

BALCERAK DESIGN
LANDSCAPE ARCHITECTURE • URBAN FORESTRY
555 Fifth Street, Suite 300-B Santa Rosa, CA 95401

January 31, 2025

Barney Aldridge
Managing Partner
6780 Depot Street #110
Sebastopol, CA 95472

**Re: Arboricultural Services for the Proposed Barlow Hotel Parking
Lot Located at 385 Morris Street in the City of Sebastopol, CA.**

Dear Mr. Aldridge,

This letter is to supplement the Arborist's Report, prepared by this office, dated July 30, 2024, for the proposed Barlow Hotel. When I visited the site originally there were three trees that were inaccessible due to the thick vegetation surrounding them. Ari Wangerin contacted me to express the need to clarify if a Tree Removal Permit would be needed for any of the trees, because the City of Sebastopol would not deem the application complete absent that information.

In an effort to expedite the process, I asked Mr. Wangerin to clear the area as needed, then to provide me with photographs of the tree trunks including a tape measure across the face of the trunks so that I could visually determine if a Permit would be necessary. We discussed the possible need for me to visit the site personally, if I was not able to determine the need for a permit from the photos alone.

Yesterday the photos were provided, combined with my original fieldnotes, I am able to state that Tree #2, is actually a group of small trees. They all appear to be *Salix lasiolepis* (arroyo willow), which is a protected species, but all of the trees are well below the 10" DBH requiring a Tree Removal Permit. Indeed, none of the trees appeared to exceed 4" in diameter.

Trees #4 and #5 are at the north end of the site. Tree #4 is also an arroyo willow, this tree is clearly a Protected Tree and would require a permit for removal. However, it is located a distance away from the limits of the proposed parking lot and more detailed drawing of the proposed work are necessary to make a final determination if removal would be necessary. Tree #5 is a *Salix babylonica* (weeping willow), and would only require a permit were it to be 20" DBH or greater. The photos provided clearly indicate it is well below the threshold and a permit would not be needed.

Should you have any questions or need additional information please contact me, thank you.

Respectfully,

BALCERAK DESIGN



Gary Balcerak
Landscape Architect C-3704
Certified Arborist WE-3069A
Certified Urban & Community Forester 125

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ARBORIST'S REPORT

**6782 SEBASTOPOL AVENUE
AND
385 MORRIS STREET**

SEBASTOPOL, CALIFORNIA

July 30, 2024

BALCERAK DESIGN

LANDSCAPE ARCHITECTURE • URBAN FORESTRY
555 Fifth Street, Suite 300-B Santa Rosa, CA 95401

July 30, 2024

Highway Partners, LLC
Neil Bernard Aldridge
6780 Depot Street #110
Sebastopol, CA 95472

**Re: Arboricultural Services for the Proposed Barlow Hotel Project Located at
6782 Sebastopol Avenue & 385 Morris Street in the City of Sebastopol, CA.**

INTRODUCTION

This Report has been prepared to address the Sebastopol Tree Protection Ordinance, as described in Chapter 8.12 of the Sebastopol Municipal Code. The project covers two separate parcels. The property at 6782 Sebastopol Avenue currently houses Guayaki, which operates its warehouse, corporate offices, and distribution operations. The proposal for this parcel is to create a new hotel. The property at 385 Morris Street is currently used as overflow parking for The Barlow, the site is unpaved. The proposal is to create a paved parking area to service the hotel.

In conformance with the Sebastopol Tree Protection Ordinance, all Protected Trees that would be impacted by the proposed construction were observed to determine their species, trunk size, and current condition. This includes adjacent trees that are not on the subject property, but would be impacted by the proposed project. A detailed description of each tree can be found in the Tree Evaluation section. A Tree Exhibit showing the location of the existing trees and their identification numbers is included. A definition of terms used is included as the last section of this Report.

METHODS

The field observation was performed on July 23, 2024 by Gary Balcerak, International Society of Arboriculture (ISA) Certified Arborist. Where it was possible to access the tree, the trunk diameter was recorded using a standard diameter tape with units in feet and tenths of feet. All diameters were rounded off to the nearest one-tenth of a foot. Where the trunk was not accessible the trunk diameter was visually estimated, more detailed information can be found in the Evaluations.

