



City of Sebastopol

TREE REMOVAL PERMIT Application and Checklist

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


Planning File #: _____
Date Filed: _____
Total Fee Paid:\$ _____
Received by: _____
Date Application Deemed
Complete: _____

PROJECT INFORMATION

ADDRESS: 7716 & 7760 Bodega Avenue

ASSESSOR'S PARCEL #: 004-211-007, 060-230-067

Applicant's Information

Name: Pacific West Communities Inc. / Caleb Roope
Address: 430 E State Street #100
City, State, Zip: Eagle, ID 83616
Phone #: 208-461-0022
Fax #: _____
Email: calebr@tpchousing.com
Signature: 

Date: 12/8/2020

Owner's Information

Name: (owner information on following pages)
Address: _____
City, State, Zip: _____
Phone #: _____
Fax #: _____
Email: _____
Signature: _____

I certify that this application is being made with my consent

Date: _____

Location Key	Species of Tree	Diameter at 4 ½ feet	Heritage Tree?	Area where tree is to be removed from?	Reason for Removal	Proposed Replacement
A	*See attached spreadsheet		<input type="checkbox"/> Yes <input type="checkbox"/> No			
B			<input type="checkbox"/> Yes <input type="checkbox"/> No			
C			<input type="checkbox"/> Yes <input type="checkbox"/> No			
D			<input type="checkbox"/> Yes <input type="checkbox"/> No			
E			<input type="checkbox"/> Yes <input type="checkbox"/> No			
F	EXAMPLES LISTED BELOW:		<input type="checkbox"/> Yes <input type="checkbox"/> No			
Sample	(Q. lobata) Valley Oak	22.5"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Back Yard near existing house	Large areas of decay in main trunk	4-15 Gallon live oaks, 2 here and 2 in the front yard
Sample	(S. semiperv.)	Multi trunks	<input type="checkbox"/> Yes	Front Yard	Root-sprouted;	2-15 gallon

	Coast Redwood	5" – 9" diameter	[xx] No		weak; poor specimen/form.	redwoods @ rear property line
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Upon receipt of this information the Planning Department has 30 days in which to determine if the application is complete. Once the application has been deemed complete, the project can be scheduled before the Tree Board. The Tree Board meets on the 1st and 3rd Wednesday of each month at Sebastopol City Hall, 7120 Bodega Avenue, Sebastopol, at 4:00 p.m.

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

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

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

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

* flash drive and
dropbox link with
photos provided

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** 12/8/2020 **Planning File No.** _____

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

NOTICE OF MAILING:

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

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



Signature

Caleb Roope

Printed Name

Public Notification of Tree Removal

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

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

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

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



Signature

Caleb Roope

Printed Name



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Address: 430 E State Street #100
City, State, Zip: Eagle, ID 83616
Phone #: 208-461-0022
Fax #:
Email: calebr@tpchousing.com
Signature: _____

Date: _____

Owner's Information

Name: Richard Raymond Shone (agent: Ann Harris)
Address: 101 Morris Street #100
City, State, Zip: Sebastopol, CA 95472
Phone #: 707-829-4500
Fax #:
Email: annharris@cbndirect.com
Signature: _____

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

Date: 12/3/20

Location Key	Species of Tree	Diameter at 4 ½ feet	Heritage Tree?	Area where tree is to be removed from?	Reason for Removal	Proposed Replacement
A	*See attached spreadsheet		<input type="checkbox"/> Yes <input type="checkbox"/> No			
B			<input type="checkbox"/> Yes <input type="checkbox"/> No			
C			<input type="checkbox"/> Yes <input type="checkbox"/> No			
D			<input type="checkbox"/> Yes <input type="checkbox"/> No			
E			<input type="checkbox"/> Yes <input type="checkbox"/> No			
F	EXAMPLES LISTED BELOW:		<input type="checkbox"/> Yes <input type="checkbox"/> No			
Sample	(Q. lobata) Valley Oak	22.5"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Back Yard near existing house	Large areas of decay in main trunk	4-15 Gallon live oaks, 2 here and 2 in the front yard
Sample	(S. semiperv.)	Multi trunks	<input type="checkbox"/> Yes	Front Yard	Root-sprouted;	2-15 gallon

CONDITIONS OF APPLICATION

1. All Materials submitted in conjunction with this form shall be considered a part of this application.
2. This application will not be considered filed and processing may not be initiated until the Planning Department determines that the submittal is complete with all necessary information and is "accepted as complete." The City will notify the applicant of all application deficiencies no later than 30 days following application submittal.
3. The property owner authorizes the listed authorized agent(s)/contact(s) to appear before the City Council, Planning Commission, Design Review/Tree Board and Planning Director and to file applications, plans, and other information on the owner's behalf.
4. The Owner shall inform the Planning Department in writing of any changes.
5. **INDEMNIFICATION AGREEMENT:** As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards, committees 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.

