



City of Sebastopol

Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
(707) 823-6167

MASTER PLANNING APPLICATION FORM

APPLICATION TYPE

- | | | |
|--|---|---|
| <input type="checkbox"/> Administrative Permit Review | <input type="checkbox"/> Lot Line Adjustment/Merger | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Alcohol Use Permit/ABC Transfer | <input type="checkbox"/> Preapplication Conference | <input type="checkbox"/> Tree Removal Permit |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Preliminary Review | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Sign Permit | <input type="checkbox"/> Other _____ |

This application includes the checklist(s) or supplement form(s) for the type of permit requested: ☐ Yes ☐ No

REVIEW/HEARING BODIES

- ☐ Staff/Admin ☐ Design Review/Tree Board ☐ Planning Commission ☐ City Council ☐ Other _____

APPLICATION FOR

Street Address: _____ Assessor's Parcel No(s): _____
Present Use of Property: _____ Zoning/General Plan Designation: _____

APPLICANT INFORMATION

Property Owner Name: _____
Mailing Address: _____ Phone: _____
City/State/ZIP: _____ Email: _____
Signature: _____ Date: _____

Authorized Agent/Applicant Name: _____
Mailing Address: _____ Phone: _____
City/State/ZIP: _____ Email: _____
Signature: _____ Date: _____

Contact Name (If different from above): _____ Phone/Email: _____

PROJECT DESCRIPTION AND PERMITS REQUESTED (ATTACH ADDITIONAL PAGES IF NECESSARY)

CITY USE ONLY

Fill out upon receipt:	Action:	Action Date:
Application Date: _____	Staff/Admin: _____	Date: _____
Planning File #: _____	Planning Director: _____	Date: _____
Received By: _____	Design Review/Tree Board: _____	Date: _____
Fee(s): \$ _____	Planning Commission: _____	Date: _____
Completeness Date: _____	City Council: _____	Date: _____

SITE DATA TABLE

If an item is not applicable to your project, please indicate "Not Applicable" or "N/A" in the appropriate box; do not leave cells blank.

SITE DATA TABLE	REQUIRED / ZONING STANDARD	EXISTING	PROPOSED
Zoning	N/A		
Use	N/A		
Lot Size			
Square Feet of Building/Structures <i>(if multiple structures include all separately)</i>			
Floor Area Ratio (F.A.R)	_____ FAR	_____ FAR	_____ FAR
Lot Coverage	_____ % of lot	_____ % of lot	_____ % of lot
	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Parking			
Building Height			
Number of Stories			
Building Setbacks – Primary			
<i>Front</i>			
<i>Secondary Front Yard (corner lots)</i>			
<i>Side – Interior</i>			
<i>Rear</i>			
Building Setbacks – Accessory			
<i>Front</i>			
<i>Secondary Front Yard (corner lots)</i>			
<i>Side – Interior</i>			
<i>Rear</i>			
Special Setbacks (if applicable)			
<i>Other (_____)</i>			
Number of Residential Units	_____ Dwelling Unit(s)	_____ Dwelling Unit(s)	_____ Dwelling Unit(s)
Residential Density	1 unit per _____ sq. ft.	1 unit per _____ sq. ft.	1 unit per _____ sq. ft.
Useable Open Space	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Grading	Grading should be minimized to the extent feasible to reflect existing topography and protect significant site features, including trees.	N/A	Total: _____ cu. yds. Cut: _____ cu. yds. Fill: _____ cu. yds. Off-Haul: _____ cu. yds
Impervious Surface Area	N/A	_____ % of lot	_____ % of lot
		_____ sq. ft.	_____ sq. ft.
Pervious Surface Area	N/A	_____ % of lot	_____ % of lot
		_____ sq. ft.	_____ sq. ft.

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: _____

4/18/22 12/14/23

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: _____

12.14.2023 4.19.2022 K. W.

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.

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, residents, 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:

The neighbors were notified previously for our preliminary review. Once we know a date for our hearings we can notify again or we ask that you do the notification. Please provide verbiage for the sign/s on the property so that we may place in time for the hearings.


Website Required for Major Projects

Applicants for major development projects (which involves proposed development of **10,000 square feet of new floor area or greater, or 15 or more dwelling units/lots**), 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, 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


12/14/23

December 14, 2023

Pacific Knolls, 7621 Healdsburg Ave.

Proposed Development of 12 Apartments + 12 Town Homes

From: Katherine Austin, AIA Project Architect

Project Description:

Zoning:

The parcel has split zoning. The north portion of the site is Zoned CO Commercial Office, and the southerly portion of the site is zoned R7 High Density Residential. We received preliminary support from the Planning Commission to propose 100% Residential in the CO zone as housing is a much greater need than more commercial space. Our proposal is to provide much needed housing for Sebastopol by providing 12 town homes accessed off Murphy Ave. and 12 apartments accessed off Healdsburg Avenue through a Use Permit.

Tree Preservation:

We propose to save as many mature oak trees on the site as possible while still providing the needed circulation and parking required per city standards. Grading was carefully considered to save many trees in the south and east behind the town homes and between the parking lot and east property line. We have changed the location of the access drive of the parking lot to the west side of the proposed apartment building which provides greater retention of oaks on the east and minimizes grading.

Landscaping: large, boxed specimen native oak trees are being proposed for an immediate effect, to mitigate the removal of trees. Six street trees are proposed.

Town Homes:

The town homes are designed with a pier and grade beam foundation around root zones and are internally stepped down where needed for driveway access to minimize grading where possible. We are providing universal design access where grading permits. Full baths are on the first floor of 5 of the 12 town homes for universal design. EV charging will be provided in garages of each unit and PVs on each roof. Heat Pump mini-splits and WH will be used, and bike storage is provided in a rear exterior closet. Private rear patios and yards are provided for each town home. Town Homes are as follows: (7) 1120SF - 2 BR 2 1/2 Baths and (5) 1148 SF - 2 BR 3 Baths. The town homes have (2) BR suites to allow for flexible living. A multi-unit mailbox will be sited in coordination with the post office. 1st Fl plate is 9', 2nd floor plate 8'. No roof ridge exceeds 30 from average grade.

Apartments:

The apartment building is located on a gently sloped area behind the sidewalk along Healdsburg Ave and parking is in the rear, accessed off Healdsburg Ave on the westerly side of the new building. An elevator is proposed to provide an accessible route of travel to both floors so that all units can be adaptable for ADA. PVs and mini split units as well as heat pump WH will be provided on the roof concealed by parapets. Each upper unit has their own laundry and there is a skylight letting light into the center of the units. The lower units may have stacked w/d units provided. A California Access Specialist will review all plans for compliance with ADA including all path of travel signage. Private outdoor

spaces are provided for each apartment: 104+/- SF 2nd Fl & 143 +/- 1st fl. Apartments are as follows: (6) 590 SF 1-BD, 1-BA (6) 760 SF 1-BD, 1BA. The smaller apartments are necessary to provide for the depth of the required rear parking lot and retaining wall between the lower north side and higher south side of the site. Additional outdoor space is provided in the garden seating area on the west side. A multi-unit mailbox will be sited in coordination with the post office. Parapets do not exceed 30' from average grade.

Town Home Site & Access:

To access the town homes, we propose a 20' private drive plus 4' sidewalk off Murphy Ave with a "T" turn around and a 20' wide private drive plus 4' sidewalk for 4 of the town homes. The roadway is wider than 26' next to the fire hydrant per the Fire Dept. The trash and recycle center are located near the center of the access road and will be landscaped. The turnaround is sufficient for the trash hauler. Each town home has a 1 car garage and 1 tandem space in the driveway. We propose to make those driveways of permeable concrete. Between driveways we propose planting trees per the landscape plan to help with the storm water mitigation which is provided around the site in many retention areas as indicated in the Civil Engineering plans. Note there is a retention basin in the rear of each town home to retain the existing drainage pattern on site. A pathway from the town homes leads down the east side of the site. It steps down the hill to avoid grading under the trees proposed to be retained. The accessible route of travel is by private sidewalk to public sidewalk along Murphy Ave to Healdsburg Ave.

Apartment Site & Access:

A 20' driveway off Healdsburg Ave. on the west side of the new building is proposed, providing access to the rear 18 space parking lot for the 12 1-BR apartments. Half of the parking spaces are "tuck-under" the walkway above. On the south side of the parking lot is a planting area that will contain storm water filtration and include plantings. A retaining wall between the lower and upper area is provided with a guardrail placed at the top of the wall. Dark sky compliant lighting is indicated in the landscape plans as is 40% (7) EV charging spaces in the parking lot.

A handicap parking space is provided next to the elevator that serves the upper apartments which each have a semiprivate outdoor area on the south side. One unit, to be determined, will be built out for accessibility and the remainder will be adaptable. Bike parking is provided next to the garden seating area on the west side of the parking lot.

There is a walled multi-unit trash/recycle enclosure under the walkway and beside the stairs for the apartments that will be managed by the owner transporting the bins to the streetside and back. The sidewalk along Healdsburg Ave is proposed to be widened so that the cans can be placed on trash day without blocking the path of travel. This is after discussion with the trash hauler, Recology, who will not pull into or back out of the driveway onto Healdsburg Ave.

Possible Easement on South Property Line

There is a small triangular area at the rear of lots 2-5 of the town homes that is above the slope and on our side of the existing fence that belongs to the adjacent property. Should our project be approved, we would like to work with the neighboring property to obtain an easement to use that as yard area and replace the fence with a new one.



Street View of Healdsburg Avenue



Street View of Murphy Avenue with proposed new private street entrance to Town Homes

REVISIONS	BY
Katherine Austin, AIA, Architect 524 South Main Street, Sebastopol, CA 179 SE Rice Way, Bend, OR 707-529-5565 kaaustin@pacbell.net	
Pacific Knolls Street Views of Both Healdsburg & Murphy Aves.	
7621 Healdsburg Ave. Sebastopol CA Pacific Realty Development LLC 1555 Grant Ave., Novato, CA, 415-850-5555	
Date	12/14/2023
Scale	As Noted
Drawn	K. Austin
Job	
Sheet	1
or 10 Sheets	



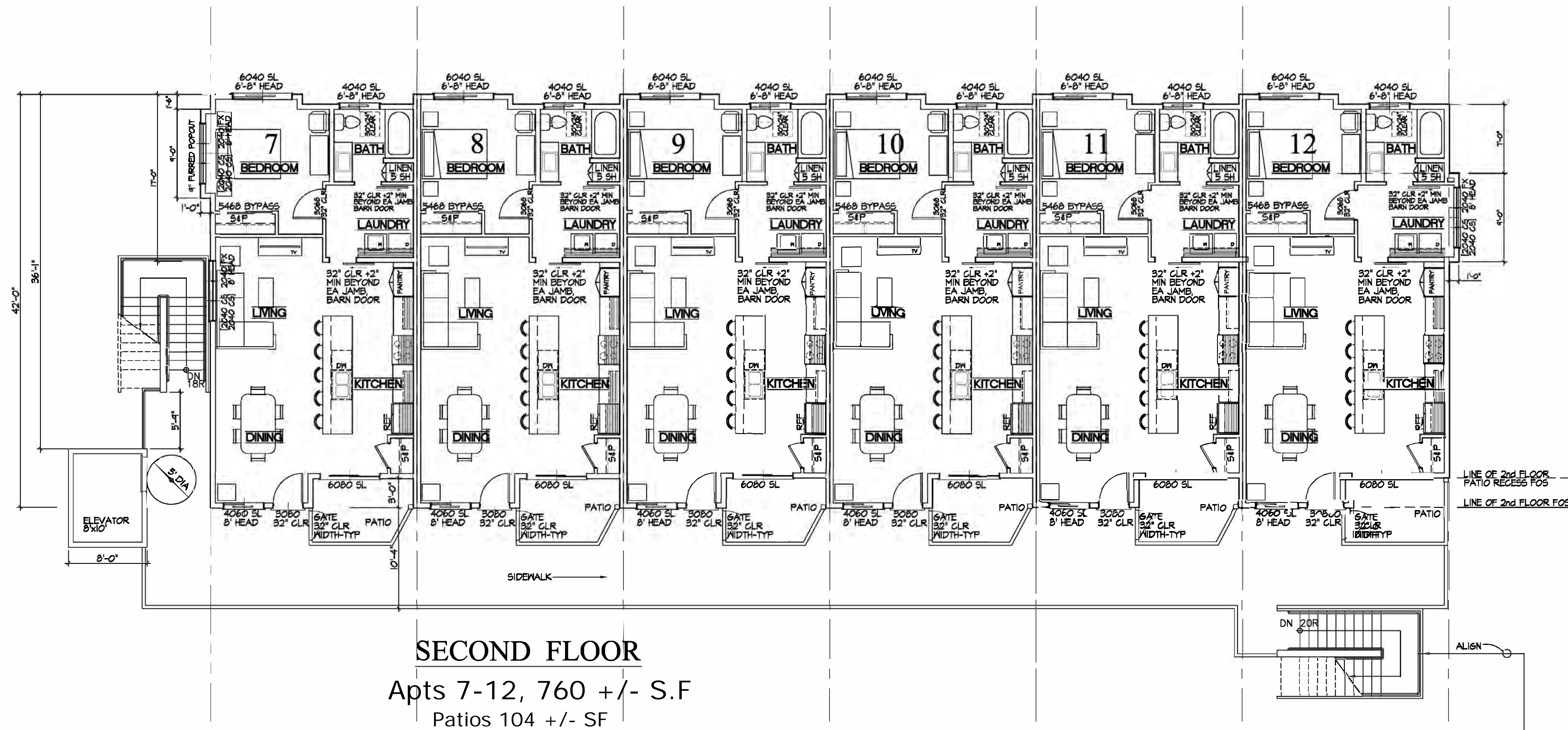
Perspective of Apartments looking from North East Corner along Healdsburg Avenue



Perspective of the Apartments from the rear Parking Lot

REVISIONS	BY
Katherine Austin, AIA, Architect 524 South Main Street, Sebastopol, CA 179 SE Rice Way, Bend, OR 707-529-5565 kaaustin@pacbell.net	
Date	12/14/2023
Scale	As Noted
Drawn	K. Austin
Job	
Sheet	2
of 10	Sheets
Pacific Knolls Apartments Perspectives 7621 Healdsburg Ave. Sebastopol CA Pacific Realty Development LLC 1555 Grant Ave., Novato, CA, 415-850-5555	

Proposed Apartments
7621 Healdsburg Ave
Sebastopol, CA 1/8"=1'-0"



7621 Healdsburg Ave. Sebastopol CA
Pacific Realty Development LLC
1555 Grant Ave., Novato, CA, 415-850-5555

Pacific Knolls
Apartment Building
Floor Plans

Katherine Austin, AIA, Architect
524 South Main Street, Sebastopol, CA
179 SE Rice Way, Bend, OR
707-529-5565 kaaustin@pacbell.net

Date: 12/14/2023
Scale: As noted
Drawn: KA&MG
Sheet:



East Elevation



North Elevation along Healdsburg Avenue



West Elevation with elevator tower



South Elevation facing parking lot

Note: No parapet exceeds 30' above average grade

Apartment Building Elevations NTS

REVISIONS	BY
<div> <div> Katherine Austin, AIA, Architect 524 South Main Street, Sebastopol, CA 179 SE Rice Way, Bend, OR 707-529-5565 kaaustin@pacbell.net </div> <div> Pacific Knolls Apartment Elevations </div> <div> 7621 Healdsburg Ave. Sebastopol CA Pacific Realty Development LLC 1555 Grant Ave., Novato, CA, 415-850-5555 </div> </div>	
Date	12/14/2023
Scale	As Noted
Drawn	K. Austin
Job	
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or 10	Sheets

