



City of Sebastopol Design Review Board/Tree Board Staff Report

Meeting Date: September 22, 2026
Agenda Item: 6A
To: Design Review & Tree Board
From: Eli Arreola, Associate Planner
Subject: Tree Removal
Recommendation: Denial
Applicant/Owner: Sandborn Tree Service/Fiesta 116, a CA LP c/o Don Strouzas
File Number: 2026-040
Address: 550 Gravenstein Hwy N (APN 004-430-038)
CEQA Status: Exempt
General Plan: Commercial Office (CO)
Zoning: General Commercial (CG)

Introduction:

The project applicant is seeking approval from the Design Review/Tree Board for the removal of one (1) large American sweetgum (*Liquidambar styraciflua*) at the southwest corner of the Fiesta Shopping Center parking lot at 550 Gravenstein Hwy North. The tree has a 28.5-inch diameter at breast height. Per Sebastopol Municipal Code section 8.12.060, trees located in commercial zones with trunks 20 inches or more require a permit and review by the Design Review/Tree Board.

Project Description:

The applicant has applied for a tree removal permit for the American sweetgum due to a history of branch failure in high-traffic areas of persons, vehicles, and property.

Environmental Review:

The proposed tree removal is categorically exempt from the requirements of the California Environmental Quality Act, pursuant to Section 15304, Class 4, which includes minor alterations to existing topographical features, such as the removal of a tree.

Tree Protection Ordinance Consistency:

Requirements for Tree Removal Permit: Section 8.12.060.D of the Tree Protection Ordinance states that a Tree Removal Permit may be approved when an International Society of Arboriculture (ISA) Certified Arborist has verified at least one of the following conditions:

1. The tree is diseased or structurally unsound and, as a result, is likely to become a significant hazard to life or property within the next two (2) years.
2. The tree poses a likely foreseeable threat to life or property, which cannot be reasonably mitigated through pruning, root barriers, or other management methods.
3. The property owner can demonstrate that there are unreasonably onerous recurring maintenance issues, which are deemed necessary for safety or protection of property. The property owner is responsible for providing documentation to support such a claim.



4. A situation exists or is proposed in which structures or improvements, including, but not limited to, building additions, second units, swimming pools, and solar energy systems, such as solar panels, cannot be reasonably designed or altered to avoid the need for tree removal.
5. The tree has matured to such an extent that it is determined to be out of scale with adjacent structures and utilities, or with other landscape features.

Public Comment:

As of writing this report, the Planning Department has not received any public comments regarding the removal of this tree.

City Departmental Comment:

The proposal was routed to the various City Departments, and no comments were provided.

Analysis:

Ben Anderson, an ISA Certified Arborist serving as the City Arborist, reviewed the application, conducted a site visit, and prepared an Arborist's Report dated September 3, 2026, attached. In summary, the report stated that the subject tree is located in the Fiesta Shopping Center parking lot, behind the electric-vehicle charging stalls and next to Gravenstein Highway N. The report indicates that the tree is a healthy shade tree with a full canopy. It has a twin-stemmed form with an included-bark union and wounds from two prior branch failures, which the Arborist notes are real structural defects.

In the City Arborist's report, he describes the tree as tall, with a full, well-foliated canopy that was beginning to show the normal early-autumn coloration typical of the species. During his site visit, the City Arborist did not see any significant dieback, and there was no indication that the tree was in decline. The report also mentions that the tree divides into two codominant stems at roughly 6 feet above grade. The two stems meet at a narrow, acute-angled union with included bark. The trunk is noticeably swollen just below the union.

The City Arborist observed wounds from two large prior limb failures, with tear-out and exposed wood where the limbs pulled away. The remaining large limbs extend over the parking lot, the drive aisle, the electric-vehicle charging stalls, parked vehicles, an adjacent walkway, and Gravenstein Highway N. He also noted that the tree grows near overhead utility lines along the highway frontage, and that line-clearance vegetation management in that space is handled by the electric utility company.

According to the Arborist, branch failure is well documented in American sweetgum. The defects on this tree, the included-bark codominant union and the prior branch failures, are the structural, end-weight type of defect that reduction pruning is designed to address. He notes that shortening the two leaders and the overextended limbs reduces their length and end weight, which reduces the leverage and load on the union and on the branch attachments, and lowers the likelihood of failure. A supplemental support cable installed between the two stems can further reduce the likelihood of union failure. Furthermore, the report states that shortening overextended limbs with selective reduction cuts, cutting back to suitable lateral branches to reduce length and end weight,



is standard pruning practice under the ANSI A300 (2023) Tree Care Standards and the ISA pruning best management practices.

