurring water, especially ephemeral waterways. Project design,

especially drainage components, should take into consideration that these trees may begin a slow decline if this naturally present association with water is eliminated.

TREE DAMAGE

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

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

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

FERTILIZATION

1. Native trees generally do not require supplemental fertilization unless exhibiting a deficiency symptom. Following completion of construction any tree that exhibits symptoms of a specific nutrient deficiency shall be fertilized to compensate for the deficiency. Soil or tissue analysis may be required to identify the deficiency.
2. Distressed trees, or trees damaged by construction in any way, may be detrimentally affected by supplemental fertilization. The decision to fertilize, and with what fertilizers, shall be made by the project arborist based on conditions and appearance observed at the completion of the project.

PEST CONTROL

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

WEED CONTROL

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

DISEASE CONTROL

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

MULCHING

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

PLANTING UNDER EXISTING TREES

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

PRUNING STANDARDS

PRUNING STANDARDS

Purpose:

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

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

I. Pruning Techniques

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

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

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

- C. When removing a live branch, pruning cuts should be made in branch tissue just outside the branch bark ridge and collar, which are trunk tissue. *(Figure 1)* If no collar is visible, the angle of the cut should approximate the angle formed by the branch bark ridge and the trunk. *(Figure 2)*
- D. When removing a dead branch, the final cut should be made outside the collar of live callus tissue. If the collar has grown out along the branch stub, only the dead stub should be removed, the live collar should remain intact, and uninjured. *(Figure 3)*
- E. When reducing the length of a branch or the height of a leader, the final cut should be made just beyond (without violating) the branch bark ridge of the branch being cut to. The cut should approximately bisect the angle formed by the branch bark ridge and an imaginary line perpendicular to the trunk or branch cut. *(Figure 4)*
- F. A goal of structural pruning is to maintain the size of lateral branches to less than three-fourths the diameter of the parent branch or trunk. If the branch is codominant or close to the size of the parent branch, thin the branch's foliage by 15% to 25%, particularly near the terminal. Thin the parent branch less, if at all. This will allow the parent branch to grow at a faster rate, will reduce the weight of the lateral branch, slow its total growth, and develop a stronger branch attachment. If this does not appear appropriate, the branch should be completely removed or shortened to a large lateral. *(Figure 5)*
- G. On large-growing trees, except whorl-branching conifers, branches that are more than one-third the diameter of the trunk should be spaced along the trunk at least 18 inches apart, on center. If this is not possible because of the present size of the tree, such branches should have their foliage thinned 15% to 25%, particularly near their terminals. *(Figure 6)*
- H. Pruning cuts should be clean and smooth with the bark at the edge of the cut firmly attached to the wood.
- I. Large or heavy branches that cannot be thrown clear, should be lowered on ropes to prevent injury to the tree or other property.
- J. Wound dressings and tree paints have not been shown to be effective in preventing or reducing decay. They are therefore not recommended for routine use when pruning.

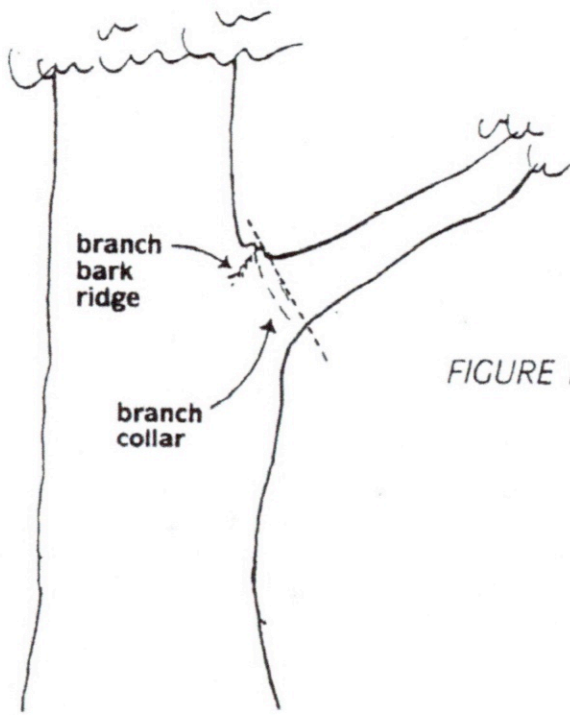


FIGURE 1. When removing a branch, the final cut should be just outside the branch bark ridge and collar.