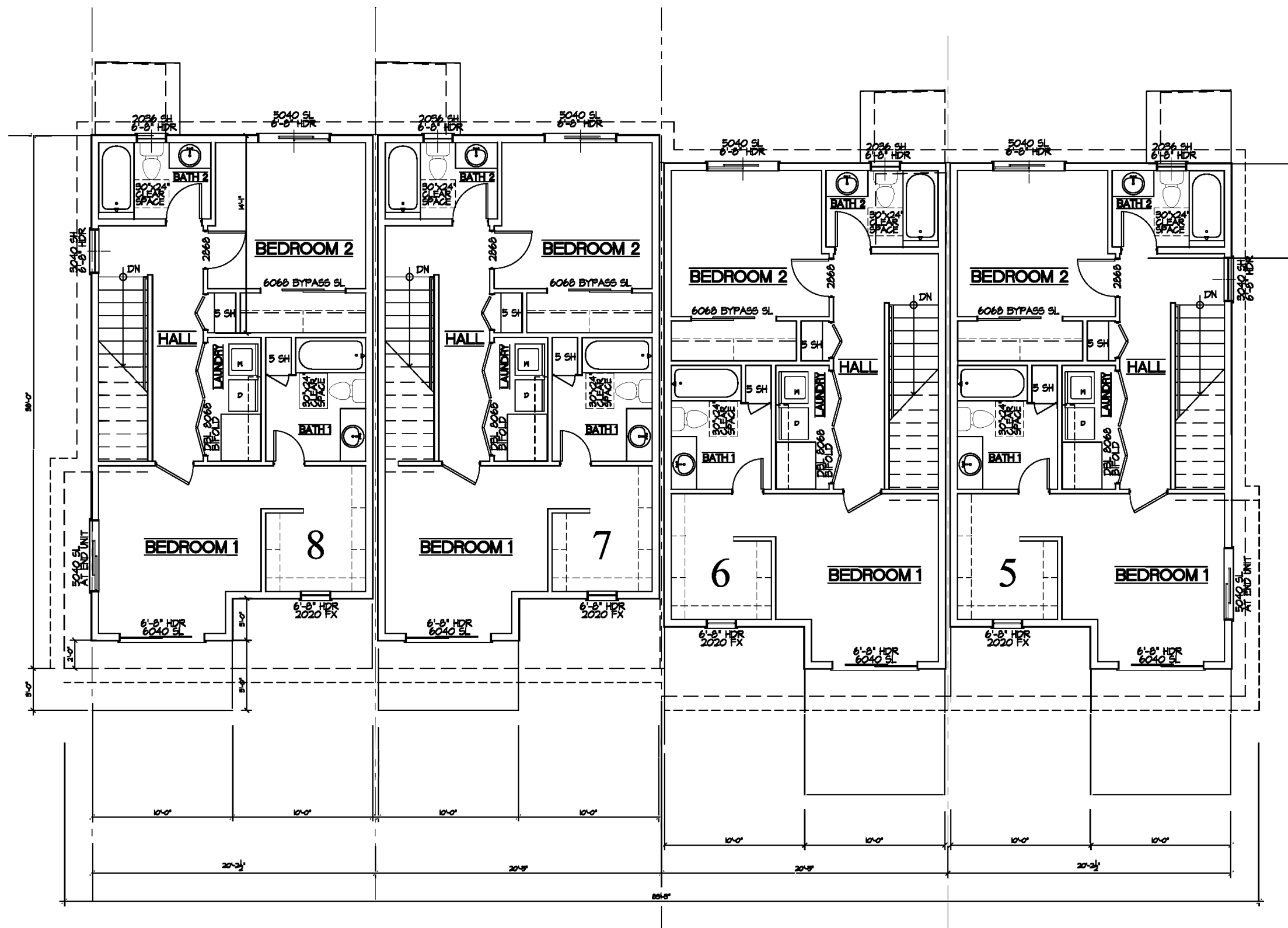


Perspective of Town Homes lots 8 through 5 left to right

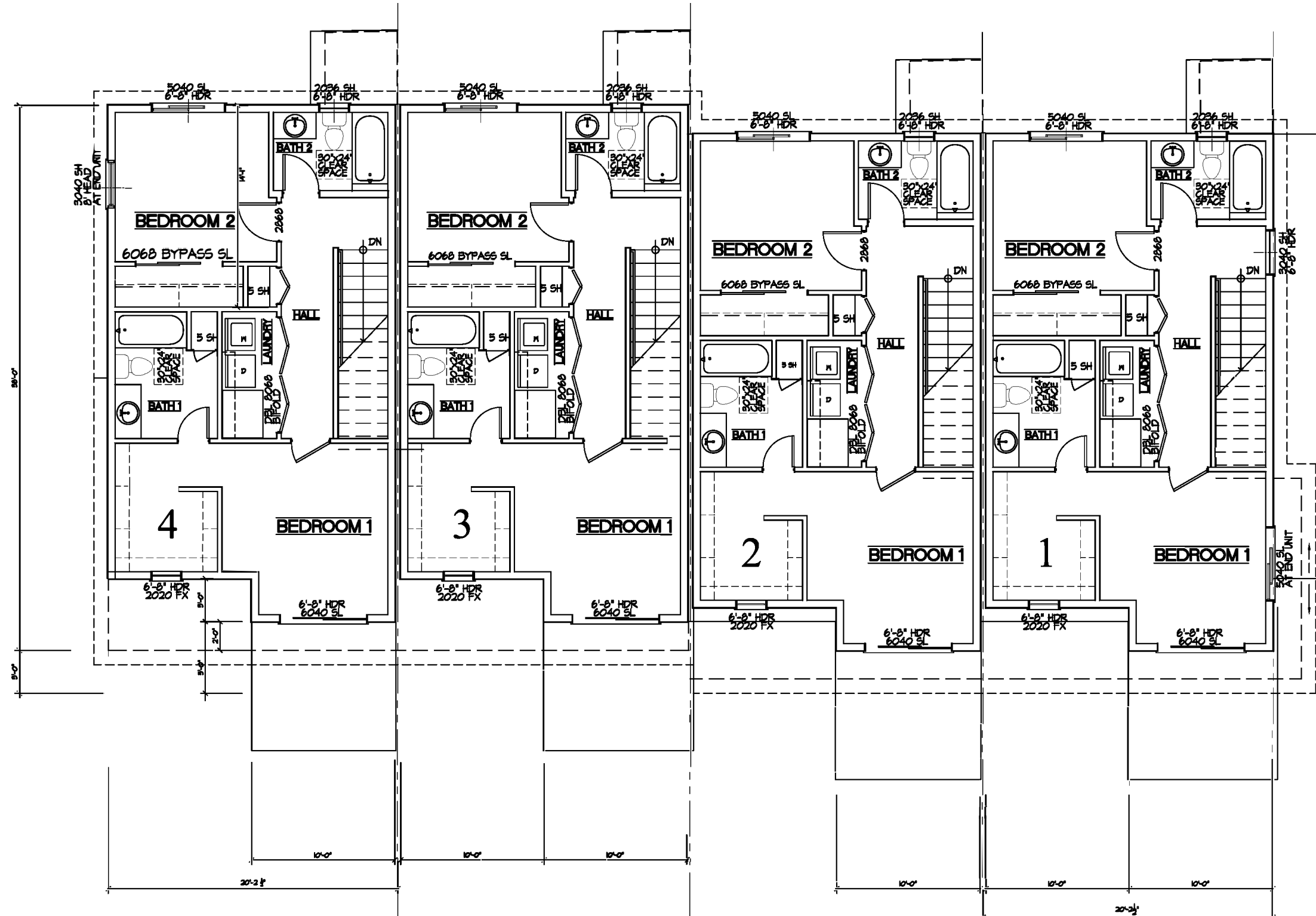


Perspective of Town Homes 4 through 1 left to right

REVISIONS	BY
Katherine Austin, AIA, Architect 524 South Main Street, Sebastopol, CA 179 SE Rice Way, Bend, OR 707-529-5565 kaaustin@pacbell.net	
Date	12/14/2023
Scale	As Noted
Drawn	K. Austin
Job	
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of 10	Sheets
Pacific Knolls Town Home Perspectives	
7621 Healdsburg Ave. Sebastopol CA Pacific Realty Development LLC 1555 Grant Ave., Novato, CA, 415-850-5555	

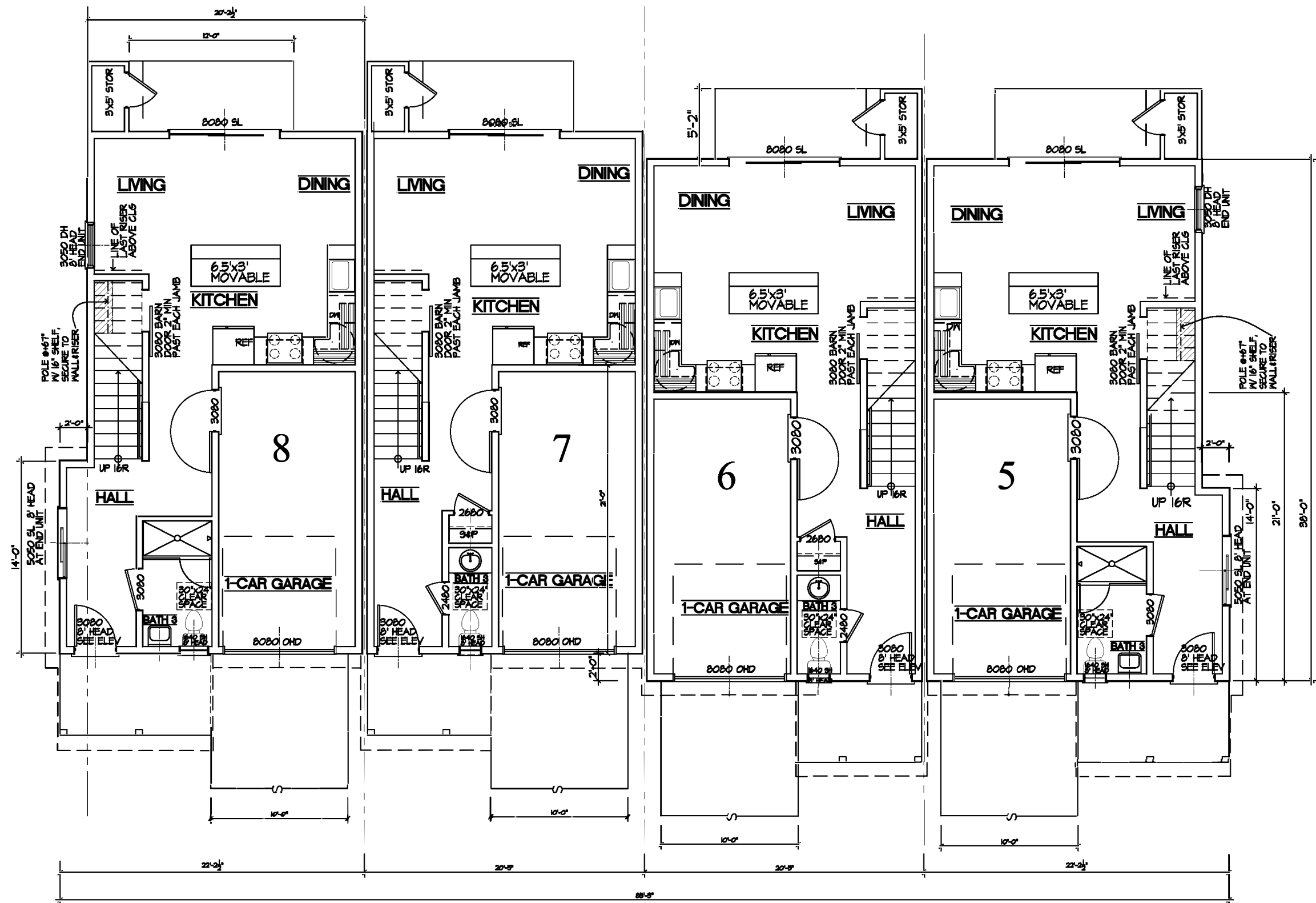


2nd FLOOR

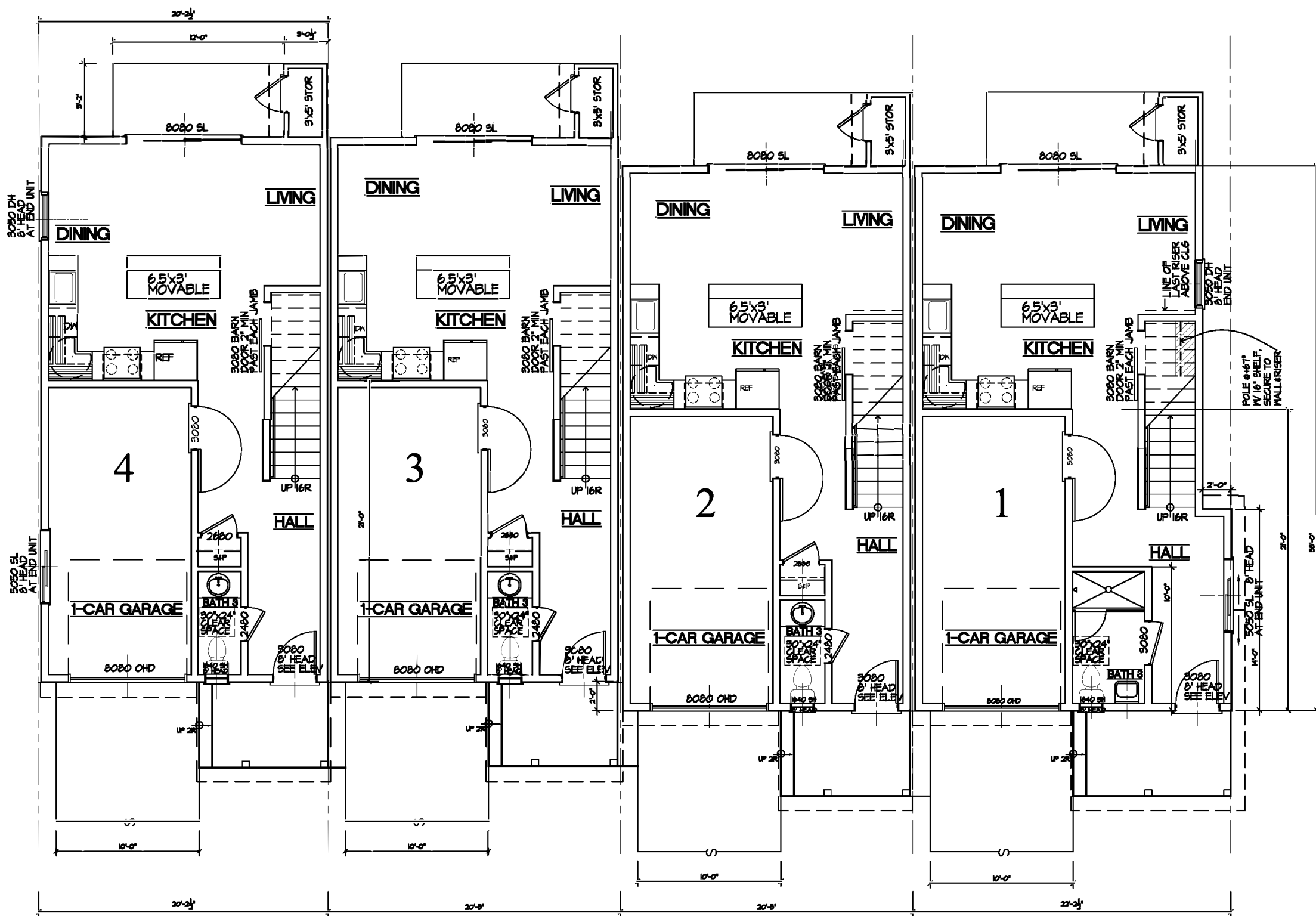


2nd FLOOR

Town Homes 1,5,8 = 1148 +/- SF
 Town Homes 2,3,4,6&7 = 1120 +/- SF



GROUND FLOOR



GROUND FLOOR

Town Homes lots 1 - 8 Floor Plans

1/8"=1'-0"

7621 Healdsburg Ave. Sebastopol CA
 Pacific Realty Development LLC
 1555 Grant Ave., Novato, CA 415-850-5555

Pacific Knolls
 Town Homes 1-8
 Floor Plans

Katherine Austin, AIA, Architect
 524 South Main Street, Sebastopol, CA
 179 SE Rice Way, Bend, OR
 707-529-5565

Date: 12/14/2023
 Scale: As Noted
 Drawn: KA&MG
 Sheet:



East Elevation Lot 4



North Elevations lots 4 through 1 left to right



West Elevation lot 1 on Murphy Avenue



South Elevations lots 1 through 4 left to right

Town Home Elevations lots 1 through 4 NTS

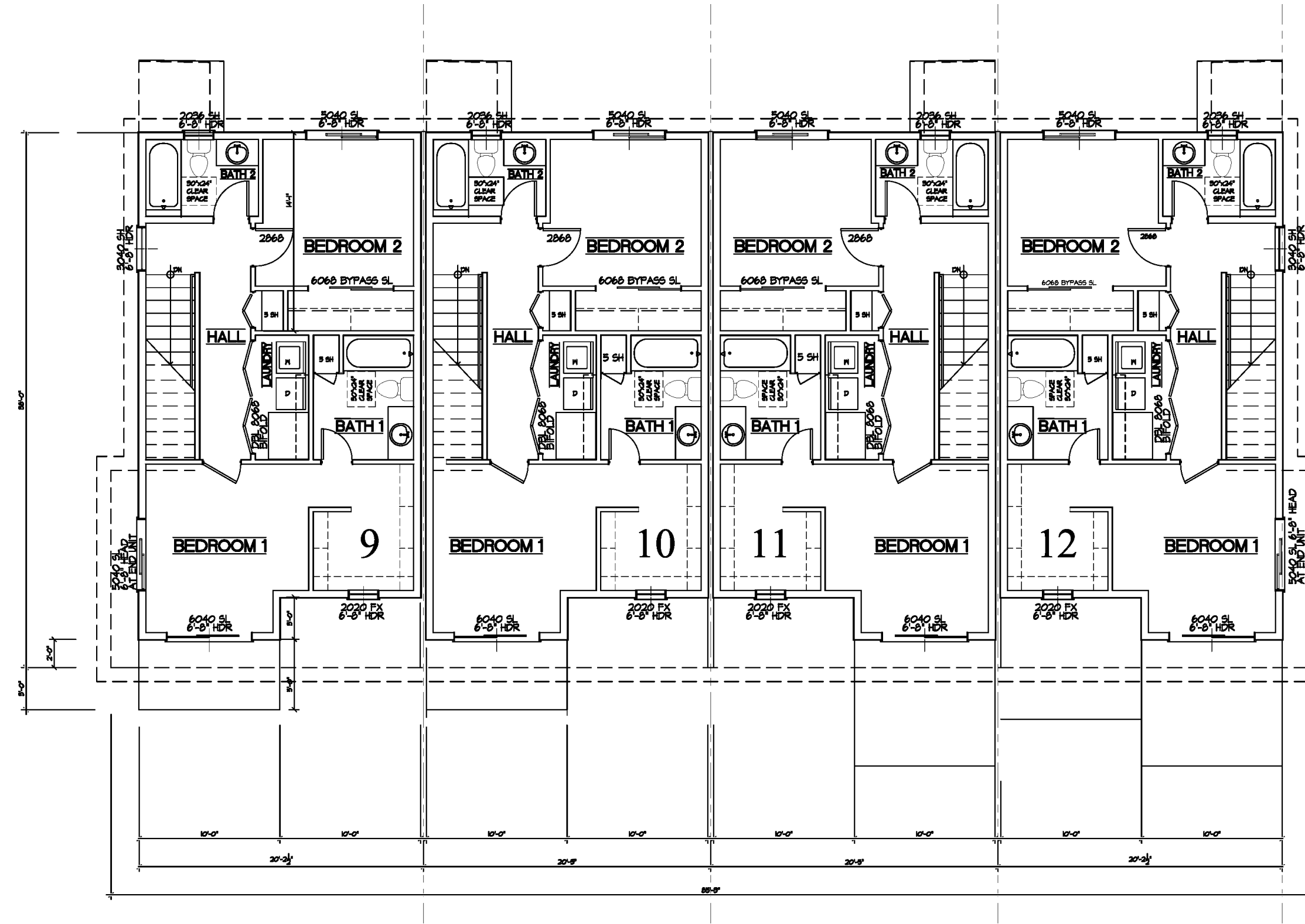
Note: No Ridge Line exceeds 30' above average grade. 1st Fl. plate is 9', 2nd is 8'.

REVISIONS	BY
Katherine Austin, AIA, Architect 524 South Main Street, Sebastopol, CA 179 SE Rice Way, Bend, OR 707-529-5565 kaaustin@pacbell.net	
Pacific Knolls Town Home Elevations Lots 1 through 4	
7621 Healdsburg Ave. Sebastopol CA Pacific Realty Development LLC 1555 Grant Ave., Novato, CA, 415-850-5555	
Date	12/14/2023
Scale	As Noted
Drawn	K. Austin
Job	
Sheet	7
of 10	Sheets



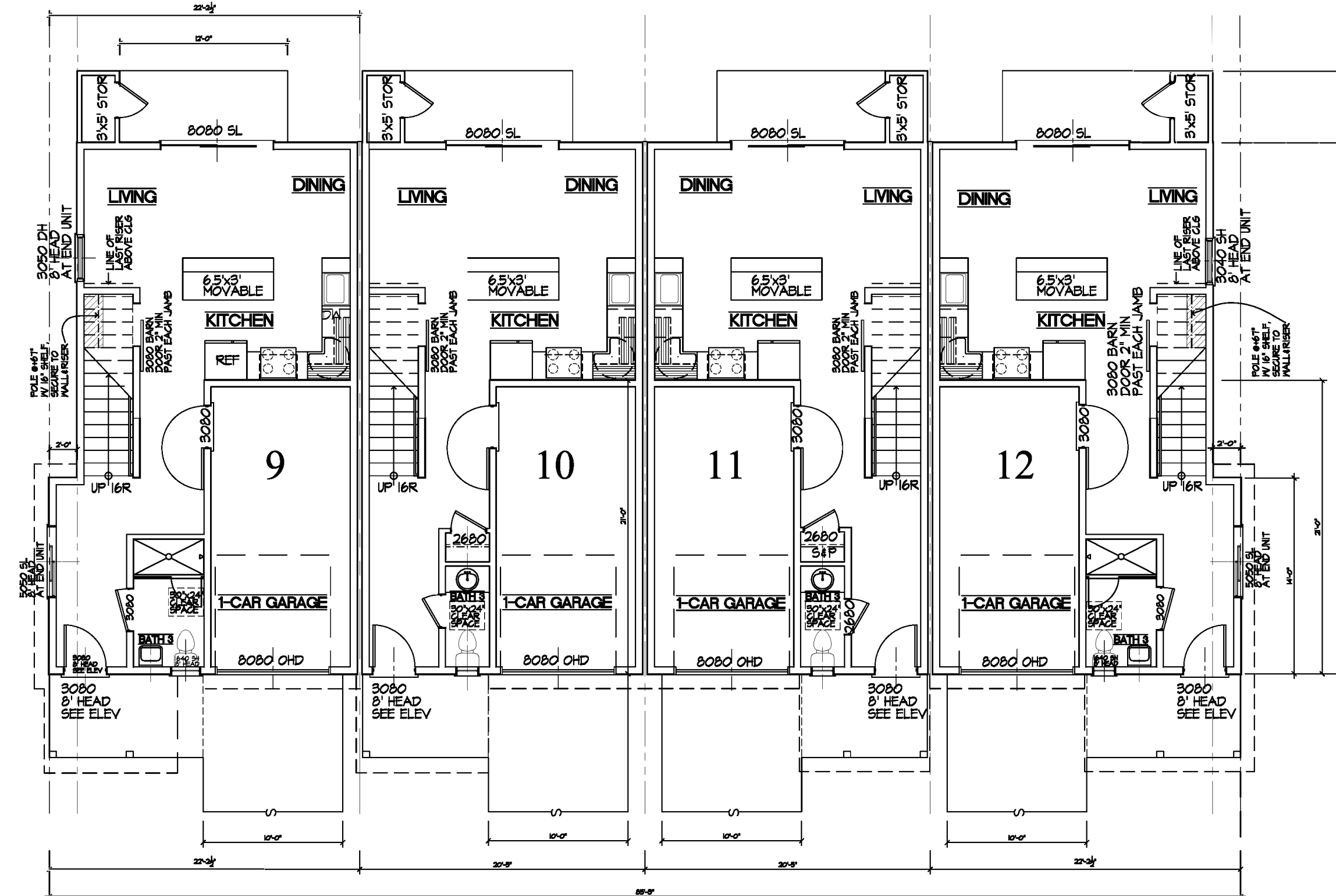
Note: No Ridge Line exceeds 30' above average grade. 1st Fl. plate is 9', 2nd is 8'.