The report states that the work needed on this tree can be done with small reduction cuts, up to about three (3) inches in diameter, while retaining the interior and lower foliage and the natural form of the crown. It does not require topping, heading cuts, or removing an excessive amount of live foliage. Maintaining this tree by pruning is therefore consistent with accepted arboricultural standards. Therefore, the City Arborist is not supportive of the removal of this tree, as it does not meet the required findings of Sebastopol Municipal Code § 8.12.060 D.

The City Arborist does recommend that the tree be retained and reduced by selective pruning to reduce the likelihood of future branch failure over the parking lot and adjacent targets. The property owner may, as an added measure, install a support cable between the two codominant stems. He also recommends that the ivy be severed at the base and removed from the trunk, both to reduce added load and to allow the trunk and union to be inspected. The reduction pruning should be completed within the coming dormant season, and the tree should be re-inspected periodically, roughly every two to three years, so that limb length and end weight can be managed over time.

Recommendation:

Staff recommends that the Board review the staff report, hear from the applicant and the public, deliberate, and determine if the denial of removal of the tree is justified based on the facts, findings, and analysis outlined in this staff report.

Attachments:

Exhibit A: Recommended Findings for Denial
City Arborist Report
Application Documents



ATTACHMENT 1
RECOMMENDED FINDINGS FOR DENIAL

TREE REMOVAL PERMIT
Application (2026-040)
550 Gravenstein Hwy N (APN 004-430-038)

1. The application is categorically exempt from the requirements of the California Environmental Quality Act, pursuant to Section 15304, Class 4, which includes minor alterations to existing topographical features, such as the removal of a tree.
2. **Tree Removal Criteria D.1.** - The tree is diseased or structurally unsound and, as a result, is likely to become a significant hazard to life or property within the next two years.

The applicant states that the required scope of work to maintain this tree by pruning would be inconsistent with established ISA standards. As part of Ben Anderson's City Arborist review, the report states that the tree is healthy, with a full canopy, and there are no signs of decline. It has structural defects, but it is not diseased, and in his opinion it is not likely to become a significant hazard within the next two years, particularly because the likelihood of branch failure can be reduced through routine reduction pruning. Therefore, this criterion has not been met.

3. **Tree Removal Criteria D.2.** - The tree poses a likely foreseeable threat to life or property which cannot be reasonably mitigated through pruning, root barriers, or other management methods.

The City Arborist's report states that the foreseeable concern is branch failure over the parking lot, the drive aisle, the charging stalls, and the adjacent walkway and street. That threat can be reasonably mitigated through selective reduction pruning and, if desired, through a support cable between the two stems. Because the risk can be reasonably mitigated by pruning, this finding is not satisfied. Therefore, this criterion has not been met.

4. **Tree Removal Criteria D.3.** - The property owner can demonstrate that there are unreasonably onerous recurring maintenance issues, which are deemed necessary for safety or protection of property. The property owner is responsible for providing documentation to support such a claim.

The City Arborist's report states that the application does not provide documentation demonstrating that the recurring maintenance needed to retain this tree would be unreasonably onerous. Based on his inspection, the City Arborist states that the anticipated maintenance consists primarily of periodic reduction pruning to manage limb length and end weight. Therefore, this criterion has not been met.



- 5. Tree Removal Criteria D.4.** - A situation exists or is proposed in which structures or improvements, including, but not limited to, building additions, second units, swimming pools, and solar energy systems, such as solar panels, cannot be reasonably designed or altered to avoid the need for tree removal.

This criterion is not applicable.

- 6. Tree Removal Criteria D.5.** - The tree has matured to such an extent that it is determined to be out of scale with adjacent structures and utilities, or with other landscape features.

The City Arborist's report states that the tree is a mature shade tree of a size appropriate to the edge of a commercial parking lot, and it is not out of scale with the site. It grows near overhead utility lines, but vegetation in that space is managed by the utility's line-clearance program, and the tree has been maintained in place rather than removed. Therefore, the removal of the tree does not meet this criterion.