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

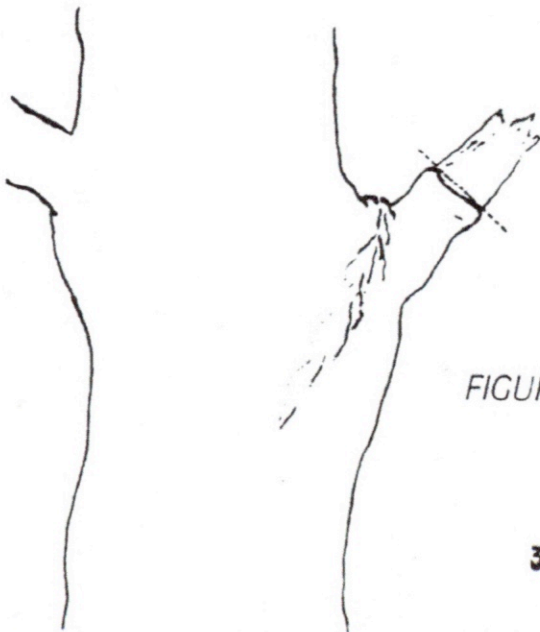
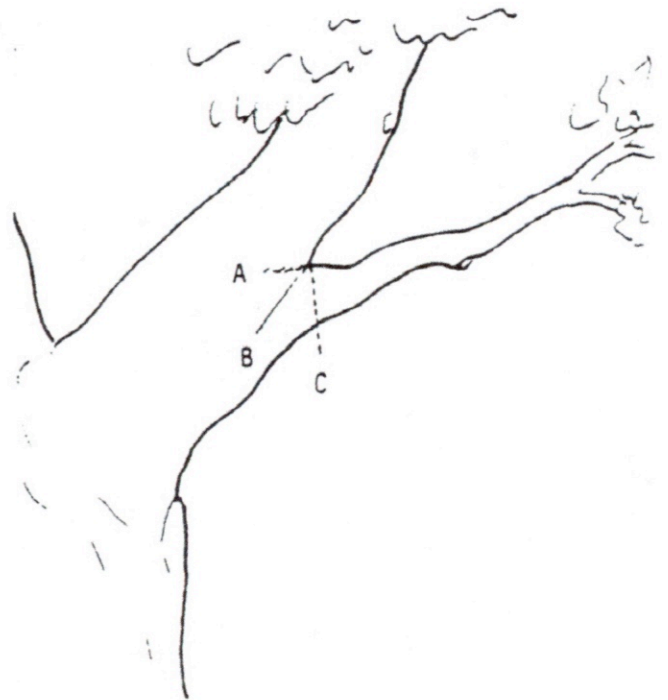


FIGURE 3. When removing a dead branch, cut outside the callus tissue that has begun to form around the branch.

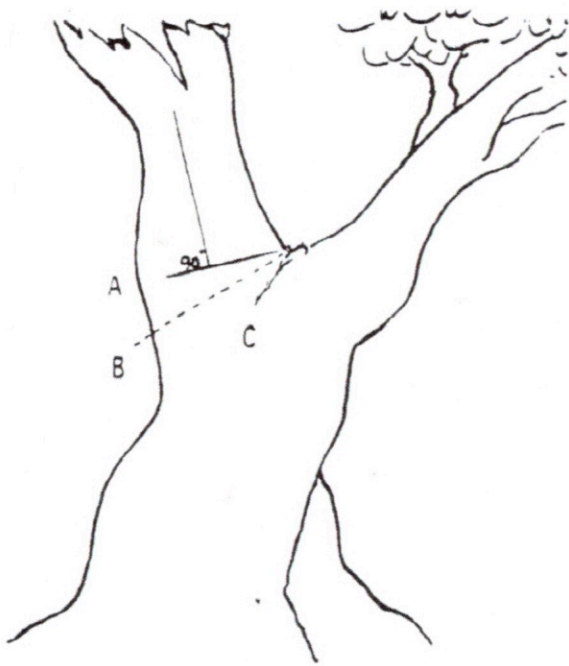


FIGURE 4. In removing the end of a limb to a large lateral branch, the final cut is made along a line that bisects the angle between the branch bark ridge and a line perpendicular to the limb being removed. Angle AB is equal to Angle BC.

FIGURE 5. A tree with limbs tending to be equal-sized, or codominant. Limbs marked B are greater than $\frac{3}{4}$ the size of the parent limb A. Thin the foliage of branch B more than branch A to slow its growth and develop a stronger branch attachment.