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.

6. **REPRODUCTION AND CIRCULATION OF PLANS:** I hereby authorize the Planning Department to reproduce plans and exhibits as necessary for the processing of this application. I understand that this may include circulating copies of the reduced plans for public inspection. Multiple signatures are required when plans are prepared by multiple professionals.
7. **NOTICE OF MAILING:** Email addresses will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.
8. **DEPOSIT ACCOUNT INFORMATION:** Rather than flat fees, some applications require a 'Deposit'. The initial deposit amount is based on typical processing costs. However, each application is different and will experience different costs. The City staff and City consultant time, in addition to other permit processing costs, (i.e., legal advertisements and copying costs are charged against the application deposit). If charges exceed the initial deposit, the applicant will receive billing from the City's Finance department. If at the end of the application process, charges are less than the deposit, the City Finance department will refund the remaining monies. Deposit accounts will be held open for up to 90 days after action or withdrawal for the City to complete any miscellaneous clean up items and to account for all project related costs.
9. **NOTICE OF ORDINANCE/PLAN MODIFICATIONS:** Pursuant to Government Code Section 65945(a), please indicate, by checking the boxes below, if you would like to receive a notice from the City of any proposal to adopt or amend any of the following plans or ordinances if the City determines that the proposal is reasonably related to your request for a development permit:

☒ A general plan

☒ A specific plan

☒ An ordinance affecting building permits or grading permits

☒ A zoning ordinance

Certification

I, the undersigned owner of the subject property, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury. I hereby grant members of the Planning Commission, Design Review Board and City Staff admittance to the subject property as necessary for processing of the project application.

Property Owner's Signature: _____

Date: _____

12/3/20

I, the undersigned applicant, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury.

Applicant's Signature: _____

Date: _____

NOTE: It is the responsibility of the applicant and their representatives 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.



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Applicant's Information

Name: Pacific West Communities Inc. / Caleb Roope
Address: 430 E State Street #100
City, State, Zip: Eagle, ID 83616
Phone #: 208-461-0022
Fax #: _____
Email: calebr@tpchousing.com
Signature: _____

Date: _____

Owner's Information

Name: Vincent G. Whitesell & JB Whitesell 1999 Trust (agent: Ken Bizzell)
Address: 1355 N Dutton Avenue
City, State, Zip: Santa Rosa, CA 95401
Phone #: 707-528-1400
Fax #: _____
Email: kbizzell@keegancoppin.com
Signature: [Signature]

I certify that this application is being made with my consent

Date: 12-4-20

Location Key	Species of Tree	Diameter at 4 ½ feet	Heritage Tree?	Area where tree is to be removed from?	Reason for Removal	Proposed Replacement
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Property Owner's Signature: [Signature] Date: 12-4-20

I, the undersigned applicant, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury.

Applicant's Signature: _____ Date: _____

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Email: kbizzell@keegancoppin.com
Signature: B. Whitesell Trustee

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Property Owner's Signature: B. Winters Date: 12-4-2020

I, the undersigned applicant, have read this application for a development permit and agree with all of the above and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief and are submitted under penalty of perjury.

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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



0.1 0 0.04 0.08 Miles

10/11/2019

1:2,400

List of Trees to be Removed from the Development located at 7716 & 7760 Bodega Avenue Seastopol, CA

Location on Map	Species of Tree	Diameter at 4'1/2"	Heritage Tree	Area Removed From	Reason for Removal	Proposed Replacement
1	Prunus dulcis Almond		No	For	New Development & Poor Condition	In Accordance
9	Quercus agrifolia Coast Live Oak	11.5"	Yes	all	New Development	With
10	Quercus agrifolia Coast Live Oak	10"	Yes	the	New Development	the
11	Quercus agrifolia Coast Live Oak	14"	Yes	tress	New Development	City
12	Quercus agrifolia Coast Live Oak	17"	Yes	to	New Development	of
13	Quercus kelloggii Black Oak	10.5"	No	be	New Development	Sevastopol
15	Quercus agrifolia Coast Live Oak	12.5 + 9.5	Yes	removed	New Development	Tree
16	Quercus agrifolia Coast Live Oak	26"	Yes	please	New Development	Ordinance
17	Quercus agrifolia Coast Live Oak	21" + 9.5"	Yes	see	New Development	the
18	Quercus agrifolia Coast Live Oak	11.5" + 7"	Yes	the	New Development	New Development
19	Quercus agrifolia Coast Live Oak	19"	Yes	attached	New Development	will
20	Quercus agrifolia Coast Live Oak	29"	Yes	Tree	New Development	replace
21	Quercus agrifolia Coast Live Oak	12" = 5" + 6.5" + 14"	Yes	Location	New Development	the
22	Quercus agrifolia Coast Live Oak	12.5"	Yes	and	New Development	removed
23	Quercus kelloggii Black Oak	12"	No	Numbering	New Development	trees
25	Quercus kelloggii Black Oak	12" + 11.5" + 7" 9.5" + 12.5" + 8"	Yes	Plan	New Development	on