Client: City of Sebastopol

Project Location: 550 Gravenstein Hwy N, Sebastopol, CA

Inspection Date: September 2, 2026

Arborist: Ben Anderson



URBAN FORESTRY ASSOCIATES, INC.

Summary

The subject tree is a large American sweetgum (*Liquidambar styraciflua*) at the southwest corner of the Fiesta Shopping Center parking lot, behind the electric-vehicle charging stalls and next to Gravenstein Highway N. The tree is a healthy shade tree with a full canopy. It has a twin-stemmed form with an included-bark union and wounds from two prior branch failures, which are real structural defects. In my opinion the likelihood of future branch failure can be reasonably reduced through selective reduction pruning, and, if the property owner wants to go further, through a support cable between the two stems. Because that risk can be reasonably mitigated without removing the tree, the application does not meet the required findings of Sebastopol Municipal Code § 8.12.060 D, and I do not recommend approval.

Assignment

Tori Henkel of the City of Sebastopol Planning Department asked me, as City Arborist, to review a tree removal permit application for the subject tree and advise the Tree Board whether the requested removal meets the criteria of Sebastopol Municipal Code Chapter 8.12, "Tree Protection." I was provided the application materials, including the applicant's written statement, photographs, and a location map. I inspected the tree from the ground on September 2, 2026. No one met me on site.

This was a ground-based visual inspection. I did not climb the tree, excavate roots, or perform internal decay detection.

English ivy (*Hedera helix*) covering the lower trunk limited my inspection of the trunk and the base of the union.

Observations

The subject tree is an American sweetgum (*Liquidambar styraciflua*). I measured the trunk at 28.5 inches in diameter at standard height, 4.5 feet above grade and below the union. The tree is tall, with a full, well-foliated canopy that was beginning to show the normal early-autumn coloration typical of the species. I saw no significant dieback and no indication that the tree is in decline (Figure 1).

The tree divides into two codominant stems at roughly 6 feet above grade. The two stems meet at a narrow, acute-angled union with included bark. The trunk is noticeably swollen just below the union. Ivy obscured part of this area, so I could not fully inspect the union or the wood immediately below it.

The tree has a history of branch failure. I observed wounds from two large prior limb failures, with tear-out and exposed wood where the limbs pulled away. The remaining large limbs extend over the parking lot, the drive aisle, the electric-vehicle charging stalls, parked vehicles, an adjacent walkway, and Gravenstein Highway N.



Figure 1. The subject American sweetgum viewed from the parking lot, behind the electric-vehicle charging stalls. Overhead utility lines and a pole-mounted transformer cross the frontage at left. The canopy is full and the tree is in good health.

These are the targets of concern.

The tree grows near overhead utility lines along the highway frontage (Figure 1). Line-clearance vegetation management in that space is handled by the electric utility.

Discussion

Branch failure is well documented in American sweetgum. The University of California's Western Tree Failure Database includes a detailed summary of 137 reported failures in this species, 96 of which were branch failures. Of those branch failures, 68 percent occurred at the point of attachment and another 24 percent within 6 feet of it, and the mean branch diameter at the point of failure was 7 inches. Decay was not reported in 66 percent of the branch failures, showing that substantial branch failures frequently occurred without decay. In the subset of reports where end weight was recorded, 30 of 38 branches were reported to have substantial end weight. The conditions most often associated with failure were dense crowns and codominance, and the trees are heavily laden with seed. The species is also subject to summer branch drop. In that dataset, 67 percent of the trees that failed had received no pruning.

The defects on this tree, the included-bark codominant union and the prior branch failures, are the structural, end-weight type of defect that reduction pruning is designed to address. Included bark can interfere with the development of a strong wood connection between codominant stems, making the union more susceptible to separation under load. Shortening the two leaders and the overextended limbs reduces their length and end weight, which reduces the leverage and load on the union and on the branch attachments, and lowers the likelihood of failure. A supplemental support cable installed between the two stems can further reduce the likelihood of union failure.

Shortening overextended limbs with selective reduction cuts, cutting back to suitable lateral branches to reduce length and end weight, is standard pruning practice under the ANSI A300 (2023) Tree Care Standards and the ISA pruning best management practices. The work needed on this tree can be done with small reduction cuts, up to about 3 inches in diameter, while retaining the interior and lower foliage and the natural form of the crown. It does not require topping, heading cuts, or removing an excessive amount of live foliage. Maintaining this tree by pruning is therefore consistent with accepted arboricultural standards.