A detailed analysis was not requested nor performed. The evaluations are based upon a visual inspection of the trees, from ground level. No crown explorations or climbing inspections were performed. No specialized equipment or testing was used to examine the trees. The

evaluations are based upon the external features present at the time of the observation; therefore, the analysis is not exhaustive. The condition of the trees will continue to change over time.

The Evaluations provide an assessment of the overall condition of each tree as characterized by its vigor and structure. Vigor is an indication of the overall health and general condition of the tree. Structure refers to the physical form of the tree, this includes branch attachment, presence of decay, or mechanical damage the tree has suffered. Each tree was rated, in each category, using a value of good, fair, or poor.

The probable impacts to the trees are based upon the drawings provided by BDE Architecture, dated July 26, 2024 and ZAC Landscape Architects, dated May 6, 2024. At this time there are no civil drawings available so it is not possible to assess what if any impacts could result from the grading and drainage design or from utility trenching.

FINDINGS

At the hotel site there are no Protected Trees, but there is one Protected Tree directly to the west (APN 004-750-034). The ownership of a tree is determined by where the trunk is located. When a tree trunk is solely on one property that property owner has complete ownership of the tree, regardless of where the foliage or roots are. However, in this case all of the parcels are controlled by The Barlow, so tree ownership is not an issue on this project. Due to the anticipated root loss from the new foundation work for the hotel, this tree is proposed to be removed.

The tree has been previously cabled to address the weak union of the codominate stems. When a tree is cabled it is a permanent solution, and the cables need to be inspected regularly. As time passes the tree will continue to grow which can result in the tree cable being in the wrong location or requiring additional support. The tree itself may develop decay which will reduce the effectiveness of the support system. Cables restrict the natural movement of the tree parts, if the cable is too tight it will add stress to the union it is meant to support. The cable and hardware also need to be inspected to look for any corrosion or degradation. Lack of routine inspection and maintenance will lead to structural failure of the tree or tree parts.

On the parking lot site, many of the trees are growing in inaccessible areas and in some cases it was not even possible to visually estimate the trunk diameters. At this location there are three types of willows present: *Salix babylonica* (weeping willow), *Salix gooddingii* (Gooding's willow), and *Salix lasiolepis* (arroyo willow); only the arroyo willow is a protected species. However, since the other two willow species are not on the list of escaped exotics they would require a Tree Removal Permit if the trunk diameter is 20" or greater.

A number of willows would need to be removed to construct the parking lot. Due to the limited access, it is not possible at this time to unequivocally state that none of them would require a tree removal permit. Prior to any tree removal the area needs to be cleared sufficiently so that an accurate measure of the trunk diameters can be made.

There are a number of *Quercus lobata* (valley oak) trees adjacent to the Laguna, none are proposed for removal. Given the intense past use of the site and the compacted nature of the surface, where the parking lot is proposed, it is assumed that very few, if any roots are present in the area. Since the parking lot will sit on fill soil, no impacts are anticipated to these trees.

Given the access limitations it is possible that Protected Trees could be impacted by the work. To assure compliance with the Tree Ordinance the project arborist shall be provided with the civil engineering drawings when they become available to review if any Protected Trees would be impacted by the work.

LIMITATIONS

The observations and preparation of this report has been done in accordance with the generally accepted standards of the arboricultural profession. No warranty, either expressed or implied is given. The services provided were limited to the scope of work outlined above and specifically excluded other services.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Please feel free to contact me if further discussion of these items is necessary, or if you have any questions.