Katherine Austin, AIA, Architect 524 South Main Street, Sebastopol, CA 179 SE Rice Way, Bend, OR 707-529-5565 kaaustin@pacbell.net		Pacific Knolls Town Home Elevations Lots 5 through 8		7621 Healdsburg Ave. Sebastopol CA Pacific Realty Development LLC 1555 Grant Ave., Novato, CA, 415-850-5555		REVISIONS		B	
Date	12/14/2023	Scale	As Noted	Drawn	K. Austin	Job			
Sheet	8	Of	10	Sheets					



2nd FLOOR

Town Homes 9 & 12 = 1148 +/- SF
Town Homes 10 & 11 =1120 +/- SF



GROUND FLOOR

Town Homes 9 - 12
Floor Plans

1/8"=1'0"

7621 Healdsburg Ave. Sebastopol CA
Pacific Realty Development LLC
1555 Grant Ave., Novato, CA, 415-850-5555

Pacific Knolls
Town Homes 9-12
Floor Plans

Katherine Austin, AIA, Architect
524 South Main Street, Sebastopol, CA
179 SE Rice Way, Bend, OR
707-529-5565 kaaustin@pacbell.net

Date: 12/14/2023
Scale: As Noted
Drawn: KA&MG
Sheet:



Town Home Elevations lots 9 through 12 NTS

Note: No Ridge Line exceeds 30' above average grade. 1st Fl. plate is 9', 2nd is 8'.

REVISIONS	BY

7621 Healdsburg Ave. Sebastopol CA
Pacific Realty Development LLC
1555 Grant Ave., Novato, CA, 415-850-5555

Pacific Knolls
Town Home Elevations
Lots 9 through 12

Katherine Austin, AIA, Architect
524 South Main Street, Sebastopol, CA
179 SE Rice Way, Bend, OR
707-529-5565 kaaustin@pacbell.net

Date 12/14/2023

scale As Noted

Drawn K. Austin

Job

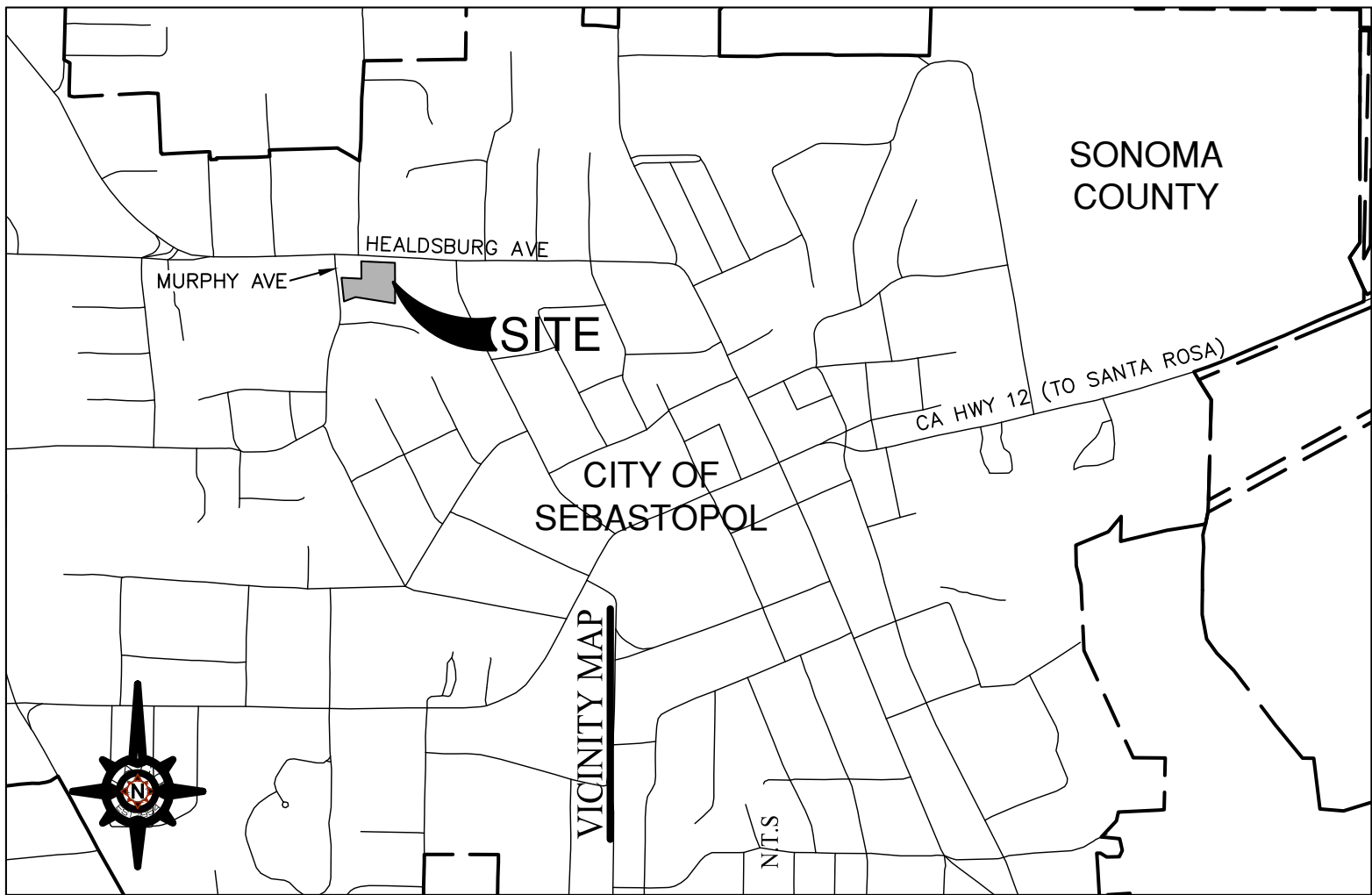
Sheet 10

of 10 Sheets

PACIFIC KNOLLS

SEBASTOPOL, CALIFORNIA

SITE PLAN



LOCATION MAP
NOT-TO-SCALE

Sheet Description	Sheet No.
COVER SHEET	C0.00
ARCHITECTURAL SITE PLAN	C1.00
GRADING AND DRAINAGE PLAN	C2.00
UTILITIES PLAN	C3.00
TREE PRESERVATION PLAN	C4.00

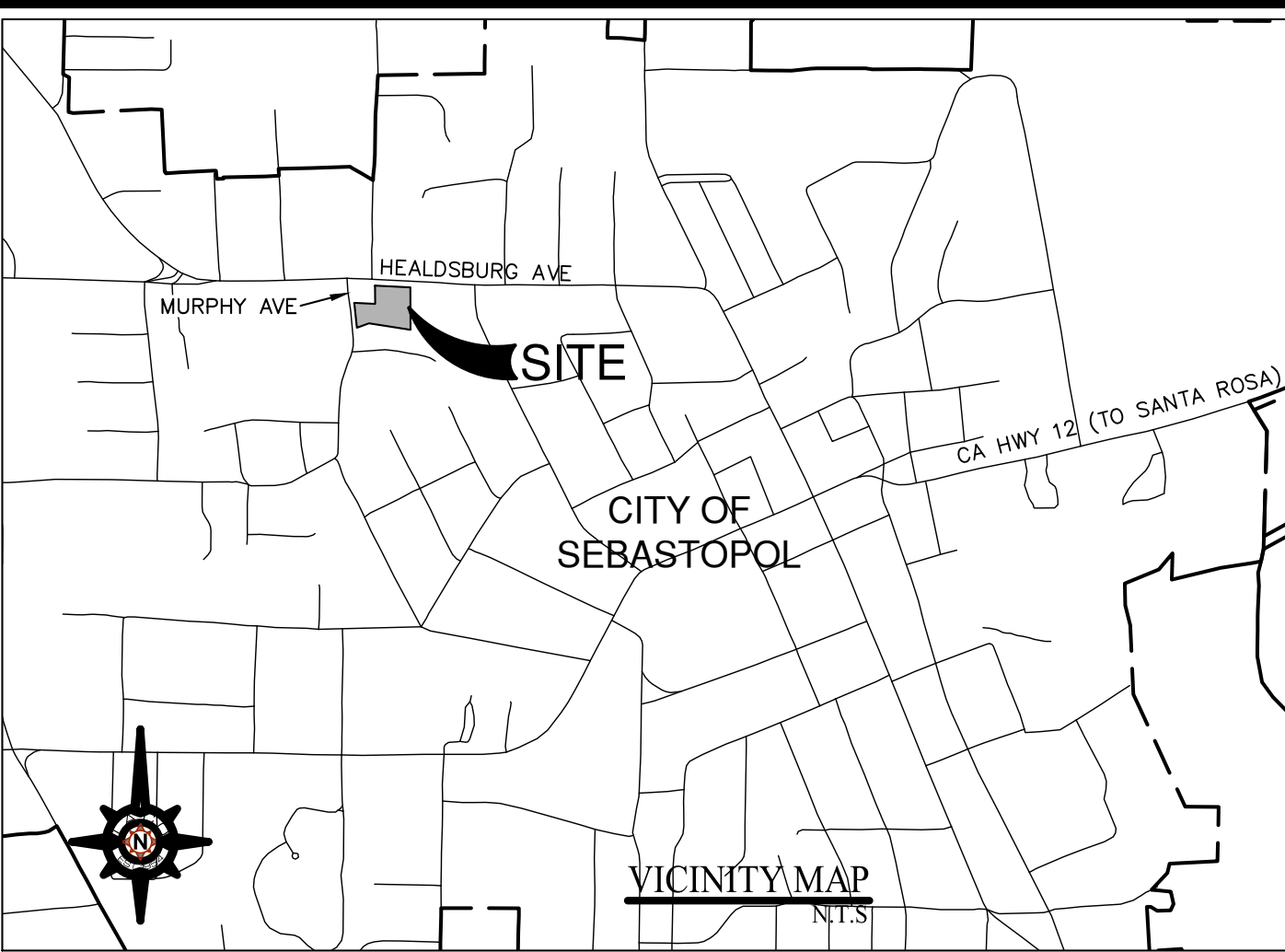
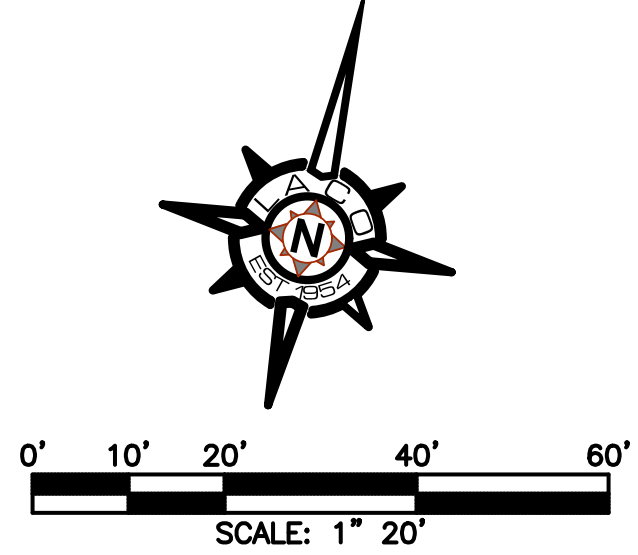
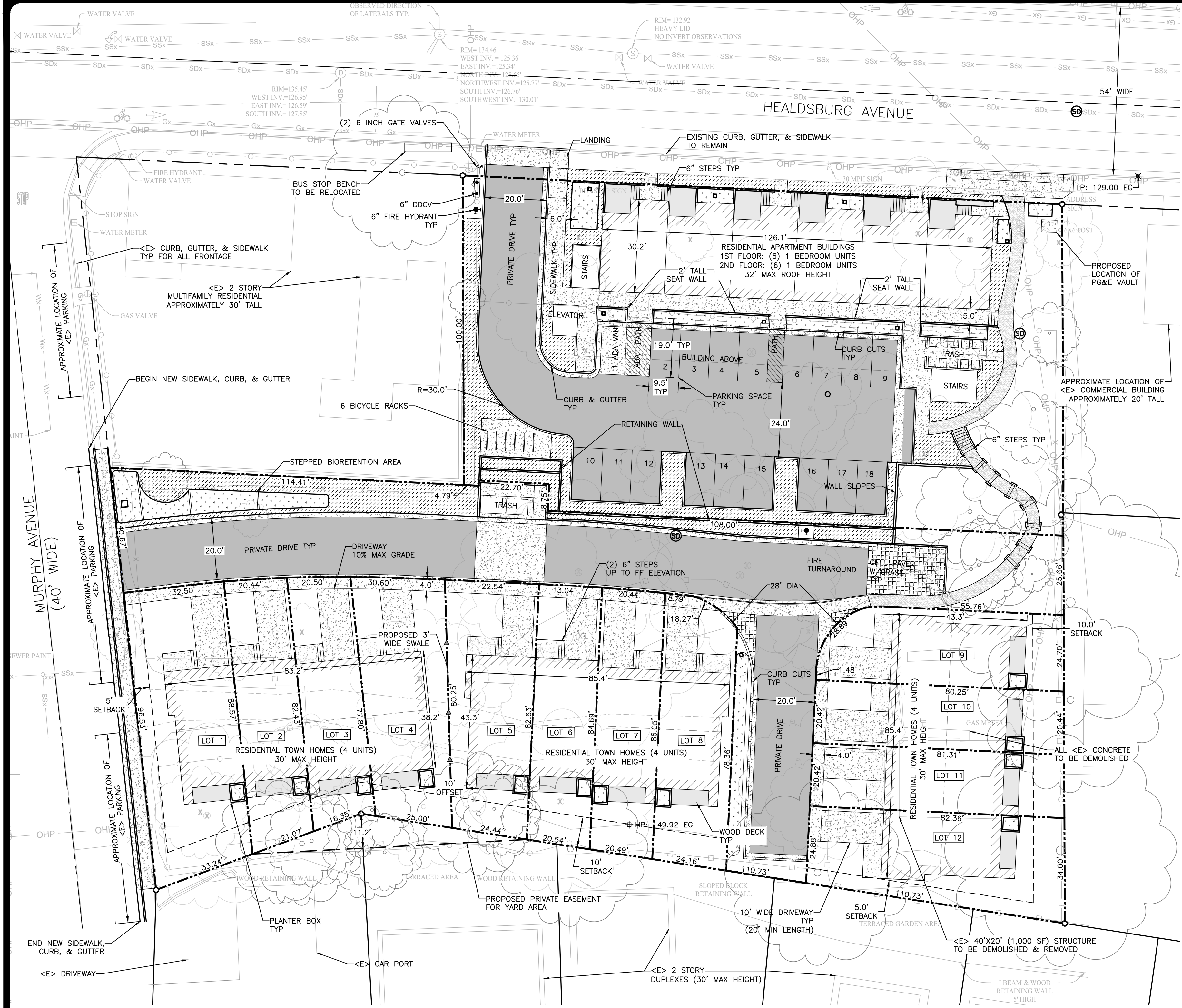
PREPARED FOR:

PACIFIC REALTY DEVELOPMENT LLC
1555 GRANT AVENUE, NOVATO
CALIFORNIA 94945

JUNE 2023



Jun 09 2023 4:57pm
T:\Clients\2023\9272.02 Pacific Knolls\9272.02 Pacific Knolls\9272.02 Tentative Map.dwg



ABBREVIATIONS:

AC	ASPHALT CONCRETE	LF	LINEAL FEET
ADA	AMERICANS WITH DISABILITIES ACT	LP	LOW POINT
BRA	BIO-RETENTION AREA	N	NORTH
DDCV	DOUBLE DETECTOR CHECK VALVE	NA	NOT APPLICABLE
DI	DRAINAGE INLET	R	RADIUS
<E>	EXISTING	S	SOUTH
E	EAST	SCH	SCHEDULE
EG	EXISTING GRADE	SD	STORM DRAIN
EVG	EDGE OF VALLEY GUTTER	SVC	SERVICE
FF	FINISHED FLOOR	SW	SIDEWALK
FL	FLOW LINE	TC	TOP OF CURB
HP	HIGH POINT	TG	TOP OF GRATE
INV	INVERT	TYP	TYPICAL
		W	WEST

PROJECT DATA:

PROJECT NAME:	PACIFIC KNOLLS	SITE ADDRESS:	
APPLICANT AND PROPERTY OWNER:	PACIFIC REALTY DEVELOPMENT LLC 1555 GRANT AVENUE, NOVATO, CA 94945 (405) 686-0772	7621 HEALDSBURG AVENUE SEBASTOPOL, CA 95472	ASSESSOR PARCEL NUMBER: 004-291-019
PROJECT SURVEYOR / ENGINEER:	LACO ASSOCIATES 1550 AIRPORT BLVD., SUITE 120 SANTA ROSA, CA 95403 707-525-1222	BASIS OF ELEVATIONS: THE BASIS OF ELEVATION FOR THIS SURVEY WAS ESTABLISHED FROM STATIC GPS OBSERVATIONS AT PROJECT POINT #1, ELEVATION = 140.79 FEET (NAVD88).	
PROPOSED LAND USE:	RESIDENTIAL MULTIFAMILY		
ZONING DISTRICT:	OFFICE COMMERCIAL (CO) & MULTIFAMILY RESIDENTIAL (R7)		
EXISTING LOT SIZE:	1.28 ACRES		
AREA OF SUBDIVISION:	1.28 ACRES		

EXISTING LOT COVERAGE: 2% (1,000 SF)
TOTAL NUMBER OF RESIDENTIAL UNITS: 24

GRADING:

EARTHWORK DATA	
CUT	2530 CY
FILL	1515 CY
OFF-HAUL	1015 CY

LEGEND/ABBREVIATIONS:

---	ROOF RIDGE LINE
---	SETBACK LINE
- - -	PROPOSED EASEMENT
- . - . -	PROPOSED PROPERTY LINE
—□—□—	EXISTING WOOD FENCE
—x—x—	EXISTING WIRE FENCE
—OHP—	EXISTING OVERHEAD POWER
—SDx—	EXISTING STORM DRAIN
—SSx—	EXISTING SEWER PIPE
[Pattern]	BRA AREA
[Pattern]	LANDSCAPING
[Pattern]	CONCRETE
[Pattern]	AC
[Pattern]	PATHWAY
[Pattern]	PATIO
[Pattern]	TURF CELL PAVER
○	STORM DRAIN CLEANOUT
■	12"x12" CATCH BASIN W/ GRATE
▶	FLOW DIRECTION ARROW
⊙	STORM DRAIN MANHOLE
⋄	FIRE HYDRANT
⊞	DOUBLE DETECTOR CHECK VALVE
•	GATE VALVE
○	PRESERVED TREE (26 TREES)
✕	DEMOLISHED TREE (42 TREES)

PROJECT DATA TABLE

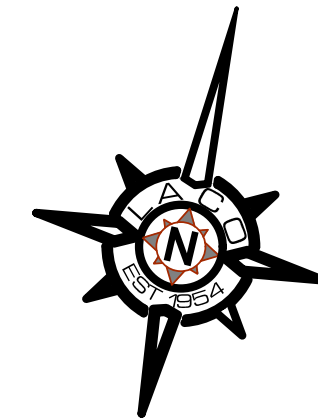
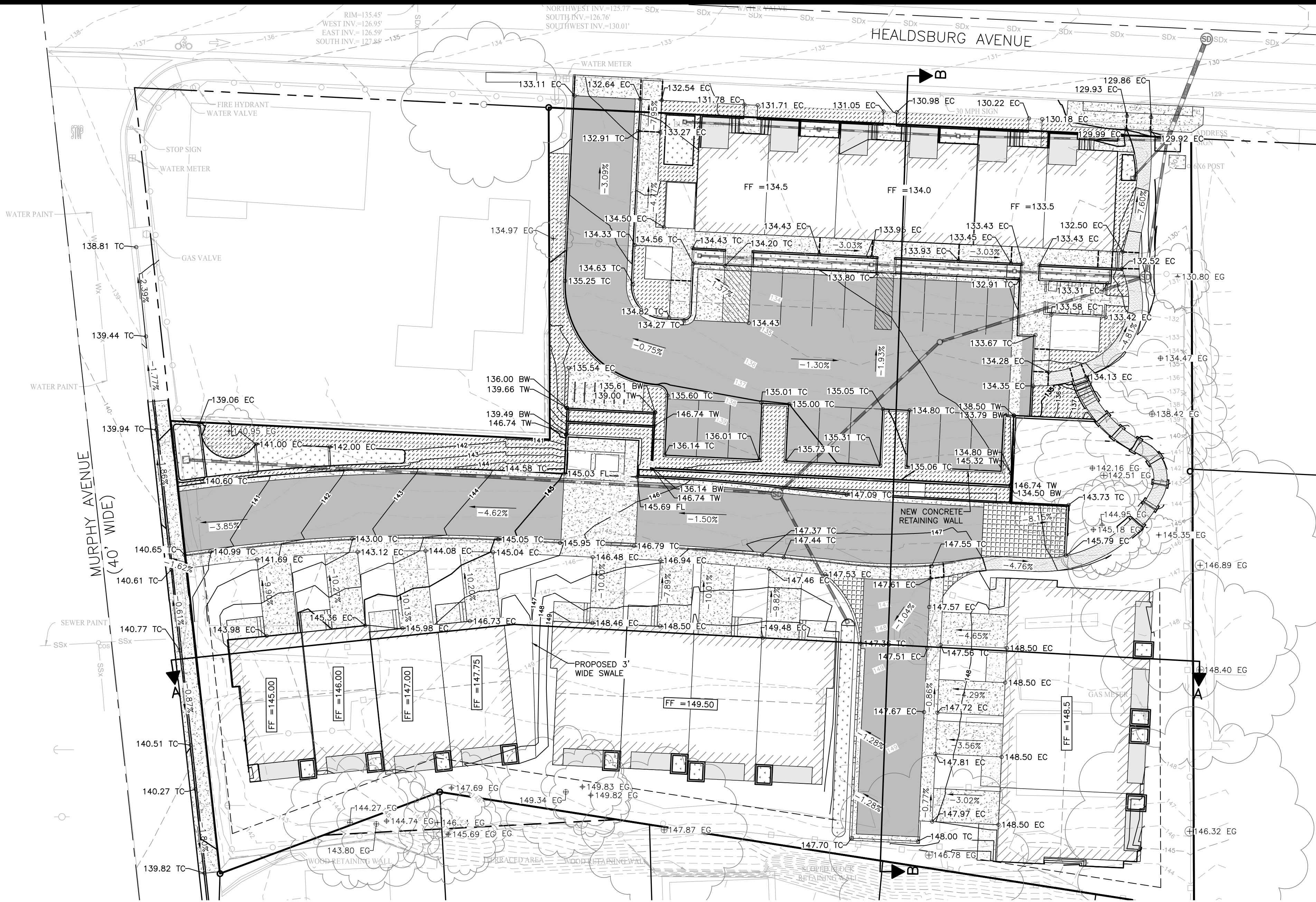
LOT	LOT SIZE (SF)	GARAGE AREA (SF)	FIRST FLOOR BUILDING AREA (SF)	SECOND FLOOR BUILDING AREA (SF)	TOTAL BUILDING FLOOR AREA (SF)	FLOOR AREA RATIO	LOT COVERAGE	MAX ALLOWABLE LOT COVERAGE	PROPOSED PARKING SPACES	REQUIRED PARKING SPACES
1	2,995	236	813	700	1513	43%	29%	65%	2	2
2	1,746	236	785	700	1485	72%	48%	65%	2	2
3	1,617	236	785	700	1485	77%	52%	65%	2	2
4	2,165	236	785	700	1485	58%	39%	65%	2	2
5	2,222	236	813	700	1513	57%	40%	65%	2	2
6	1,708	236	785	700	1485	73%	49%	65%	2	2
7	1,742	236	785	700	1485	72%	48%	65%	2	2
8	2,024	236	785	700	1485	62%	42%	65%	2	2
9	1,872	236	813	700	1513	68%	43%	65%	2	2
10	1,649	236	785	700	1485	76%	48%	65%	2	2
11	1,671	236	785	700	1485	75%	47%	65%	2	2
12	2,445	236	785	700	1485	51%	32%	65%	2	2
HEALDSBURG AVE APTS.	20,505	0	3,559	5,077	8636	42%	20%	NA	18	18
COMMON PARCEL	11,336	NA	NA	NA	NA	NA	NA	NA	NA	NA

NO.	REVISION	DATE

NOTE: WHERE PROPOSED
CONTOURS ARE NOT SHOWN,
FINISHED GRADE IS THE
SAME AS EXISTING GRADE

ABBREVIATIONS:

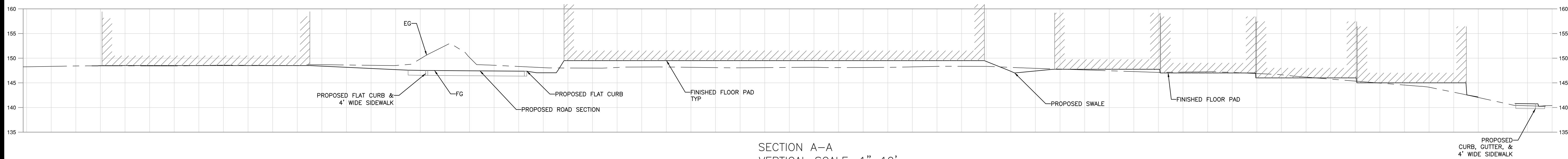
AC ASPHALT CONCRETE
ADA AMERICANS WITH DISABILITIES ACT
BRA BOTTOM OF WALL
DDCV DOUBLE DETECTOR CHECK VALVE
DI DRAINAGE INLET
<E> EXISTING
E EAST
EC EDGE OF CONCRETE
EG EXISTING GRADE
EVG EDGE OF VALLEY GUTTER
FF FINISHED FLOOR
FL FLOW LINE
HP HIGH POINT
INV INVERT
LF LINEAL FEET
LP LOW POINT
N NORTH
R RADIUS
S SOUTH
SCH SCHEDULE
SD STORM DRAIN
SVC SERVICE
SW SIDEWALK
TC TOP OF CURB
TG TOP OF GRATE
TW TOP OF WALL
W WEST



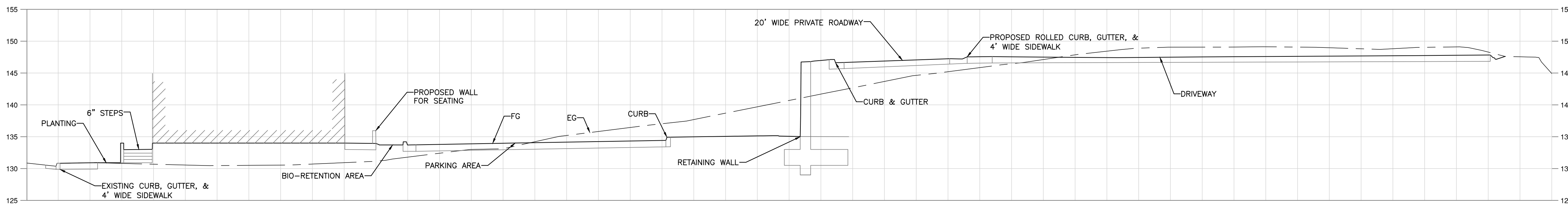
0' 10' 20' 40' 60'
SCALE: 1" = 20'

LEGEND/ABBREVIATIONS:

- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- GRADE BREAK
- PROPOSED EASEMENT
- PROPOSED PROPERTY LINE
- STORM DRAIN PIPE
- BRA AREA
- LANDSCAPING
- CONCRETE
- AC
- PATHWAY
- PATIO
- CELL PAVER
- STORM DRAIN CLEANOUT
- 12"x12" CATCH BASIN W/ GRATE
- STORM DRAIN MANHOLE
- PRESERVED TREE



SECTION A-A
VERTICAL SCALE: 1"=10'
HORIZONTAL SCALE: 1"=10'



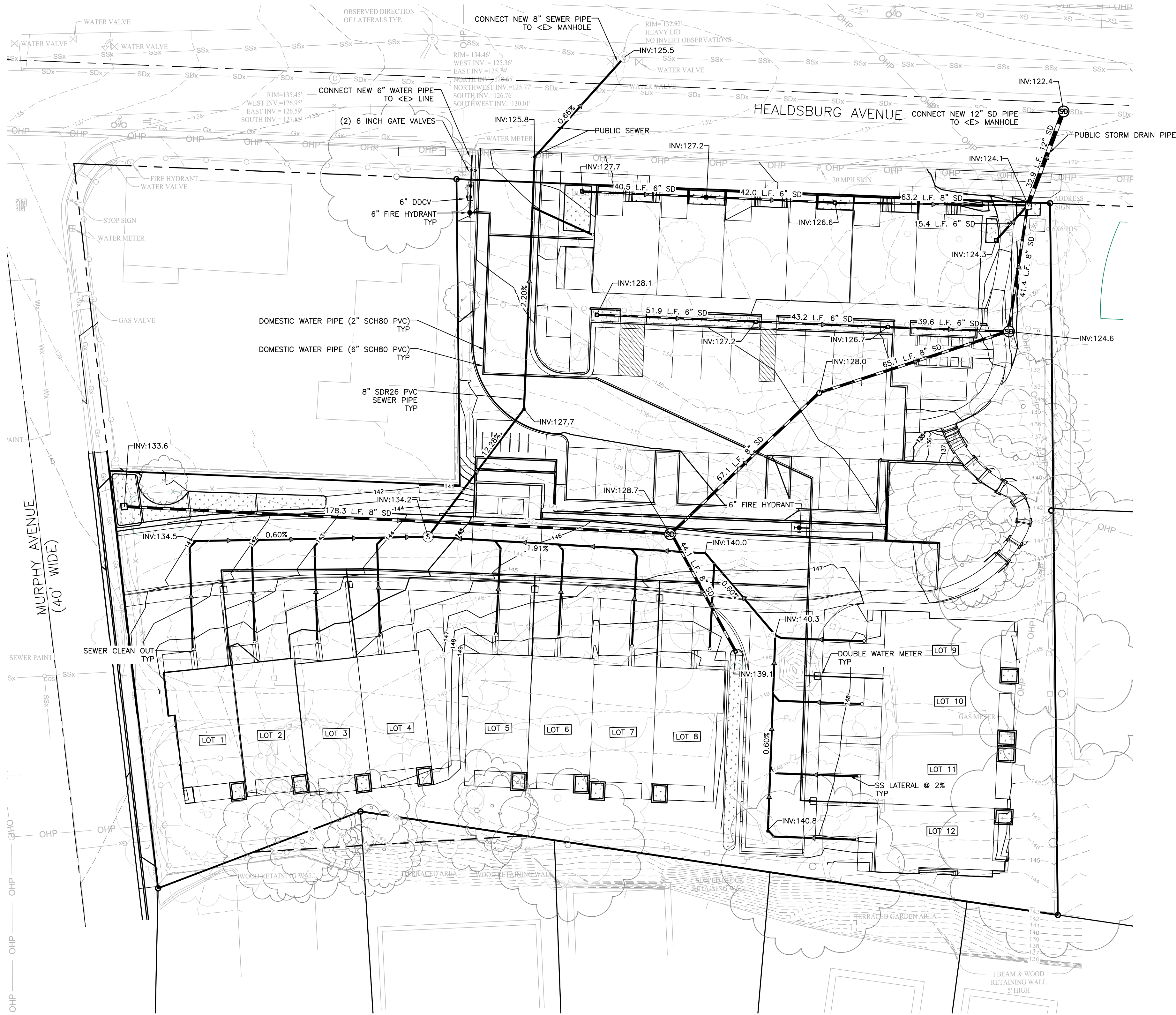
SECTION B-B
VERTICAL SCALE: 1"=10'
HORIZONTAL SCALE: 1"=10'

PACIFIC KNOLLS
SEBASTOPOL, CALIFORNIA
PRELIMINARY GRADING & DRAINAGE

JOB NO. 9272.02
DATE 6/9/2023
DESIGNER DCT
CHECKED PAP DRAWN DCT

SHEET C2.00

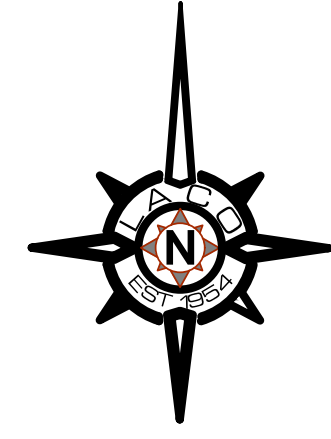
Jun 09 2023 4:57pm
T:\Clients\9202\9272.02 Pacific Knolls Civil\DWG\ 9272.02 TENTATIVE MAP.dwg



NOTE: ALL PROPOSED
UTILITIES ON PUBLIC
PROPERTY WILL BE
PUBLICLY OWNED

LEGEND/ABBREVIATIONS:

- EXISTING CONTOUR LINE
- PROPOSED EASEMENT
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING WATER PIPE
- EXISTING STORM DRAIN
- STORM DRAIN PIPE (CORRUGATED HDPE)
- EXISTING SEWER PIPE
- SEWER PIPE (8" SDR26 PVC)
- DOMESTIC WATER PIPE (2" SCH80 PVC)
& FIRE WATER PIPE (6" SCH80 PVC)
- BRA AREA
- LANDSCAPING
- CONCRETE
- AC
- PATHWAY
- PATIO
- TURF CELL PAVER
- FLOW DIRECTION ARROW
- STORM DRAIN CLEANOUT
- 12"x12" CATCH BASIN W/ GRATE
- EXISTING STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE
- EXISTING SEWER MANHOLE
- SEWER MANHOLE
- SEWER CLEAN OUT
- EXISTING WATER METER
- WATER METER
- EXISTING WATER VALVE
- GATE VALVE
- FIRE HYDRANT
- DOUBLE DETECTOR CHECK VALVE
- PRESERVED TREE (28 TREES)
- DEMOLISHED TREE (40 TREES)



0' 10' 20' 40' 60'
SCALE: 1" = 20'

AC ASPHALT CONCRETE
ADA AMERICANS WITH DISABILITIES ACT
BRA BIO-RETENTION AREA
DDCV DOUBLE DETECTOR CHECK VALVE
DI DRAINAGE INLET
<E> EXISTING
E EAST
EC EDGE OF CONCRETE
EG EXISTING GRADE
EVG EDGE OF VALLEY GUTTER
FF FINISHED FLOOR
FL FLOW LINE
HP HIGH POINT
INV INVERT
LF LINEAL FEET
LP LOW POINT
N NORTH
R RADIUS
S SOUTH
SCH SCHEDULE
SD STORM DRAIN
SS SEWER SERVICE
SVC SERVICE
SW SIDEWALK
TC TOP OF CURB
TG TOP OF GRATE
W WEST

PACIFIC KNOLLS
SEBASTOPOL, CALIFORNIA
UTILITIES PLAN

LACO
SURVEYORS|ENGINEERS|PLANNERS|GEOLOGISTS
lacoassociates.com

JOB NO. 9272.02
DATE 6/9/2023
DESIGNER DCT
CHECKED PAP DRAWN DCT
SHEET C3.00



Healdsburg Ave

116

Healdsburg Ave

Murphy Ave

Murphy Ave

Murphy Ave

Murphy Ave

7631

7545

7547

7535

Sushi Tozai
Japanese • \$\$

7541

7621 Healdsburg Ave,
Approximate boundary

7621

7630

7640

7620

440

Murphy Avenue View of 7621 Healdsburg Ave.



Tree along Murphy must be removed per the City of Sebastopol to install regulation sidewalk.

Healdsburg Avenue views of site from east, trees downed in storm have been removed.



The existing building at the corner of Murphy and Healdsburg Ave.