26	Quercus agrifolia	11"	Yes	Trees	New Development	a
	Coast Live Oak					
27	Quercus garryana	21" + 17"	Yes	marked	New Development	2 to 1
	Oregon White Oak					
28	Quercus agrifolia	16" + 16" + 8" + 6"	Yes	in	New Development &	basis
	Coast Live Oak				Poor Condition	
29	Quercus agrifolia	9.8"	Yes	"Red"	New Development	See
	Coast Live Oak					
30	Quercus agrifolia	12.5" + 7"	Yes		New Development	Landscape
	Coast Live Oak					
31	Quercus kelloggii	9" + 4" + 4"	Yes		New Development	Plans
	Black Oak					
32	Quercus agrifolia	14"	Yes		New Development	for
	Coast Live Oak					
33	Quercus kelloggii	20.5"	Yes		New Development	quantities
	Black Oak					
34	Quercus agrifolia	31" + 22"	Yes		New Development	and
	Coast Live Oak					
35	Pinus radiata	41"	No		New Development &	locations
	Monterey Pine				Poor Condition	
36	Pinus radiata	46.5"	No		New Development &	
	Monterey Pine				Poor Condition	
37	Pinus radiata	57"	No		New Development &	
	Monterey Pine				Poor Condition	
38	Pinus radiata	69"	No		New Development &	
	Monterey Pine				Poor Condition	
39	Pinus radiata	63"	No		New Development &	
	Monterey Pine				Poor Condition	
40	Pinus radiata	44"	No		New Development &	
	Monterey Pine				Poor Condition	
41	Pinus radiata	44"	No		New Development &	
	Monterey Pine				Poor Condition	
42	Pinus radiata	44"	No		New Development &	
	Monterey Pine				Poor Condition	
43	Pinus radiata	40"	No		New Development &	
	Monterey Pine				Poor Condition	
50	Quercus agrifolia	18.5" + 12.5"	Yes		New Development	
	Coast Live Oak					
51	Pseudotsuga menziesii	56"	No		New Development	

	Douglas Fir					
60	Quercus agrifolia	10"	Yes		New Development	
	Coast Live Oak					
61	Quercus agrifolia	16" + 6" + 8"	Yes		New Development	
	Coast Live Oak					
62	Quercus agrifolia	13"	Yes		New Development	
	Coast Live Oak					
63	Quercus agrifolia	10"	Yes		New Development	
	Coast Live Oak					
64	Quercus agrifolia	12.5"	Yes		New Development	
	Coast Live Oak					
65	Quercus agrifolia	11.5"	Yes		New Development	
	Coast Live Oak					
66	Quercus agrifolia	9" + 8"	Yes		New Development	
	Coast Live Oak					
67	Salix sp.	9.8" + 8.5" + 8"	No		New Development	
	Willow					
70	Quercus agrifolia	9" + 8" + 11"	Yes		New Development	
	Coast Live Oak					
71	Quercus agrifolia	9" + 12"	Yes		New Development	
	Coast Live Oak					
72	Pseudotsuga menziesii	50"	No		New Development &	
	Douglas Fir				Poor Condition	
73	Quercus agrifolia	22.5"	Yes		New Development	
	Coast Live Oak					
74	Ligustrum lucidum	9.5" + multi	No		New Development	
	Glossy Privet					
76	Quercus agrifolia	8.8" + 4.5"	Yes		New Development	
	Coast Live Oak					

X = Tree to be removed



ROBINSON AVENUE

BODEGA AVENUE

TREE LOCATION AND NUMBERING PLAN
7716 and 7760 Bodega Avenue
Sebastopol, CA



SITE PLAN
SCALE: 1" = 32'-0"