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



II. Types of Pruning — Mature Trees

A. CROWN CLEANING

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

B. CROWN THINNING

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

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

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

C. CROWN REDUCTION

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

D. CROWN RESTORATION

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

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

E. CROWN RAISING

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

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

III. Size of Pruning Cuts

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

IV. Climbing Techniques

- A. Climbing and pruning practices should not injure the tree except for the pruning cuts.
- B. Climbing spurs or gaffs should not be used when pruning a tree, unless the branches are more than throw-line distance apart. In such cases, the spurs should be removed once the climber is tied in.
- C. Spurs may be used to reach an injured climber and when removing a tree.
- D. Rope injury to thin barked trees from loading out heavy limbs should be avoided by installing a block in the tree to carry the load. This technique may also be used to reduce injury to a crotch from the climber's line.

RECOMMENDATIONS

**HORTICULTURAL ASSOCIATES
CONSULTANTS IN HORTICULTURE AND ARBORICULTURE**

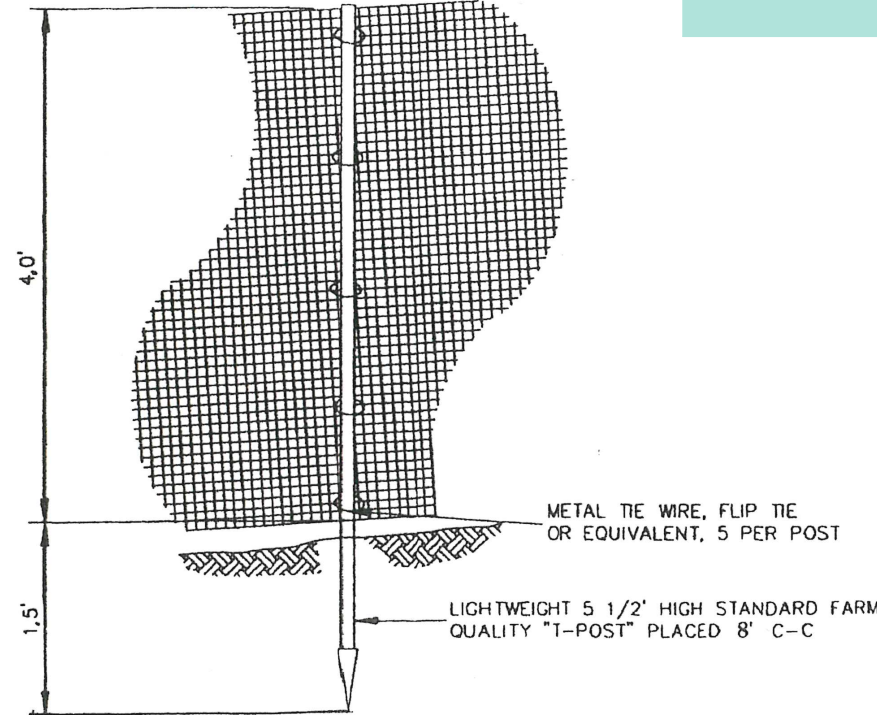
RECOMMENDATIONS ARE PROVIDED FOR REMOVAL OR PRESERVATION. FOR THOSE BEING PRESERVED, PROTECTION MEASURES AND MITIGATION PROCEDURES TO OFFSET IMPACTS AND IMPROVE TREE HEALTH ARE PROVIDED.