DATE
12-11-2023

HEALDSBURG AVENUE
SEBASTOPOL CALIFORNIA

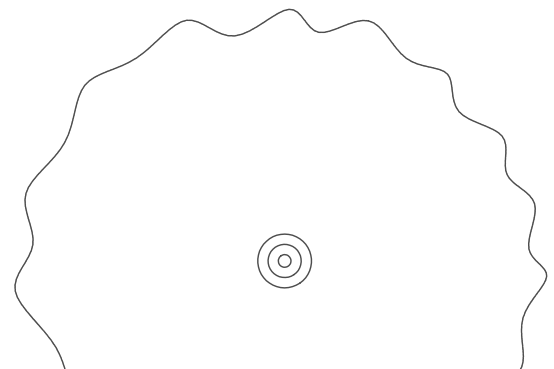
SHEET TITLE
OVERALL PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER
L10

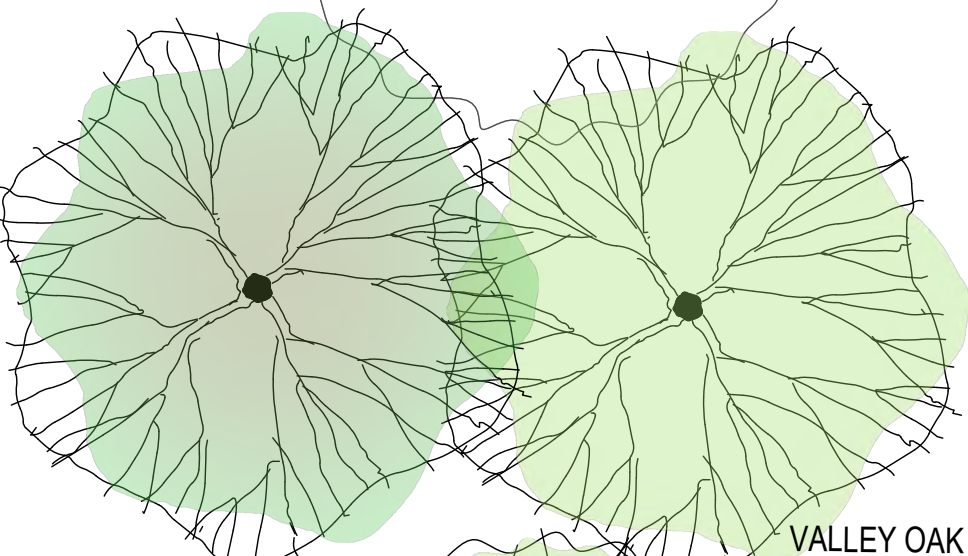
ZAC Landscape Architects, Inc.
404 East D Street
Petaluma, California 94952
(707) 696-2967
sr@zaclandscape.com




TREE LEGEND




EXISTING TREES
TO REMAIN




LIVE OAK




VALLEY OAK




PROPOSED OAK
TREES



PROPOSED
STREET TREE



PROPOSED FLOWERING
ACCENT TREES



PROPOSED BIORETENTION
TREES



DATE
12-11-2023

HEALDSBURG AVENUE
SEBASTOPOL CALIFORNIA

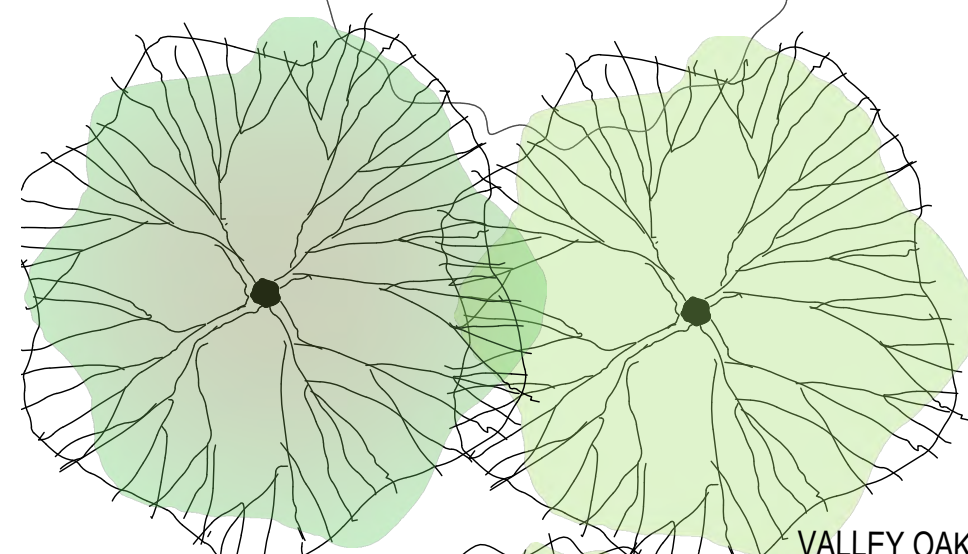
SHEET TITLE
APARTMENTS
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER
L11

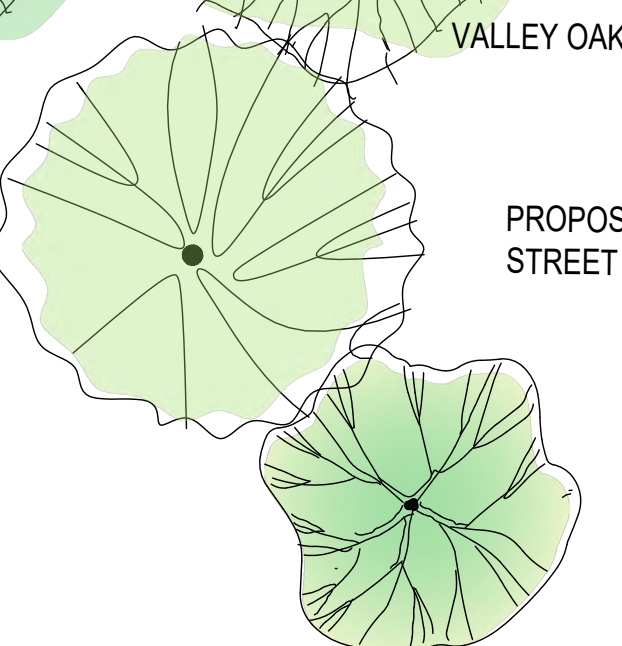
ZAC Landscape Architects, Inc.
404 East D Street
Petaluma, California 94952
(707) 696-2967
sr@zaclandscape.com



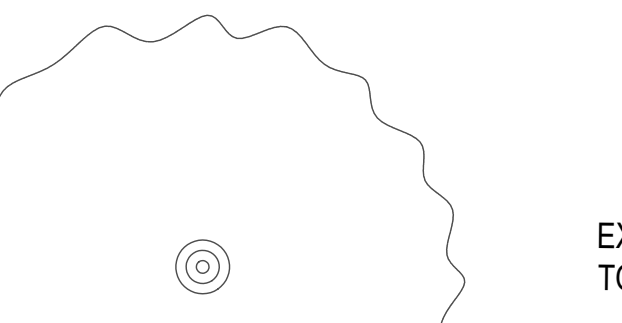
TREE LEGEND



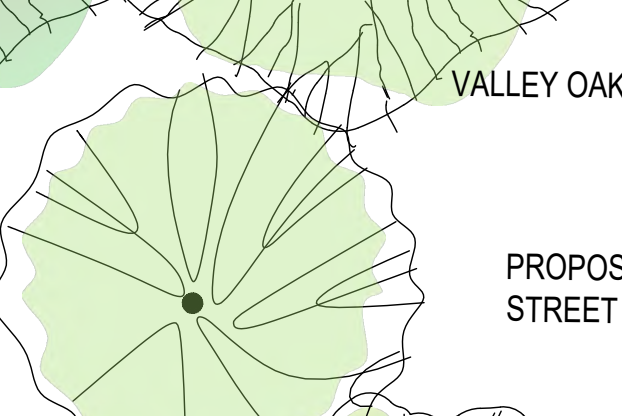
LIVE OAK



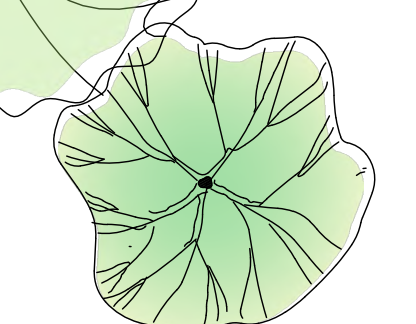
VALLEY OAK




EXISTING TREES TO REMAIN



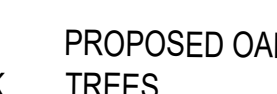
PROPOSED STREET TREE



PROPOSED FLOWERING ACCENT TREES

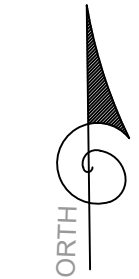


PROPOSED BIORETENTION TREES



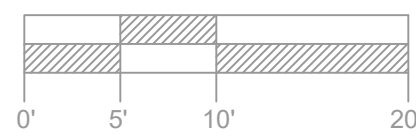
PROPOSED OAK TREES



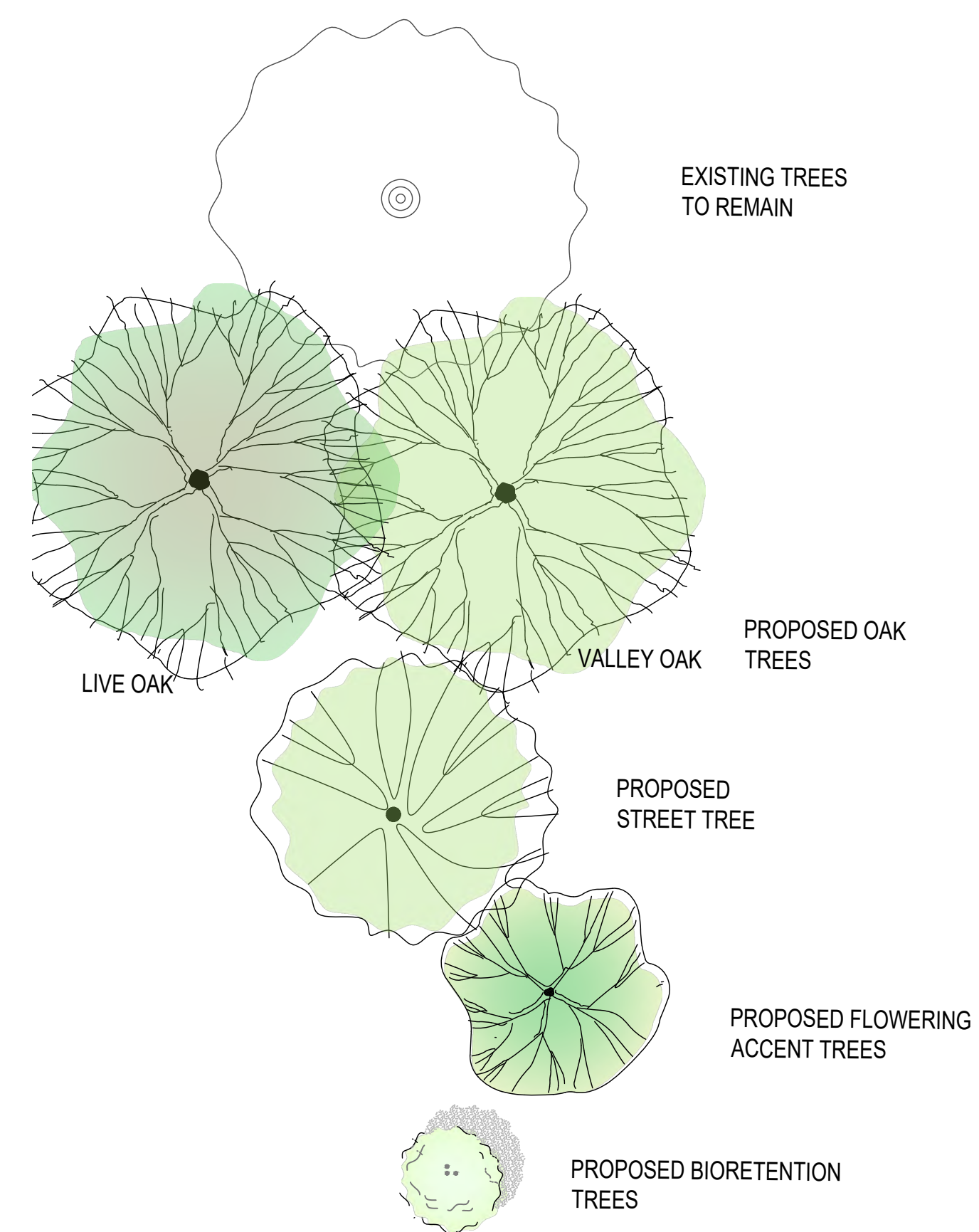


NORTH

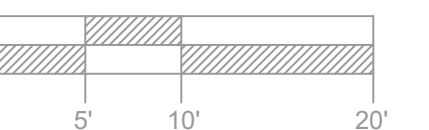
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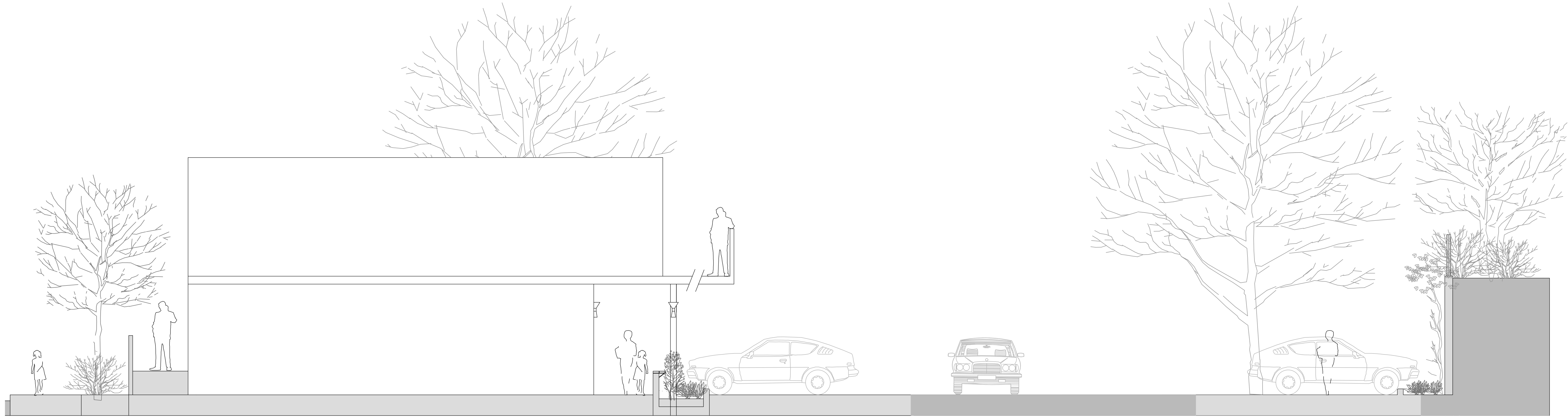
TREE LEGEND



SCALE: 1"=10'

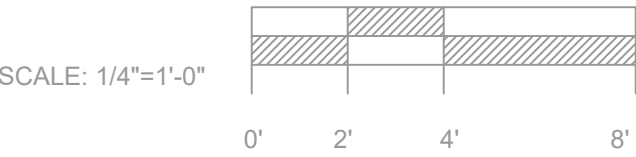


DATE	HEALDSBURG AVENUE	SHEET TITLE	SHEET NUMBER	ZAC Landscape Architects, Inc. 404 East D Street Petaluma, California 94952 (707) 696-2967 sr@zaclandscape.com	ZAC
12-11-2023	SEBASTOPOL CALIFORNIA	TOWNHOUSES EAST PRELIMINARY LANDSCAPE PLAN	L1.3		



PL

SEAT WALL at BIORETENTION





TREES

CODE	BOTANICAL NAME	COMMON NAME	SIZE	D	E	N	Dr	DEER D	EDIBLE E	CA NATIVE N	DROUGHT D	WUCOLS W	BIORETENT B	FIRE F	GENERAL DESCRIPTION
CER OCC	CERCOIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	D		N	Dr	VL							DEC 10-18H 018W PT SHD MAG. MULTI TRNK F SEED FC NO WET SOILS
LAG BIL	LAGERSTROEMIA 'BILLOXI'	PINK CRAPE MYRTLE	24" BOX	D		Dr	L								F DEC 20W12W PALE PINK RED FALL
LAG MUS	LAGERSTROEMIA 'MUSKOGEE'	WHITE CRAPE MYRTLE	24" BOX	D		Dr	L								F DEC 25H12W LAVENDER RED FALL
LAG NAT	LAGERSTROEMIA 'NATCHEZ'	WHITE CRAPE MYRTLE	24" BOX	D		Dr	L								F DEC 25H12W WHT ORG-RED FALL
QUE AGR	QUERCUS AGRIFOLIA	CALIF. LIVE OAK	36" BOX	D		N	Dr	VL							F EV 50-70H 50-70W RIPARIAN HIGH & BIORETENTION
QUE LOB	QUERCUS LOBATA	VALLEY OAK	36" BOX	D		N	Dr	L							F DEC 70H 70W YEL FALL CL RIPARIAN MID-HIGH & BIORETENTION

GENERAL PLANTING

CODE	BOTANICAL NAME	COMMON NAME	SIZE	D	E	N	Dr	WUCOLS W	BIORETENT B	GENERAL DESCRIPTION		
ALY HUE	ALYOGYNE HUEGELII	BLUE HIBISCUS	5 GAL	D			Dr	L	B	EV 5-8H5-8W ROUGH GRN FOIL LILAC FLWR DEC 10-10H10W TO THICKETS LIGHT GREEN WHT FLRS RED-YLW FALL		
AME ALN	AMELANCHIER ALNIFOLIA	WESTERN SERVICEBERRY	5 GAL		E	N		L	B	EDIBLE BLUEBERRIES MEDICINAL BARK WOOD USED FOR ARROWS		
ARC EME	ARCTOSTAPHYLOS EMERALD CARPET	GROUND MANZANITA	1 GAL	D			N	Dr	L	F EV 8-14"15W PINK BROTH GREEN LVS SNW 14-4-10H4-12W GRN WHT FLWR BLUE-SILVER LVS QUAL. BIRD		
ART LEN	ARTILEX LENTIFORMIS	QUAIL BUSH	1 GAL	D			N	Dr	L	F HEDGE WINDBREAK EROSION		
CAL OCC	CALYCANTHUS OCCIDENTALIS	SPICEBUSH	5 GAL	D			N	Dr	L	B	DEC 4-12H 4-12W RED-BROWN FRAG bnd 2H2W SOFT TEX ORANGE IN FROST SHOWY BLK FOWER	
CAR NUD	CAREX NUDATA	CALIFORNIA BLACK SEDGE	1 GAL	D			N	Dr	L	B	SPIKES	
CAR CAL	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	D			N	Dr	M	B	F EV 4-6H 4-6W SNGL WHT SPR. SUM PART SHADE	
CIS HYB	CISTUS HYBRIDUS	WHITE ROCKROSE	1 GAL				Dr	L		F	EV 3H3W TRGNT GREY GRN CRINKLY 2" LVS WHT FLRW YLW CENTER	
CIS LAD	CISTUS LADANIFER	ROCKROSE	1 GAL	D			Dr	L		F	EV 4H 4W WHT RED SPOT DK GRN FOL	
COR COR C	CORYLUS CORNUTA CALIFORNICA	WESTERN HAZELNUT	5 GAL				N		L	B	F DEC 5-12H 5-12W YEL WITHSTANDS DAMP SOIL EDIBLE NUTS EV 12"H10"W GREY GRN LVS WHT FLWR RED FRUIT BRANCHES	
COT DAM L	COTONEASTER DAMMERII LOWFAST	BEARBERRY	1 GAL						L	F	ROOT	
FIC PUM	FICUS PUMILA	CREeping FIG	5 GAL						M		F	EV VINE CLINGS AND COVERS WOOD MASONRY METAL DEEP GREEN
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	D			N	Dr	L	F	EV 6-18H 5-15W WHT PT SHD RED FRT BRD RIPARIAN	
PEN EAT	PENSTEMON EATONII	EATONS PENSTEMON	1 GAL	D			N	Dr	L	F	EV 2H1.5W RE ATTRACTS BUT & HUM	
PHI MEX	PHILADELPHUS MEXICANUS	EVERGREEN MOCK ORANGE	5 GAL				N	Dr	L	F	EV 6-15H VINING PT SHD WHT FRAG BANK COVER	
RHA CAL	RHAMNUS CALIFORNICA	COFFEEBERRY	15 GAL				N	Dr	L	F	EV 5-8H 8-10W SUN-IN-D RED BLU FRT BUT BRD	
ROM COU	ROMNEYA COULTERI	MATILJA POPPY	5 GAL	D			N	Dr	VL	F	8H 4W WHT FRA	
ROS CAL	ROSA CALIFORNICA	CALIFORNIA ROSE	5 GAL				N	Dr	L	B	F DEC 3-5H3-5W PIN RED FRT BRD DEC 10-25H8-20W LT GRN CRM WHT BLU/BLK FRUIT EDIBL	
SAM MEX	SAMBUCUS CAERULEA N. MEXICANA	BLUE ELDERBERRY	5 GAL	D			E	N	Dr	L	B	F ALONG STREAMS PRUNE TO KEEP COMPACT
TEU FRU	TEUCRIUM FRUTICANS	BUSH GERMANDER	5 GAL	D			Dr	L		F	EV 4-8H 4-8W LAV/BLU FRAG LEAV	
WES FRT M	WESTRINGIA FRUTICOSA MORNING LIGHT	VARIGATED COAST ROSEMARY	5 GAL	D			Dr	L		F	EV 3H 3W WHT, GREY FOL W WHT MARGINS	
WIS FLO H	WISTERIA FLORIBUNDA 'HONBENT'	PURPLE JAPANESE WISTERIA	5 GAL						M	F	DEC 60" FRAG WHT 2' LONG	