Respectfully,
BALCERAK DESIGN



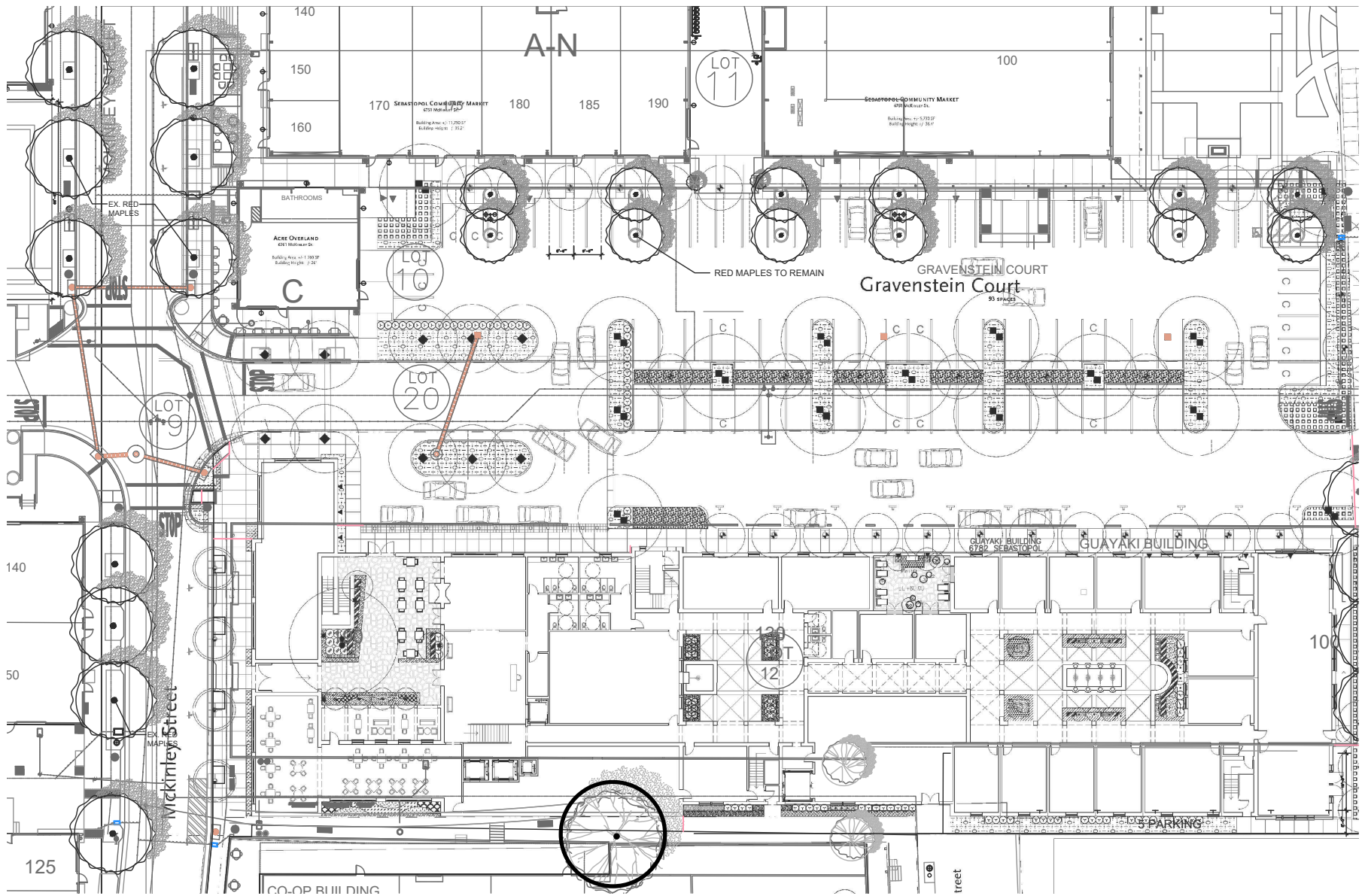
Gary Balcerak
Landscape Architect C-3704
Certified Arborist WE-3069A
Certified Urban Forester 125

TREE EVALUATIONS

Tree	Species	Diameter	Vigor	Structure	Status	Notes
1	<i>Quercus lobata</i> (valley oak)	27.9"	Fair	Fair/Poor	Remove	Trunk bifurcates at ±8' off grade into two codominate stems, included bark present. A bulge is present at the union indicating an internal crack. Two scaffold limbs (above the trunk union) have been cabled together. Significant woundwood has grown around the eyebolts securing the cable, there was no slack in the cable. The tree was pruned excessively, resulting in many epicormic shoots.
2	<i>Salix lasiolepis</i> (arroyo willow)	Inaccessible	Poor	Unknown	Remove	This tree is growing in an inaccessible thicket. It appeared to be below the threshold of 10" DBH. Trunk diameter to be verified prior to removal.
3	<i>Quercus lobata</i> (valley oak)	±8", ±8", ±8", ±6", ±10"	Good	Good	Save	Tree ±8' beyond the proposed development and ±8' below the top of bank. Due to the past use of the site and the steep grade between the project and the base of the tree, few if any roots are assumed to be present near the parking area.
4	<i>Salix lasiolepis</i> (arroyo willow)	Inaccessible	Good	Unknown	Remove	This tree is growing in an inaccessible thicket. It appeared to be below the threshold of 10" DBH. Trunk diameter to be verified prior to removal.
5	<i>Salix babylonica</i> (weeping willow)	Inaccessible	Poor	Fair/Poor	Remove	This tree would only require a Tree Removal Permit if the trunk ≥ 20". Trunk diameter to be verified prior to removal.