A tree removal permit is required for this tree. The property is in commercial use, and the tree has a single trunk well over 20 inches in diameter at standard height, so its removal requires a permit under SMC § 8.12.060 A.2. The tree is not an escaped exotic and does not qualify for any of the exemptions in § 8.12.060 B.

Because the removal does not meet an exemption, at least one of the findings in SMC § 8.12.060 D must be established and verified by the City Arborist before the Tree Board may approve the permit. My response to each finding follows in italics.

1. The tree is diseased or structurally unsound and, as a result, is likely to become a significant hazard to life or property within the next two years.

Not met. The tree is healthy, with a full canopy and no sign of decline. It has structural defects, but it is not diseased, and in my opinion it is not likely to become a significant hazard within the next two years, particularly because the likelihood of branch failure can be reduced through routine reduction pruning.

2. The tree poses a likely foreseeable threat to life or property which cannot be reasonably mitigated through pruning, root barriers, or other management methods.

Not met. The foreseeable concern is branch failure over the parking lot, the drive aisle, the charging stalls, and the adjacent walkway and street. That threat can be reasonably mitigated through selective reduction pruning, and, if desired, through a support cable between the two stems. Because the risk can be reasonably mitigated by pruning, this finding is not satisfied.

3. The property owner can demonstrate that there are unreasonably onerous recurring maintenance issues, which are deemed necessary for safety or protection of property. The property owner is responsible for providing documentation to support such a claim.

Not met. The application does not provide documentation demonstrating that the recurring maintenance needed to retain this tree would be unreasonably onerous. Based on my inspection, the anticipated maintenance consists primarily of periodic reduction pruning to manage limb length and end weight.

4. A situation exists or is proposed in which structures or improvements cannot be reasonably designed or altered to avoid the need for tree removal.

Not applicable.

5. The tree has matured to such an extent that it is determined to be out of scale with adjacent structures and utilities, or with other landscape features.

Not met. The tree is a mature shade tree of a size appropriate to the edge of a commercial parking lot, and it is not out of scale with the site. It grows near overhead utility lines, but vegetation in that space is managed by the utility's line-clearance program, and the tree has been maintained in place rather than removed.

Conclusions

The requested removal does not meet any of the findings required by Sebastopol Municipal Code § 8.12.060 D. The tree is a healthy, structurally defective but manageable shade tree whose principal risk, branch failure, can be reasonably reduced through pruning. I do not recommend approval of the tree removal permit.

I recommend that the tree be retained and reduced by selective pruning to reduce the likelihood of future branch failure over the parking lot and adjacent targets. The property owner may, as an added measure, install a support cable between the two codominant stems. I also recommend that the ivy be severed at the base and removed from the trunk, both to reduce added load and to allow the trunk and union to be inspected. The reduction pruning should be completed within the coming dormant season, and the tree should be re-inspected periodically, roughly every two to three years, so that limb length and end weight can be managed over time.

Pruning Specifications

Reduce the length and end weight of the two codominant leaders and the longer overextended limbs, concentrating on branches over the parking lot, charging stalls, walkway, and other occupied areas. Use selective reduction cuts no larger than approximately three inches in diameter. Retain interior and lower foliage and the natural form of the crown. Do not generally thin the canopy, lion-tail branches, top the tree, or make indiscriminate heading cuts. Remove the minimum amount of live foliage necessary to reduce limb length and leverage.

Works Cited

American National Standards Institute. 2023. *ANSI A300 Tree Care Standards*. Tree Care Industry Association, Londonderry, New Hampshire.

Lilly, Sharon J., Edward F. Gilman, and E. Thomas Smiley. 2019. *Best Management Practices—Pruning*. Third edition. International Society of Arboriculture.

Regents of the University of California, Division of Agriculture and Natural Resources. *California Tree Failure Report Program (Western Tree Failure Database): Liquidambar styraciflua branch failures*.

https://ucanr.edu/sites/treefail/Species_Profiles/Liquidambar_styraciflua_branch_failures

Smiley, E. Thomas, and Sharon Lilly. 2014. *Best Management Practices—Tree Support Systems*. Third edition. International Society of Arboriculture.