BIORETENTION

CODE	BOTANICAL NAME	COMMON NAME	SIZE	D	E	N	Dr	WUCOLS W	BIORETENT B	GENERAL DESCRIPTION
ACE CIR	ACER CIRCINATUM	VINE MAPLE	15 GAL	D		N		M	B	F DE-5.35H ORG/RED FALL CLR SHADE RIPARIAN HIGH & BIORETENTION
ALY HUE	ALYOGYNE HUEGELII	BLUE HIBISCUS	5 GAL	D			Dr	L	B	EV 5-8H5-8W ROUGH GRN FOIL LILAC FLWR
AME ALN	AMELANCHIER ALNIFOLIA	WESTERN SERVICEBERRY	5 GAL		E	N		L	B	DEC 10H10W TO THICKETS LIGHT GREEN WHT FLRS RED-YLW FALL EDIBLE BLUEBERRIES MEDICINAL BARK WOOD USED FOR ARROWS TOOLS SHELTERS PROPAGATE BY SEEDS HEDGE-WINDBREAK
CAL OCC	CALYCANTHUS OCCIDENTALIS	SPICEBUSH	5 GAL	D		N	Dr	L	B	DEC 4-12H 4-12W RED-BROWN FRAG bnd 2H2W SOFT TEX ORANGE IN FROST SHOWY BLK FLOWER SPIKES
CAR NUD	CAREX NUDATA	CALIFORNIA BLACK SEDGE	4" POT	D		N	Dr	L	B	
CAR CAL	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	D		N	Dr	M	B	F EV 4-6H 4-6W SNGL WHT SPR-SUM PART SHADE
COR COR C	CORYLUS CORNUTA CALIFORNICA	WESTERN HAZELNUT	5 GAL			N		L	B	F DEC 5-12H 5-12W YEL WITHSTANDS DAMP SOIL EDIBLE NUTS
ROS CAL	ROSA CALIFORNICA	CALIFORNIA ROSE	5 GAL			N	Dr	L	B	F DEC 3-5H3-8W PIN RED FRT BRD DEC 10-25H8-20W LT GRN CRM WHT BLU/BLK FRUIT EDIBL
SAM MEX	SAMBUCUS CAERULEA N. MEXICANA	BLUE ELDERBERRY	5 GAL	D	E	N	Dr	L	B	F ALONG STREAMS PRUNE TO KEEP COMPACT
SYM RIV	SYMPHORICARPUS RIVULARIS	SNOWBERRY	5 GAL	D		N	Dr	L	B	F DEC 2-6H 3W WHT BERRY RIPARIAN

NOTES:

GENERAL PLANTING WILL ALSO INCLUDE PLANTS FROM BIORETENTION LIST

PLANTING PLAN TO COMPLY WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLY THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN AND IN THE IRRIGATION DESIGN PLAN.

BIORETENTION PLANTING TO COMPLY WITH BASMAA POST CONSTRUCTION MANUAL APPENDIX E 2019 UPDATE.



FIXTURE TYPES

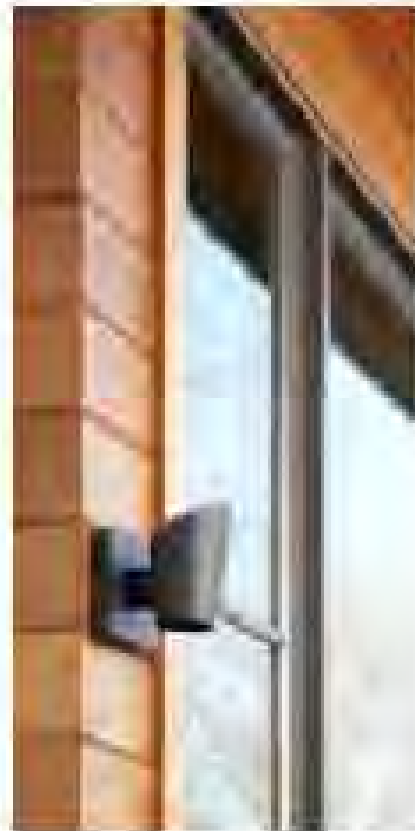


WAC Lighting
Ledge Path Light



pemcolighting.com/product/enterprise-20-bollard/

FIXTURE TYPE C
-PATH LIGHT



PILOT LED Outdoor -
3000k

FIXTURE TYPE D
-WALL SCONCE



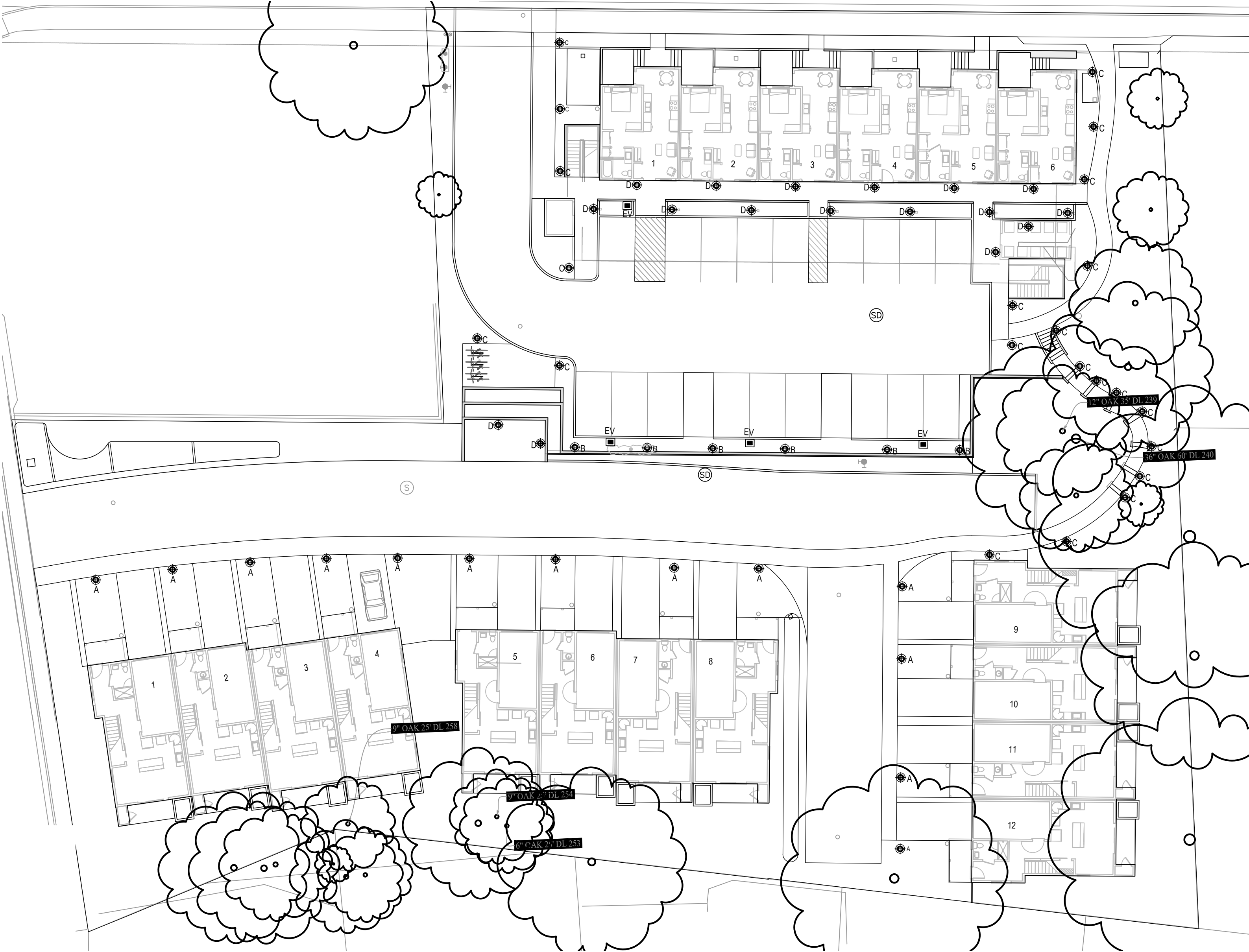
ELECTRIC VEHICLE
CHARGING STATION
-DOUBLE-SIDED

FIXTURE TYPE A
-BOLLARD



[We-eef PSY-400 Bollard Series](#)
Wider Bollard Base Design:
40" High x 7" Wide

FIXTURE TYPE B
-BOLLARD



FIXTURE LEGEND

- A TYPE A - BOLLARD
- B TYPE B - BOLLARD
- C TYPE C - PATH LIGHT
- D TYPE D - WALL SCONCE
- EV ELECTRIC VEHICLE CHARGING STATION





City of Sebastopol

ENVIRONMENTAL INFORMATION/ASSESSMENT FORM

(To be completed by applicant)

The submittal information shall be provided to the Planning Department.

Date Filed: _____

General Information:

1. Name of developer or project sponsor: Pacific Development LLC. attn: Mark Hanf
Address of developer or project 1555 Grant Ave. Novato, CA 94945, 415-926-4444
sponsor: Katherine Austin, Project Architect
2. Address of project: 7621 Healdsburg Ave. (Pacific Knolls)

Assessor's Block and Lot Number: 004-291-019
3. Name of person to be contacted concerning this project: Katherine Austin
Address of person to be contacted concerning this project: 179 SE Rice Way, Bend OR 97702
Telephone Number of person to be contacted concerning this project: 707-529-5565
email: kaaustin@pacbell.net
4. Indicate number of the permit application for the project to which this form pertains:

5. 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:

Small Lot Subdivision Tentative Map, Use Permit for 100% Residential in CO, Design Review

Possible Tree Removal Permit if not part of Subdivision Approval

6. Existing Zoning District: CO & R7 Existing General Plan Designation: Office Comm/Multifamily
7. Propose Use of Site (Project for which this form is filed): (12) 2-BR Town Homes on R7
(12) 1-BR 2-Story apartment bldg on the CO zone along Healdsburg Ave. with 18 space parking lot







Access for Town Homes off Murphy Ave. Access for apartments off Healdsburg Ave.

PROJECT DESCRIPTION:

8. Site Size: 55,741 SF or 1.28 AC
9. Square Footage: 21600 SF conditioned space
10. Number of floors of construction: two
11. Amount of off-street parking: 18 for Apts. 24 for Town Homes
12. Attach plans
13. Proposed scheduling : assume construction spring 2025 dependent on entitlements and permitting
14. Associated project none, other than demolition of existing abandoned structure on site
15. Anticipated incremental development: No phasing is proposed
16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected. (6) 590 SF 1-BR apts, (6) 760 SF 1-BR apts, (7) 1120 SF 2-BR 2.5 BA (5) 1148 SF 2-BR 3 BA Town Homes. All proposed to be rentals. Unknown rents at this time
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. Use Permit to allow 100% residential in CO Zone

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"/>
	<u>Steep lot requires retaining wall between upper and lower uses</u>		
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 checked="" type="checkbox"/>	No <input type="checkbox"/>
	<u>100% Residential in CO zone, but R7 is consistant</u>		
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

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

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 Arborist Report. One abandoned structure on site with gravel driveway,
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.
South is R7 with multifamily residences. East is a Commercial bldg and Restaurant, West is a Church, North are a mix of commercial and residential properties.

	YES	NO
A. Does the Project involve any of the following?		
1. No change in the square footage to the existing structure?	X	
2. An addition of more than 50% of square footage to the existing structure?		X
3. An addition of more than 2500 square feet to the existing structure?		X
4. An addition of more than 10,000 square feet to the existing structure?		X
5. Demolition of the existing structure?	X	
	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?		X
2. Will result in an increase in square footage or capacity as compared to the existing structure?	X	

	YES	NO
C. Does the Project involve new construction of:		
1. 35 or more dwelling units?		X
2. More than 15,000 square feet of commercial, industrial, governmental, or institutional floor area?		X
3. Stores, motels, offices, restaurants, and similar structures designed for an occupant load of more than 30 persons?		X
	YES	NO
D. Does the Project involve division of property into more than four parcels or consolidation of more than four parcels?	X	
12 Small lots + common lot and 1 lot for the apartment building	YES	NO
E. Will the Project require issuance of a Variance, Use Permit, Zoning Ordinance Amendment, Zoning Map Amendment, or General Plan Amendment?	X	
Use permit to allow 100% residential in the CO zone		
	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?)	X	
Abandoned SF bldg to 24 residences	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?	X	
2. Similar to other projects, which you are planning to develop within two years in the City of Sebastopol?		N/A
No other projects in development at this time	YES	NO
H. Does the Project involve changes to an official City landmark?		X
	YES	NO
I. Does the Project involve use of disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives?		X
	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?		X
	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?		X

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



12-1-2023

Applicant Signature


Date

Katherine Austin, Project Architect

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: 12-1-2023

Signature: 

Printed Name: Katherine Austin

For: Pacific Realty Development LLC, Mark Hanf



First American Title

First American Title Company

**651 First Street West
Sonoma, CA 95476**

Escrow Officer:	Debbie James
Phone:	(707)938-1800
Fax No.:	(866)440-2065
E-Mail:	debjames@firstam.com

E-Mail Loan Documents to: Docs.sonoma.ca@firstam.com

Borrower:	Call Michaele D TR
Property:	7621 Healdsburg Ave Sebastopol, CA 95472

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of September 15, 2020 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

ALTA Loan Policy 1056.06 (6-17-06)

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

CKD INTERPRISES INC., A CALIFORNIA CORPORATION

The estate or interest in the land hereinafter described or referred to covered by this Report is:

FEE

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2020-2021.

First Installment:	\$644.46, OPEN
Penalty:	\$0.00
Second Installment:	\$644.46, OPEN
Penalty:	\$0.00
Tax Rate Area:	005014
A. P. No.:	004-291-019-000

2. The lien of bonds and assessment liens, if applicable, collected with the general and special taxes.

3. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

4. Easements and servitudes as they appear on maps, or in documents recorded in the Official Records of said County and matters in various instruments of record which contain, among other things, easements and rights of way in, on, over or under the common area, if applicable, for the purpose of constructing, erecting, operating or maintaining thereon or there under, overhead or underground lines, cables, wires, conduits, or other devices for electricity, power, telephone and other purposes, storm water drains and pipes, water systems, sprinkling systems, water, heating and gas lines or pipes and any similar public or quasi-public improvements or facilities. Also, the equitable right of use and enjoyment in and to and throughout the common area, if applicable, as well as non-exclusive

easements and equitable right for ingress to the owner herein described. Reference is hereby being made to various documents and maps of record for full and further particulars.

5. Limitations, covenants, conditions, restrictions, resolutions, annexations, reservations, easements, exceptions, terms, assessments, liens and charges, if applicable, in instruments recorded in the official records of said county any amendments and modifications thereto, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(C) or applicable state law.
6. A deed of trust to secure an original indebtedness of \$1,450,000.00 recorded September 18, 2020 as INSTRUMENT NO. 2020-83746 OF OFFICIAL RECORDS.
Dated: September 15, 2020
Trustor: CKD ENTERPRISES INC., A CALIFORNIA CORPORATION
Trustee: PACIFIC PRIVATE MONEY, INC
Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
LENDER: PACIFIC PRIVATE MONEY, INC
7. The new lender, **if any**, for this transaction may be a Non-Institutional Lender. If so, the Company will require the Deed of Trust to be signed before a First American approved notary.

Prior to the issuance of any policy of title insurance, the Company will require:

8. With respect to CKD INTERPRISES INC., a california corporation:
 - a. A certificate of good standing of recent date issued by the Secretary of State of the corporation's state of domicile.
 - b. A certified copy of a resolution of the Board of Directors authorizing the contemplated transaction and designating which corporate officers shall have the power to execute on behalf of the corporation.
 - c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. This report is preparatory to the issuance of an ALTA Loan Policy. We have no knowledge of any fact which would preclude the issuance of the policy with CLTA endorsement forms 100 and 116 and if applicable, 115 and 116.2 attached.

When issued, the CLTA endorsement form 116 or 116.2, if applicable will reference a(n) Single Family Residence known as 7621 HEALDSBURG AVE, SEBASTOPOL, CA.

2. According to the public records, there has been no conveyance of the land within a period of twenty four months prior to the date of this report, except as follows:

A document recorded September 18, 2020 as INSTRUMENT NO. 2020-83745 OF OFFICIAL RECORDS
From: MICHAELE D. CALL AND HER SUCCESSORS AS TRUSTEE OF THE MICHAELE D. CALL FAMILY TRUST DATED MAY 16, 2006
To: CKD INTERPRISES INC., A CALIFORNIA CORPORATION

3. NOTE to proposed insured lender only: No Private transfer fee covenant, as defined in Federal Housing Finance Agency Final Rule 12 CFR Part 1228, that was created and first appears in the Public Records on or after February 8, 2011, encumbers the Title except as follows: None

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

Real property in the City of Sebastopol, County of Sonoma, State of California, described as follows:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, AS SAID LOT IS NUMBERED AND DELINEATED UPON THE MAP ENTITLED MAP OF BATELY SUBDIVISION FILED MAY 7, 1965, IN BOOK 104 OF MAPS, AT PAGES 3 AND 4, SONOMA COUNTY RECORDS; THENCE FROM SAID POINT OF BEGINNING SOUTH 68°42' EAST 70.70 FEET TO THE EAST LINE OF MURPHY AVENUE; THENCE NORTH 7°09' WEST AND ALONG THE EAST LINE OF MURPHY AVENUE TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND DEEDED TO SONOMA COUNTY LAND TITLE COMPANY BY DEED RECORDED APRIL 23, 1959 BOOK 1663 PAGE 638, UNDER SONOMA COUNTY RECORDER'S SERIAL NO. F71749; THENCE NORTH 88°10' EAST AND ALONG SAID SONOMA COUNTY LAND TITLE COMPANY SOUTH LINE 144.38 FEET; THENCE NORTH 1°08'45" WEST AND ALONG SONOMA COUNTY LAND TITLE COMPANY SAID WEST LINE 100.00 FEET TO THE SOUTH LINE OF HEALDSBURG AVENUE; THENCE NORTH 89°00' WEST AND ALONG THE SOUTH LINE OF HEALDSBURG AVENUE TO THE NORTHEAST CORNER OF THE PARCEL DEEDED TO CLARA A. BATELY BY DEED RECORDED SEPTEMBER 24, 1954 BOOK 1297 PAGE 271, UNDER SONOMA COUNTY RECORDER'S SERIAL NO. E-30768; THENCE SOUTH 1°08'45" EAST AND ALONG THE EAST LINE OF THE SAID CLARA A. BATELY PARCEL TO THE NORTH LINE OF BATELY SUBDIVISION AFORESAID; THENCE NORTH 82°00' WEST 230.0 FEET TO THE POINT OF BEGINNING.