Notes:

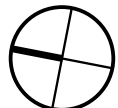
1. Trees #2 – #5 were not part of the topographic survey, their locations are approximate.



TREE #1

TREE EXHIBIT

6782 SEBASTOPOL AVE.



SCALE = 1" = 50'

7/30/24

SHEET 1 OF 3

BIOLOGY BLUELINE

50'
DEVELOPMENT
SETBACK

PLTG

• TREE #3

EXISTING PLANTING
TO REMAIN

Lands of Sebastopol Ready Mix, Inc.
APN 004-011-017 & 020
130,007± SQ.FT.
2.9± ACRES

767 Maps 17

ZONE AE
BFF 78
SUBJECT TO UNL

SECTION B-B
SHEET L1.3

Dense Trees

UNANA

• TREE #2

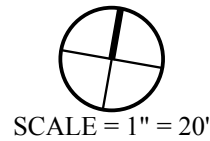
OVERLOOK

TREE EXHIBIT

385 MORRIS STREET

7/30/24

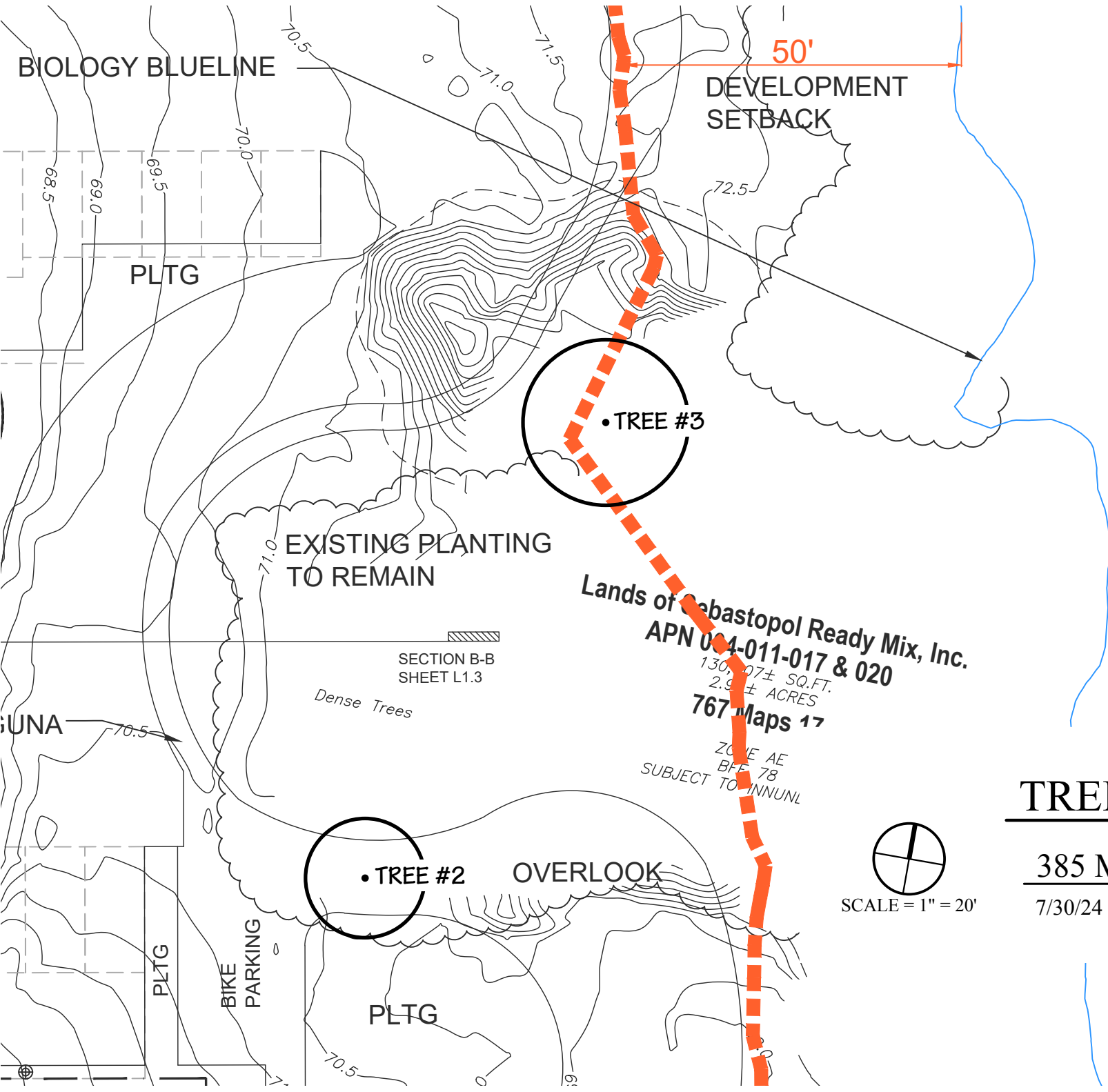
SHEET 2 OF 3



BIKE
PARKING

PLTG

PLTG



+ DRAINAGE

SECTION A-A
SHEET L1.2

420.66'

ELECTRICAL VEHICLE
CHARGING STATION

TREE #5

S 78°53'00" W 420.66 R1

TREE #4

15.2

PLTG

72.5

72.0

PLTG

MEADOW

72.5

72.0

PLTG

71.5

71.0

70.5

PLTG

71.0

71.0

PLTG

BIOLOGY BLUELINE

70.5

71.5

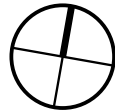
71.0

TREE EXHIBIT

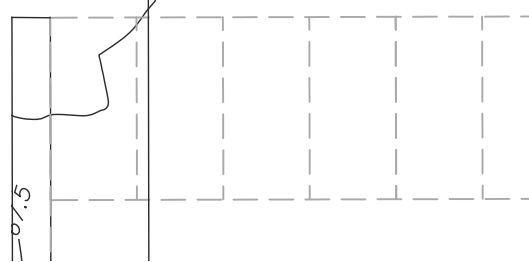
385 MORRIS STREET

7/30/24

SHEET 3 OF 3



SCALE = 1" = 20'



70.5



D S

Definition of Terms

arborist: professional who possesses the technical competence to provide or supervise the management of trees and woody plants.

branch bark ridge: swelling of bark tissue on the upper side of the branch junction; normal pattern of development (contrast with embedded and included bark).

branch collar: wood which forms around a branch attachment, frequently more pronounced below the branch.