- 1) PRESERVATION APPEARS TO BE POSSIBLE.
- 2) REMOVAL IS REQUIRED DUE TO SIGNIFICANT DEVELOPMENT IMPACTS.
- 3) REMOVAL IS RECOMMENDED DUE TO POOR HEALTH OR HAZARDOUS STRUCTURE.
- 4) REMOVAL IS REQUIRED DUE TO SIGNIFICANT DEVELOPMENT IMPACTS AND POOR EXISTING HEALTH OR STRUCTURE.
- 5) REMOVAL IS RECOMMENDED DUE TO POOR SPECIES CHARACTERISTICS.
- 6) INSTALL TEMPORARY PROTECTIVE FENCING AT THE EDGE OF THE TREE PROTECTION ZONE (TPZ), OR EDGE OF APPROVED CONSTRUCTION, PRIOR TO BEGINNING GRADING OR CONSTRUCTION. MAINTAIN FENCING IN PLACE FOR DURATION OF ALL CONSTRUCTION ACTIVITY IN THE AREA.
- 7) MAINTAIN EXISTING GRADE WITHIN THE FENCED PORTION OF THE TPZ. ROUTE DRAINAGE SWALES AND ALL UNDERGROUND WORK OUTSIDE THE DRIPLINE.
- 8) PLACE A 4" LAYER OF CHIPPED BARK MULCH OVER THE SOIL SURFACE WITHIN THE FENCED TPZ PRIOR TO INSTALLING TEMPORARY FENCING. MAINTAIN THIS LAYER OF MULCH THROUGHOUT CONSTRUCTION.
- 9) PRUNE TO CLEAN, RAISE, OR PROVIDE NECESSARY CLEARANCE. PRUNE TO REDUCE BRANCHES THAT ARE OVER-LOADED, OVER-EXTENDED, LARGELY HORIZONTAL, ARCHING, OR HAVE FOLIAGE CONCENTRATED NEAR THE BRANCH ENDS, PER INTERNATIONAL SOCIETY OF ARBORICULTURE PRUNING STANDARDS. PRUNING TO OCCUR BY, OR UNDER THE SUPERVISION OF, AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE. PRUNING STANDARDS ARE ATTACHED TO THIS REPORT.
- 10) PRUNE THIS TREE SPECIFICALLY TO REDUCE HEAVY END WEIGHTS ON LONG, OVER-EXTENDED LATERAL LIMBS.
- 11) THIS IS AN OFF-SITE TREE THAT OVERHANGS THE PROJECT PROPERTY. INCORPORATE PROTECTION MEASURES AS IF ON PROJECT PROPERTY.

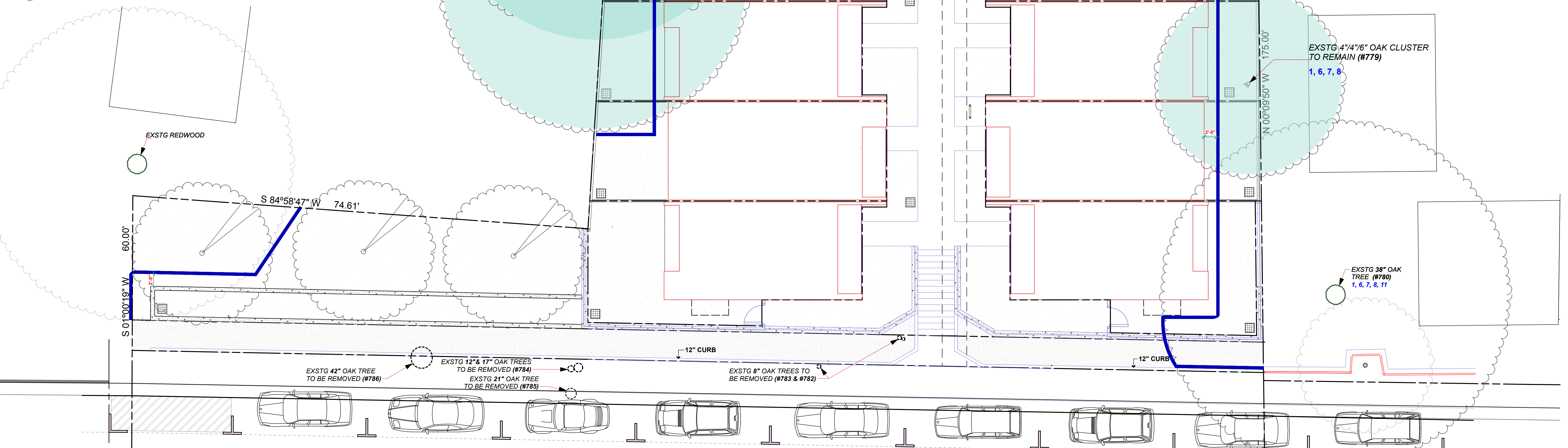
NOTE:
TENSOR LIGHTWEIGHT SAFETY GRID, ORANGE COLOR, BX2263H6, CUT OR FOLD AT POSTS AS NEEDED TO CONFORM TO SLOPING TERRAIN.

SYMBOL LEGEND

-  TREE PROTECTION FENCE
-  PRESERVED TREES
-  BLUE NUMBER RECOMMENDATION



2 TREE PROTECTION FENCING DETAIL



1 SITE PLAN
SCALE: 1/8" = 1'-0"



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NOTE
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**HUNTLEY SQUARE
MINI HOME VILLAGE**
7950 BODEGA AVE,
SEBASTOPOLE, CA 95472
A.P.N. 004-350-024-000

**TREE PRESERVATION
PLAN**

ISSUE/REVISIONS:
8-31-21 NEW SHEET

DRAWN BY:
SCALE:

SHEETNO.:
T1
(NEW SHEET)