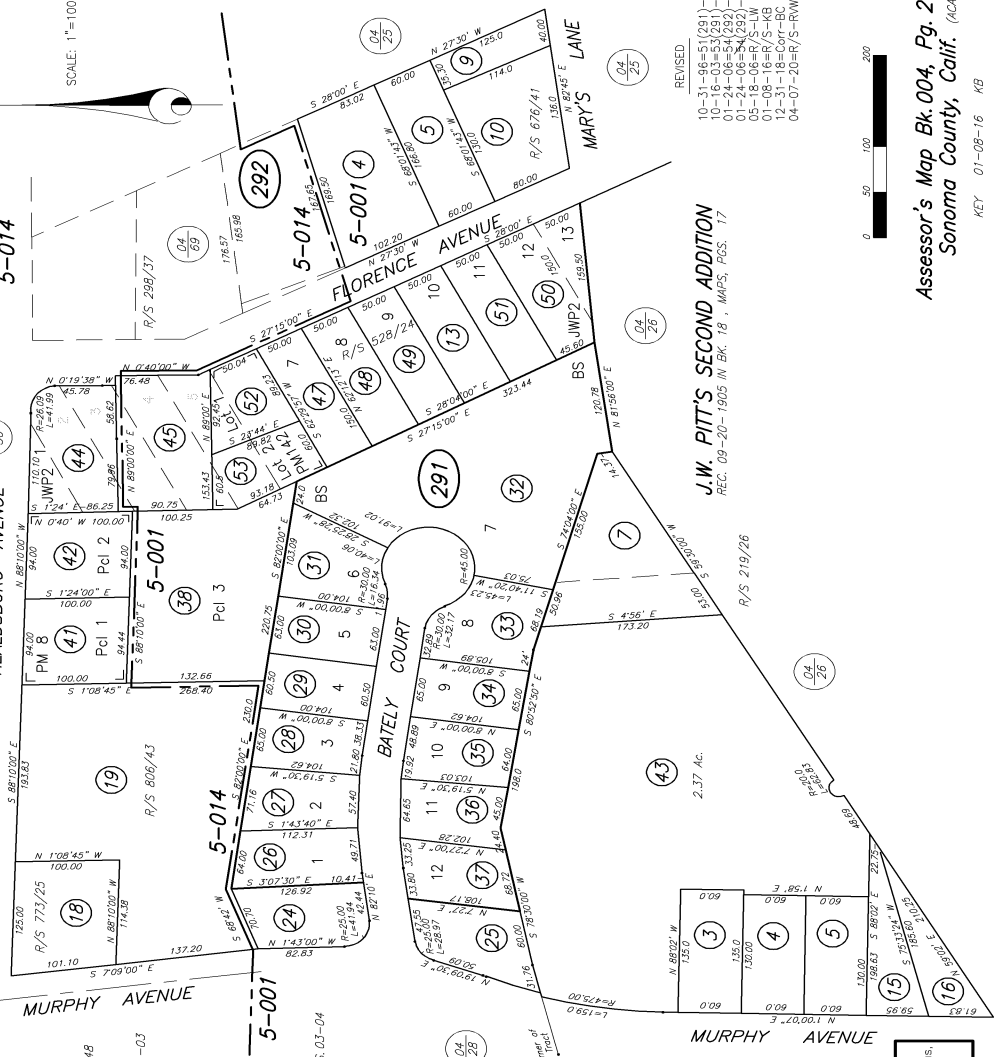
APN: 004-291-019-000

004-29

TAX RATE AREA
5-001
5-014

COUNTY ASSESSOR'S PARCEL MAP

04-48



Parcel Map No. 8
REC. 04-10-1970 IN BK. 142, MAPS, PGS. 48
Parcel Map No. 142
REC. 09-09-2003 IN BK. 654, MAPS, PGS. 01-03

BATELY SUBDIVISION
REC. 05-07-1965 IN BK. 104, MAPS, PGS. 03-04

J.W. PITT'S SECOND ADDITION
REC. 09-20-1905 IN BK. 18, MAPS, PGS. 17

NOTE: This map was prepared for Assessment purposes only and does not constitute a legal description or a valid building site. No liability is assumed for the accuracy of the data delineated. The Assessor is not responsible for the accuracy of the data supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.).

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

REVISED
10-31-96=51(291)-RM
10-16-03=53(291)-LSL
01-24-06=54(292)-LW
01-28-06=55(292)-LW
01-28-06=56(292)-LW
01-08-16=R/S-KB
12-31-18=Cort-BC
04-07-20=R/S-RW



Assessor's Map Bk. 004, Pg. 29
Sonoma County, Calif. (AC04)

KEY 01-08-16 KB

NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)

CLTA STANDARD COVERAGE POLICY – 1990
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
 Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the public records at Date of Policy.

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;

- d. improvements on the Land;
- e. land division; and
- f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 19:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 21:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$5,000

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- 4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
- 5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
- 6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
- 7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II, [t[or T]his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

[PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

- (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
 5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of: [The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.
7. [Variable exceptions such as taxes, easements, CC&R's, etc. shown here.]

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the

Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.



Privacy Notice

Effective: January 1, 2020

Notice Last Updated: January 1, 2020

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as "First American," "we," "us," or "our") collect, use, store, and share your information. This Privacy Notice applies to information we receive from you offline only, as well as from third parties. For more information about our privacy practices, please visit <https://www.firstam.com/privacy-policy/index.html>. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type Of Information Do We Collect About You? We collect both **personal** and **non-personal information** about and from you. **Personal information** is non-public information that can be used to directly or indirectly identify or contact you. **Non-personal information** is any other type of information.

How Do We Collect Your Information? We collect your **personal** and **non-personal information**: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. We may use your **non-personal information** for any purpose.

How Do We Share Your Personal Information? We do not sell your **personal information** to nonaffiliated third parties. We will only share your **personal information**, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. If you have any questions about how First American shares your **personal information**, you may contact us at dataprivacy@firstam.com or toll free at 1-866-718-0097.

How Do We Secure Your Personal Information? The security of your **personal information** is important to us. That is why we take commercially reasonable steps to make sure your **personal information** is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your **personal information**.

How Long Do We Keep Your Personal Information? We keep your **personal information** for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your **personal information**. In accordance with applicable law, your controls and choices. You can learn more about your choices, and exercise these controls and choices, by sending an email to dataprivacy@firstam.com or toll free at 1-866-718-0097.

International Jurisdictions: Our Products are hosted and offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your **personal information** to us in the US, and you consent to that transfer and use of your **personal information** in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. **YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.**

Contact Us dataprivacy@firstam.com or toll free at 1-866-718-0097.



For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

Right to Know. You have a right to request that we disclose the following information to you: (1) the categories of **personal information** we have collected about or from you; (2) the categories of sources from which the **personal information** was collected; (3) the business or commercial purpose for such collection and/or disclosure of your personal information; (4) the categories of third parties with whom we have shared your **personal information**; and (5) the specific pieces of your **personal information** we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097 and submitting written proof of such authorization to dataprivacy@firstam.com.

Right of Deletion. You also have a right to request that we delete the **personal information** we have collected from you. This right is subject to certain exceptions available under the CCPA and other applicable law. To submit a verified request for deletion, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097 and submitting written proof of such authorization to dataprivacy@firstam.com.

Verification Process. For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the personal information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

Right to Opt-Out. We do not sell your personal information to third parties, and do not plan to do so in the future.

Right of Non-Discrimination. You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

Collection Notice. The following is a list of the categories of personal information we may have collected about California residents in the twelve months preceding the date this Privacy Notice was last updated, including the business or commercial purpose for said collection, the categories of sources from which we may have collected the personal information, and the categories of third parties with whom we may have shared the personal information:

Categories of Personal Information Collected	The categories of personal information we have collected include, but may not be limited to: real name; signature; alias; SSN; physical characteristics or description, including protected characteristics under federal or state law; address; telephone number; passport number; driver's license number; state identification card number; IP address; policy number; file number; employment history; bank account number; credit card number; debit card number; financial account numbers; commercial information; internet or other electronic network activity; geolocation data; audio and visual information; professional or employment information; and inferences drawn from the above categories to create a profile about a consumer.
Categories of Sources	Categories of sources from which we've collected personal information include, but may not be limited to: the consumer directly; public records; governmental entities; non-affiliated third parties; social media networks; affiliated third parties
Business Purpose for Collection	The business purposes for which we've collected personal information include, but may not be limited to: completing a transaction for our Products; verifying eligibility for employment; facilitating employment; performing services on behalf of affiliated and non-affiliated third parties; debugging to identify and repair errors that impair existing intended functionality on our Websites, Applications, or Products; protecting against malicious, deceptive, fraudulent, or illegal activity



Categories of Third Parties Shared	The categories of third parties with whom we've shared personal information include, but may not be limited to: advertising networks; internet service providers; data analytics providers; service providers; government entities; operating systems and platforms; social media networks; non-affiliated third parties; affiliated third parties
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Categories of Personal Information We Have Sold In The Past Year. We have not sold any personal information of California residents to any third party in the twelve months preceding the date this Privacy Notice was last updated.

Categories of Personal Information Disclosed For A Business Purpose In The Past Year. The following is a list of the categories of **personal information** of California residents we may have disclosed for a business purpose in the 12 months preceding the date this Privacy Notice was last updated: The categories of personal information we have collected include, but may not be limited to: real name; signature; alias; SSN; physical characteristics or description, including protected characteristics under federal or state law; address; telephone number; passport number; driver's license number; state identification card number; IP address; policy number; file number; employment history; bank account number; credit card number; debit card number; financial account numbers; commercial information; internet or other electronic network activity; geolocation data; audio and visual information; professional or employment information; and inferences drawn from the above categories to create a profile about a consumer.

HORTICULTURAL

Associates

Consultants in Horticulture and Arboriculture

TREE INVENTORY REPORT

7621 Healdsburg Avenue
Sebastopol, CA

Prepared for:

Kathy Austin
AIA, Architect
179 SE Rice Way
Bend, Oregon 97702

Prepared by:

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

July 17, 2023

July 17, 2023

Kathy Austin
Architect AIA
179 SE Rice Way
Bend, Oregon 97702

Re: Completed Tree Inventory Report, 7621 Healdsburg Avenue, Sebastopol,
California

Kathy,

Attached you will find our completed Tree Inventory Report for the above noted site in Sebastopol. A total of 59 trees were evaluated and this includes all trees that are present which are 6 inches or greater in trunk diameter measured at 4.5' above grade and located within or overhanging the property boundaries.

All trees in this report were evaluated and documented for species, size, health, and structural condition. The Tree Inventory Chart also provides an assessment of expected impact for each tree based on the revised plan that was provided, as well as recommendations for preservation or removal. A Tree Location Plan shows the location and numbering sequence of all trees. Also included are a Fencing Detail, Pruning Guidelines, and Tree Preservation Guidelines.

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 condition. No other trees are included in this report. If other trees need to be included it your responsibility to provide that direction to us.

EXISTING SITE CONDITION SUMMARY

The project site consists of an infill property adjacent to a commercial building, apartments, and a residence.

EXISTING TREE SUMMARY

Species that are native to the site include Coast Live Oak and Black Oak.

Ornamental species include Pears and Fruitless Mulberry.

EXPECTED IMPACTS OF DEVELOPMENT

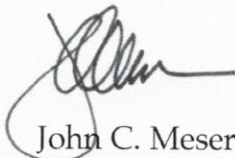
The following impacts are expected based on the tentative map that was reviewed:

- (29) Trees will be removed
- (18) Trees can be retained with a moderate or less impact
- (7) Trees can be retained with a significant impact
- (5) Fruit trees removed without requiring mitigation

This site poses significant constraints on the effective preservation of many trees. There are seven trees that will be significantly impacted, and there will be a serious effort to preserve and protect these trees to the greatest extent possible given site constraints. These efforts will include pre-construction enhancement of health and vitality as well as active post construction management to offset the impacts of construction.

Please feel free to contact me if you have questions regarding this report.

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
7621 Healdsburg Avenue
Sebastopol, CA

July 17, 2022

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Expected Impact	Recommendations
220	<i>Quercus agrifolia</i>	Coast Live Oak	5+6+6+8	18	12	4	3	0	1, 6, 7, 8, 9,
221	<i>Pyrus communis</i>	Pear	4+5+6	12	8	2	2	3	2, 3
222	<i>Quercus agrifolia</i>	Coast Live Oak	9	15	8	a	3	3	2
223	<i>Quercus agrifolia</i>	Coast Live Oak	14	20	16	4	3	3	2
224	<i>Quercus agrifolia</i>	Coast Live Oak	25	40	24	4	3	3	2
225	<i>Quercus agrifolia</i>	Coast Live Oak	8+11	35	18	4	3	3	2
226	<i>Quercus agrifolia</i>	Coast Live Oak	3+15	45	30	4	2	3	2, 3
227	<i>Quercus agrifolia</i>	Coast Live Oak	12+29	45	30	4	3	3	2
228	<i>Quercus agrifolia</i>	Coast Live Oak	27	40	30	4	3	3	2
229	<i>Quercus agrifolia</i>	Coast Live Oak	32	45	30	4	3	3	2
230	<i>Quercus agrifolia</i>	Coast Live Oak	20+30	45	30	4	3	3	2

HORTICULTURAL ASSOCIATES
P.O. Box 1261, Glen Ellen, CA 95442
707.935.3911

TREE INVENTORY
7621 Healdsburg Avenue
Sebastopol, CA

July 17, 2022

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Expected Impact	Recommendations
231	<i>Quercus agrifolia</i>	Coast Live Oak	11+12+15	45	20	4	2	3	2
232	<i>Quercus agrifolia</i>	Coast Live Oak	10+21+26+26+38	45	35	4	3	3	2
233	<i>Quercus agrifolia</i>	Coast Live Oak	10+16	40	21	4	3	3	2
234	<i>Quercus agrifolia</i>	Coast Live Oak	9	40	15	4	3	3	2
235	<i>Quercus agrifolia</i>	Coast Live Oak	19	45	22	4	3	3	2
236	<i>Quercus agrifolia</i>	Coast Live Oak	18+21	45	30	4	2	3	2
237	<i>Quercus agrifolia</i>	Coast Live Oak	7+18	35	22	4	3	1	1, 6, 7, 8, 9, 10, 11, 12
238	<i>Quercus agrifolia</i>	Coast Live Oak	19	45	18	4	3	1	1, 6, 7, 8, 9
239	<i>Quercus agrifolia</i>	Coast Live Oak	13	30	18	2	2	2	3
240	<i>Quercus agrifolia</i>	Coast Live Oak	12+17+19	40	25	4	3	2	1, 6, 7, 8, 9
241	<i>Quercus agrifolia</i>	Coast Live Oak	7+7	22	12	4	3	2	1, 6, 7, 8, 9

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TREE INVENTORY
7621 Healdsburg Avenue
Sebastopol, CA

July 17, 2022

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Expected Impact	Recommendations
242	<i>Quercus kelloggii</i>	Black Oak	12	35	17	4	3	2	1, 6, 7, 8, 9
243	<i>Quercus agrifolia</i>	Coast Live Oak	5	14	10	3	3	3	1, 6, 7, 8, 9
244	<i>Quercus kelloggii</i>	Black Oak	30+36	50	40	4	2	2	1, 6, 7, 8, 9, 10, 11, 12
245	<i>Quercus agrifolia</i>	Coast Live Oak	24+26	50	35	4	2	3	1, 6, 7, 8, 9, 10, 11, 12
246	<i>Quercus agrifolia</i>	Coast Live Oak	44	50	35	4	3	3	1, 6, 7, 8, 9, 10, 11, 12
247	<i>Morus alba</i>	Fruitless Mulberry	7	10	8	2	2	3	2, 3
248	<i>Quercus kelloggii</i>	Black Oak	19	40	22	4	3	3	2
249	<i>Quercus kelloggii</i>	Black Oak	12	35	20	4	3	3	2
250	<i>Quercus kelloggii</i>	Black Oak	14+14	35	24	3	3	3	1, 6, 7, 8, 9, 10, 11, 12
251	<i>Quercus agrifolia</i>	Coast Live Oak	30	50	30	4	3	2	1, 6, 7, 8, 9, 10, 11, 12
252	<i>Quercus agrifolia</i>	Coast Live Oak	24+24	45	28	3	3	1	1, 6, 7, 8, 9, 10, 11, 12

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TREE INVENTORY
7621 Healdsburg Avenue
Sebastopol, CA

July 17, 2022

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Expected Impact	Recommendations
253	<i>Quercus agrifolia</i>	Coast Live Oak	6	18	10	3	3	3	1, 6, 7, 8, 9, 10, 11, 12
254	<i>Quercus agrifolia</i>	Coast Live Oak	11	40	16	4	3	3	1, 6, 7, 8, 9, 10, 11, 12
255	no tree 355	x	x	x	x	x	x	x	x
256	<i>Quercus agrifolia</i>	Coast Live Oak	21	50	26	4	2	3	1, 6, 7, 8, 9, 10, 11, 12
257	<i>Quercus agrifolia</i>	Coast Live Oak	16	40	20	4	3	3	1, 6, 7, 8, 9, 10, 11, 12
258	<i>Quercus agrifolia</i>	Coast Live Oak	8+9	35	16	4	3	3	1, 6, 7, 8, 9, 10, 11, 12
259	<i>Quercus agrifolia</i>	Coast Live Oak	12	40	14	4	3	1	1, 6, 7, 8, 9
260	<i>Quercus agrifolia</i>	Coast Live Oak	14	40	18	4	3	0	1, 6
261	<i>Quercus agrifolia</i>	Coast Live Oak	5	18	8	2	2	1	1, 6, 7, 8, 9
262	<i>Quercus agrifolia</i>	Coast Live Oak	6	12	10	3	3	1	1, 6, 7, 8, 9
263	<i>Quercus agrifolia</i>	Coast Live Oak	16+16	40	30	4	3	1	1, 6, 7, 8, 9

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TREE INVENTORY
7621 Healdsburg Avenue
Sebastopol, CA

July 17, 2022

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Expected Impact	Recommendations
264	<i>Quercus agrifolia</i>	Coast Live Oak	7+22	45	22	3	3	1	1, 6, 7, 8, 9
265	<i>Quercus agrifolia</i>	Coast Live Oak	23	50	24	4	3	3	1, 6, 7, 8, 9, 10, 11, 12
266	<i>Pyrus communis</i>	Pear	5+5+6+7+12	15	10	2	3	3	3, 13
267	<i>Quercus kelloggii</i>	Black Oak	6	25	15	4	3	3	2
268	<i>Quercus agrifolia</i>	Coast Live Oak	14	35	16	4	3	3	2
269	<i>Quercus kelloggii</i>	Black Oak	9	35	16	4	3	3	2
270	<i>Quercus agrifolia</i>	Coast Live Oak	5+6	15	10	4	3	2	1, 6, 7, 8, 9, 10, 11, 12
271	<i>Quercus agrifolia</i>	Coast Live Oak	15	22	14	4	3	3	2
272	<i>Pyrus communis</i>	Pear	6+9+10+10+10	15	10	1	2	3	2, 3, 13
273	<i>Pyrus communis</i>	Pear	5+5+6+6+6	15	10	1	2	3	2, 3, 13
274	<i>Quercus agrifolia</i>	Coast Live Oak	30	22	35	3	1	3	2, 3