canker: a necrotic lesion in the bark of the stem or root; also, the scar left after shedding of bark tissues killed by localized disease or environmental injury.

codominate: equal in size and relative importance, usually associated with either the trunks/stems or scaffold limbs/branches in the crown; in the context of crown class, trees whose crowns form the bulk of the upper layer of the canopy but which are crowded by adjacent trees.

compaction: compression of the soil that breaks down soil aggregates and reduces soil volume and total pore space.

compartmentalization: physiological process which creates the chemical and mechanical boundaries that act to limit the spread of disease and decay organisms.

conk: fruiting or spore producing body of a group of fungi.

crown: parts of the tree above the trunk, including leaves, and branches.

decay: process of degradation of woody tissues by fungi and bacteria through decomposition of cellulose and lignin.

dripline: the width of the crown, as measured by the lateral extent of the foliage.

epicormic: shoots, which result from adventitious or latent buds.

habit: the general characteristic appearance of a plant.

included bark: pattern of development at branch junctions where bark is turned inward rather than pushed out.

mechanical injury: injury caused by human activities as opposed to natural forces like wind, snow, or ice loads.

necrotic: dead

node: the often swollen or modified part of the stem that normally bears a bud.

reaction wood: specialized secondary wood, which develops in response to a lean or similar mechanical stress, attempting to restore the stem to the vertical.