HORTICULTURAL ASSOCIATES

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707.935.3911

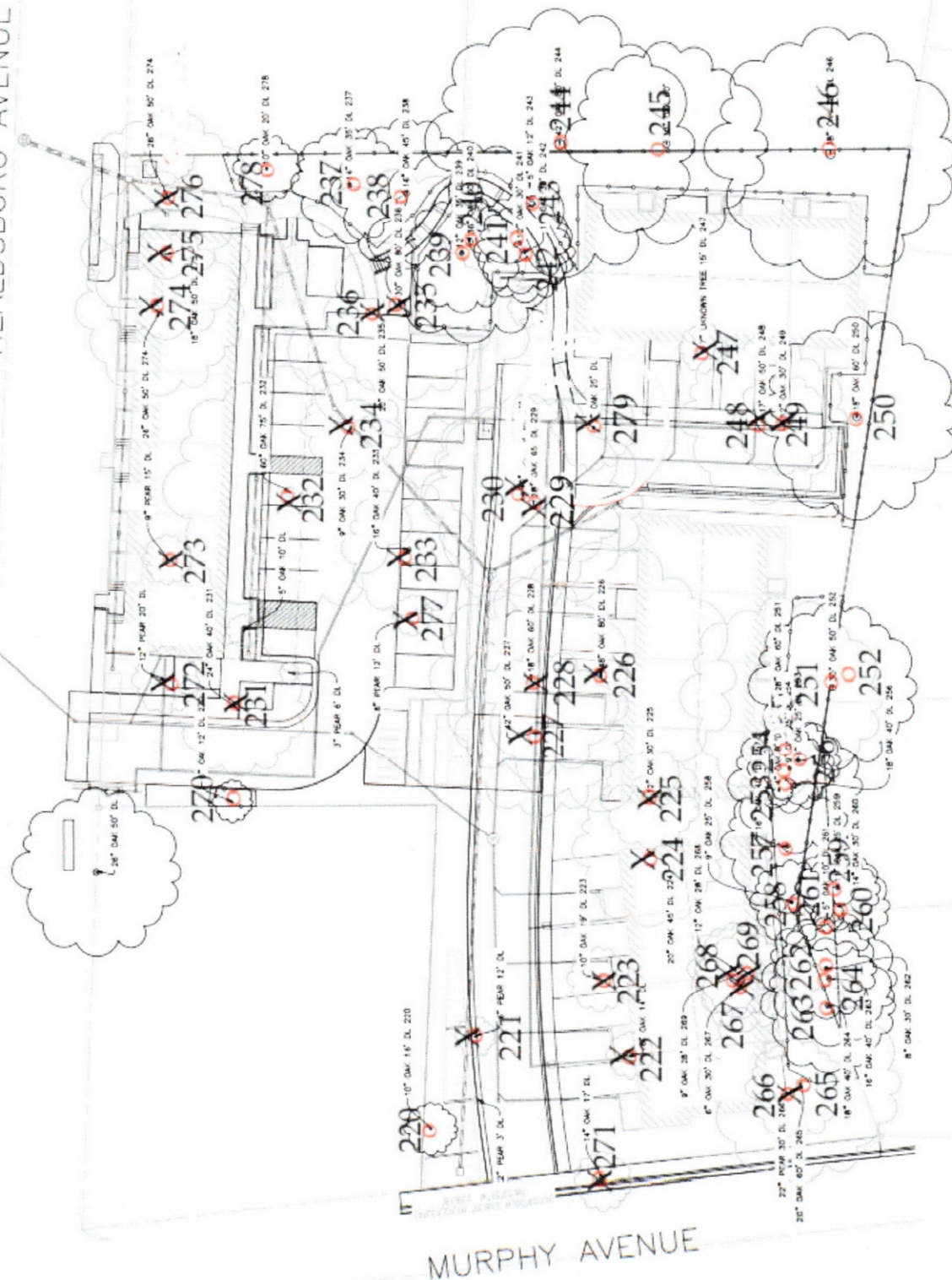
TREE INVENTORY
7621 Healdsburg Avenue
Sebastopol, CA

July 17, 2022

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Expected Impact	Recommendations
275	<i>Quercus agrifolia</i>	Coast Live Oak	10+20	40	35	4	3	3	2
276	<i>Quercus agrifolia</i>	Coast Live Oak	23	40	35	4	1	3	1, 6, 7, 8, 9, 10, 11, 12
277	<i>Pyrus communis</i>	Pear	3+4+5	12	6	4	3	3	2, 13
278	<i>Quercus agrifolia</i>	Coast Live Oak	11	24	12	2	2	0	1, 6
279	<i>Quercus agrifolia</i>	Coast Live Oak	8	25	14	4	3	3	2

TREE LOCATION PLAN

HEALDSBURG AVENUE



TREE LOCATION AND NUMBERING PLAN
7621 HEALDSBURG AVENUE
SEBASTOPOL, CA

KEY TO TREE
INVENTORY CHART

KEY TO TREE INVENTORY CHART

7621 Healdsburg Avenue
Healdsburg, CA

Tree Number

Each tree has been identified in the field with an aluminum tag and reference number. Tags are attached to the trunk at approximately eye level. The *Tree Location Plan* illustrates the location of each numbered 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 measured or estimated, in inches, to document its diameter, at 4.5 feet 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.

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 expected if protected per recommendations.

Suitability for Preservation

- (4) Excellent suitability for preservation based on existing condition
- (3) Good suitability for preservation based on existing condition
- (2) Fair suitability for preservation based on existing condition
- (1). Very poor suitability for preservation based on existing condition

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 required due to poor health or hazardous structure.
- (4) Removal is required due to significant development impacts and poor existing condition.
- (5) Removal is recommended due to poor species characteristics.
- (6) Install temporary protective fencing at the edge of the dripline, 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 dripline. Route drainage swales and all underground work outside the dripline where possible.
- (8) Place a 4" layer of chipped bark mulch over the soil surface within the fenced dripline prior to installing temporary fencing. Maintain this layer of mulch throughout construction.
- (9) Prune to clean the canopy, per International Society of Arboriculture pruning standards.
- (10) The impacts of adjacent grading cannot be mitigated due to design constraints.
- (11) Excavation will be required within the TPZ and the dripline for development. Excavation within the TPZ of any type must adhere to the following guidelines:

All roots encountered that are 1 inch or larger in diameter must be cleanly cut as they are encountered by excavating equipment.

Roots may not be ripped from the ground and then trimmed. They must be trimmed as encountered and this will require the use of a ground man working with a suitable power tool.

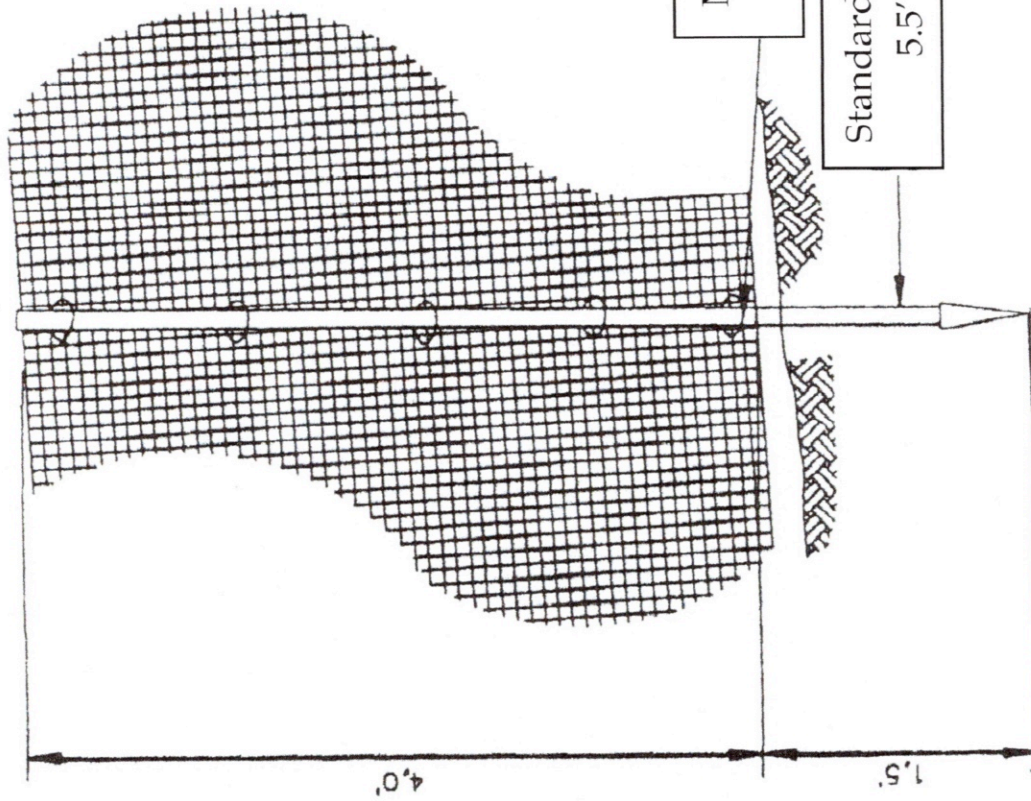
Pruned and exposed roots greater than 1 inches in diameter must be protected from desiccation if left exposed for more than 24 hours. Cover cut roots with heavy cloth, burlap, used carpeting, or similar material that has been soaked in water, until trench or excavation has been backfilled.

If excavation impacts more than 20% of the defined TPZ then supplemental irrigation may be required to offset loss of roots. Excavation in this case should be directed by the project arborist who will determine whether mitigation is required, when, and how.

Any excavation within the defined TPZ will require that the tree be monitored on a monthly basis by the project arborist for the duration of construction and for two years beyond completion of construction. Monitoring may determine other mitigation measures that may be required to offset root loss or damage.

- (12) Post construction remediation will be required for any chance of survival including mulching and irrigation during the growing season.
- (13) Fruit tree exempt from preservation or mitigation

TREE FENCING DETAIL



NOTE

Metal Wire Tree Protection Fencing

Minimum 4-ft high steel welded wire fencing with mesh size 2-in x 4-in, or arborist approved wire fence substitute. Cut and shape as needed for sloping terrain

METAL WIRE TREE PROTECTION FENCING

TREE PRESERVATION GUIDELINES

TREE PRESERVATION GUIDELINES

7621 Healdsburg Avenue
Sebastopol, CA

INTRODUCTION

Great care must be exercised when development is proposed in the vicinity of established trees of any type. The trees present at this site 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 specifications that follow are established to protect short and long term tree integrity. The purpose of this specification is therefore to define the procedures that must be followed during any and all phases of development in the immediate vicinity of designated 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 specifications 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. Questions which arise, or interpretation of specifications as they apply to specific site activities, must be referred to the project arborist as they occur.

Horticultural Associates
P.O. Box 1261
Glen Ellen, CA 95442
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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.
2. No encroachment into the dripline is allowed at any time without approval from the project arborist, and unauthorized entry may be subject to civil action and penalties.
3. The dripline will be designated by the project arborist at a location determined to be adequate to ensure long term tree viability and health. This is to occur prior to installation of fencing and in conjunction with the fencing contractor

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, or group of trees. Fencing shall be located at the dripline designated by the project arborist and generally 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, however.
3. Fencing shall be installed tightly between 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 ties. See attached 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 and supervised by the project arborist. Approved dripline encroachment may require

additional mitigation or protection measures that will be determined by the project arborist at the time of the request.

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. 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. 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 during any grading activity. The tearing of roots by equipment 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. 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.
8. 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.
9. 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 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 changed or eliminated.

TREE DAMAGE

1. 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.

2. 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.

3. Any tree that is significantly damaged and whose survivability is threatened, due to negligence by any contractor, shall be appraised using the Trunk Formula Method provided in the 9th Edition of the Guide For Plant Appraisal. This appraisal value will be the basis for any fines levied on the offending contractor.

MULCHING

1. Trees will benefit from the application of a 4 inch layer of chipped bark mulch over the soil surface within the Tree Protection Zone. 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, dyed bark, or chipped lumber will not function as beneficially. All trees that are expected to be

impacted in any way by project activities shall have mulch placed prior to the installation of protection fencing.

2. Mulch should be generated from existing site trees that are removed or pruned as part of the project. Much brought onto the site from an outside source must be from trees that are verified to be free of the Sudden Oak Death pathogen *Phytophthora ramorum*.

ISA PRUNING STANDARDS

ISA

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.

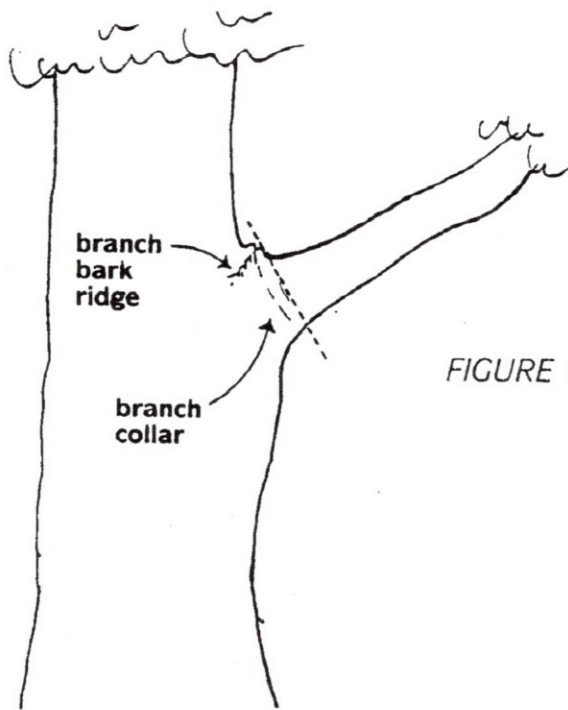


FIGURE 1. When removing a branch, the final cut should be just outside the branch bark ridge and collar.

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.

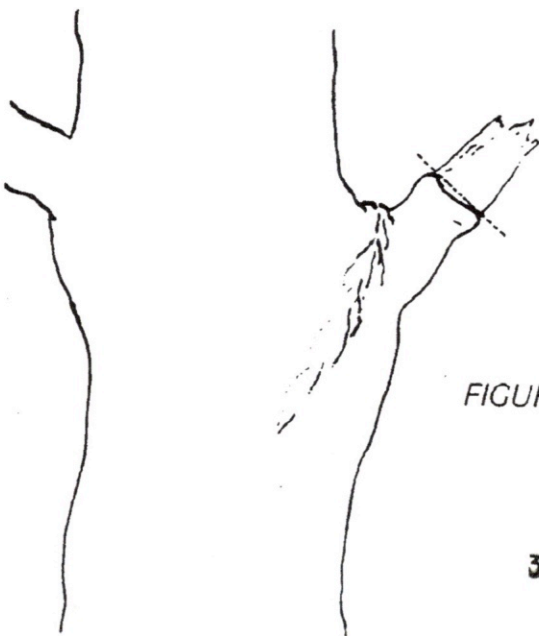
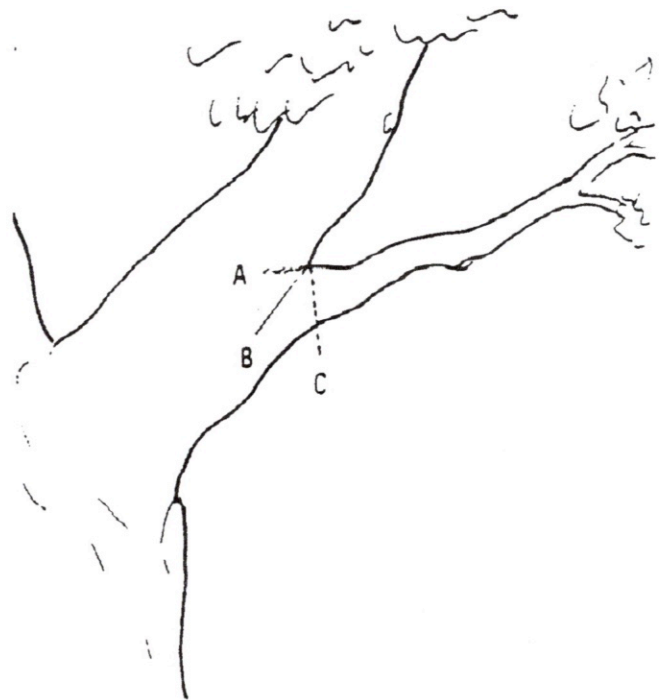


FIGURE 3. When removing a dead branch, cut outside the callus tissue that has begun to form around the branch.

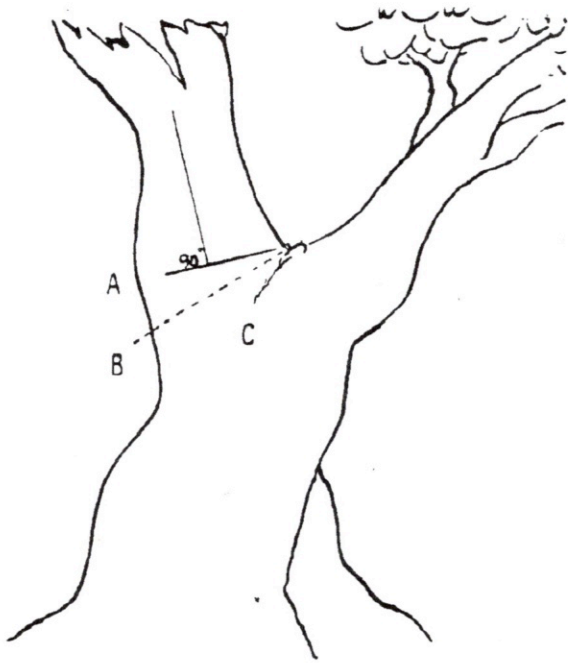


FIGURE 4. In removing the end of a limb to a large lateral branch, the final cut is made along a line that bisects the angle between the branch bark ridge and a line perpendicular to the limb being removed. Angle AB is equal to Angle BC.

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.

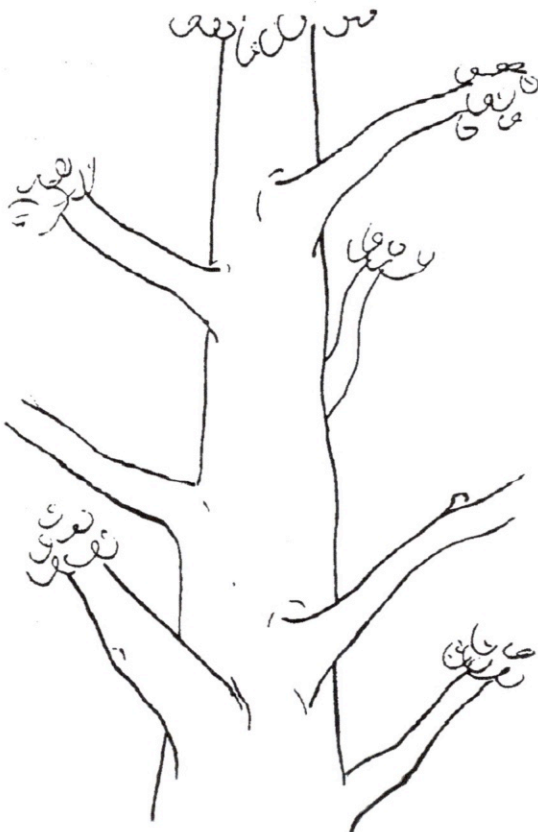


FIGURE 6. Major branches should be well spaced both along and around the stem.

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 $\frac{1}{2}$ ", 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.