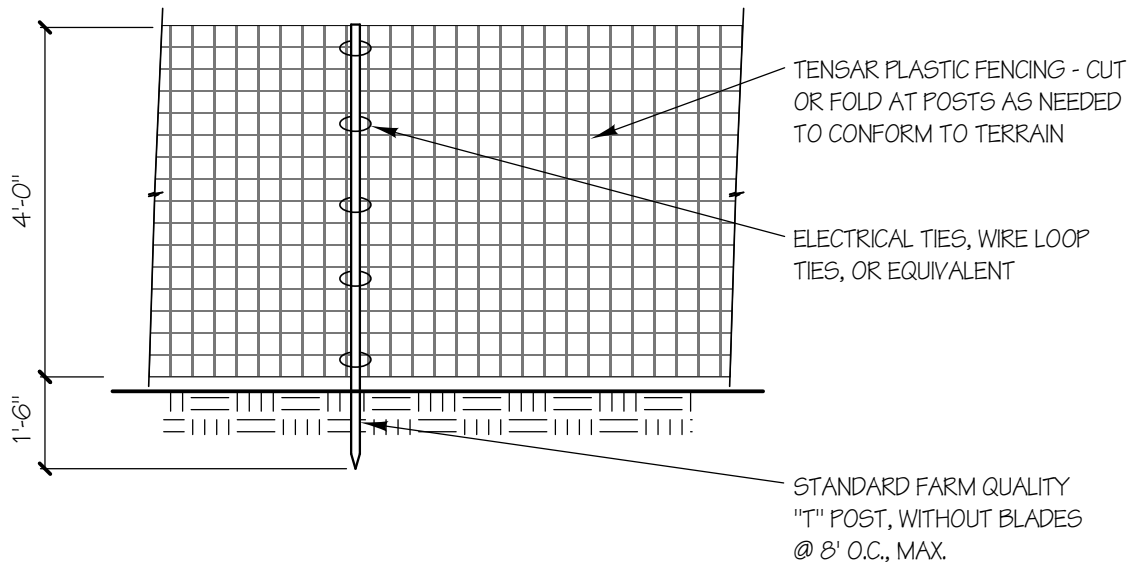
root collar: flared area at the tree base where the roots and trunk come together .

scaffold limb: primary structural branch of the crown.

structural root: a large woody root located at the base of the trunk which helps to support the tree.

trunk flair: transition zone from the trunk to the roots where the roots expand into buttress or structural roots.

woundwood: lignified, partially differentiated tissue that develops from the callus associated with wounds.



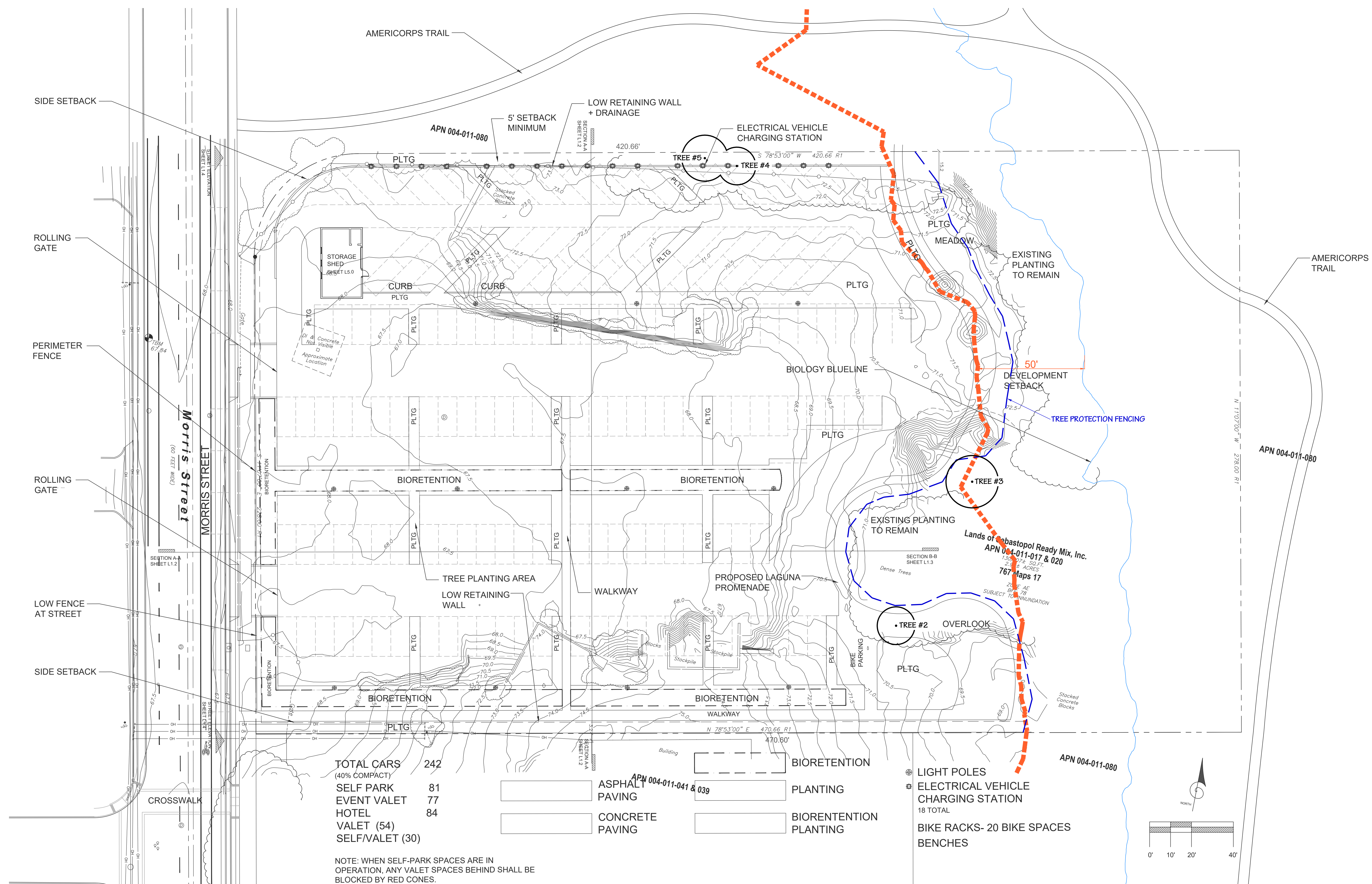
NOTE:

1. TREE PROTECTION FENCING SHALL BE A MINIMUM OF 4' IN HEIGHT AT ALL LOCATIONS, AND SHALL FORM A CONTINUOUS BARRIER WITHOUT ENTRY POINTS AROUND ALL INDIVIDUAL TREES, OR GROUPS OF TREES. FENCING SHALL SERVE AS A BARRIER TO PREVENT ENCROACHMENT OF ANY TYPE OF CONSTRUCTION ACTIVITIES, EQUIPMENT, MATERIALS STORAGE, OR PERSONNEL.

TREE PROTECTION FENCE DETAIL

TREE PROTECTION NOTES:

1. THE TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS, THE PROJECT ARBORIST SHALL CONFIRM THAT THE FENCING IS LOCATED CORRECTLY PRIOR TO BEGINNING CONSTRUCTION.
2. ONCE THE PROJECT ARBORIST HAS APPROVED THE FENCE LOCATION, THE FENCE SHALL REMAIN IN THAT LOCATION UNLESS WRITTEN APPROVAL FROM THE PROJECT ARBORIST HAS BEEN OBTAINED.
3. PROCEDURES AND RECOMMENDATIONS AS CONTAINED IN THE ARBORIST'S REPORT PREPARED BY BALCERAK DESIGN (DATED 7/30/24) SHALL BE FOLLOWED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INFORMING ALL SUBCONTRACTORS AND INDIVIDUALS WHO WILL BE WORKING ON SITE OF THE TREE PROTECTION REQUIREMENTS AND CONDITIONS OF APPROVAL FOR THE PROJECT.



TOTAL CARS (40% COMPACT)	242
SELF PARK	81
EVENT VALET	77
HOTEL VALET (54)	84
SELF/VALET (30)	

NOTE: WHEN SELF-PARK SPACES ARE IN OPERATION, ANY VALET SPACES BEHIND SHALL BE BLOCKED BY RED CONES.

ASPHALT PAVING	PLANTING
CONCRETE PAVING	BIORETENTION PLANTING

- ⊕ LIGHT POLES
- ⊕ ELECTRICAL VEHICLE CHARGING STATION
- 18 TOTAL
- BIKE RACKS- 20 BIKE SPACES
- BENCHES

ARBORIST REPORT