Scope of Work and Limitations

Urban Forestry Associates has no personal or monetary interest in the outcome of this investigation. All observations regarding trees in this report were made by UFA, independently, based on our education and experience. All determinations of health condition, structural condition, or hazard potential of a tree or trees at issue are based on our best professional judgment. The health and hazard assessments in this report are limited by the visual nature of the assessment. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Since trees are living organisms, conditions are often hidden within the tree and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specific period of time. Likewise, remedial treatments cannot be guaranteed. Trees can be managed but they cannot be controlled. To live near trees is to accept some degree of risk and the only way to eliminate all risk associated with trees is to eliminate all trees.



Benjamin Anderson, Urban Forester
ISA Board Certified Master Arborist & TRAQ
RCA #686, WE #10160B
(415) 454-4212



City of Sebastopol

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

MASTER PLANNING APPLICATION FORM

APPLICATION TYPE

- | | | |
|--|---|---|
| ☐ Administrative Permit Review | ☐ Lot Line Adjustment/Merger | ☐ Temporary Use Permit |
| ☐ Alcohol Use Permit/ABC Transfer | ☐ Preapplication Conference | ☒ Tree Removal Permit |
| ☐ Conditional Use Permit | ☐ Preliminary Review | ☐ Variance |
| ☐ Design Review | ☐ Sign Permit | ☐ 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 Arborist

APPLICATION FOR

Street Address: 550 Gravenstein Hwy N Sebastopol Assessor's Parcel No(s): 004430038

Present Use of Property: Commercial Zoning/General Plan Designation:

APPLICANT INFORMATION

Property Owner Name: Fiesta 116, a CA LP c/o Don Strouzas

Mailing Address: 6268 View Crest Drive Phone: 510-908-3994

City/State/ZIP: Oakland, Ca 94619 Email: dstrouzas@comcast.net

Signature: Don Strouzas for Fiesta 116 Date: Aug 19, 2026

Authorized Agent/Applicant Name: Sandborn Tree Service, Inc.

Mailing Address: 119 Morris Street Phone: 707-823-9144

City/State/ZIP: Sebastopol, Ca 95472 Email: SERVICE@SANDBORNTREE.COM

Signature: M.J. Sandborn Date: 8/20/26

Contact Name (if different from above): Kevin Paul Phone/Email: 707-483-2312

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

36" dbh Liquid Amber located at the s/w corner of parking lot behind the vehicle charging station. This tree has an included bark twin trunk form and a history of major branch failures. These branch failures have left significantly tear out wounds that further weaken the remaining limbs overhanging and threatening high traffic areas (persons, vehicles and property). The required scope of work to maintain this tree by pruning would be inconsistent with established ISA standards. Removal is advised.

CITY USE ONLY

Fill out upon receipt:

Application Date: _____
Planning File #: _____
Received By: _____
Fee(s): \$ _____
Completeness Date: _____

Action:

Staff/Admin: _____
Planning Director: _____
Design Review/Tree Board: _____
Planning Commission: _____
City Council: _____

Action Date:

Date: _____
Date: _____
Date: _____
Date: _____
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.

N/A

SITE DATA TABLE	REQUIRED / ZONING STANDARD	EXISTING	PROPOSED
Zoning	N/A		
Use	N/A		
Lot Size			
Square Feet of Building/Structures (if multiple structures include all separately)			
Floor Area Ratio (F.A.R)	/ . FAR	. FAR	. FAR
Lot Coverage	% of lot sq. ft.	% of lot sq. ft.	% of lot sq. ft.
Parking			
Building Height			
Number of Stories			
Building Setbacks – Primary			
Front			
Secondary Front Yard (corner lots)			
Side – Interior			
Rear			
Building Setbacks – Accessory			
Front			
Secondary Front Yard (corner lots)			
Side – Interior			
Rear			
Special Setbacks (if applicable)			
Other ()			
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 sq. ft.	% of lot sq. ft.
Pervious Surface Area	N/A	% of lot sq. ft.	% of lot 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: Don Strouzas Date: Aug 19, 2026
for Fiesta 116

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: M.J. Sandle Date: 8/20/26

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:

As needed.

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



Written Statement

8/18/2026

36" dbh Liquid Amber located at 550 Gravenstein Hwy N Sebastopol, Ca at the s/w corner of parking lot behind the vehicle charging station. This tree has an included bark twin trunk form and a history of major branch failures. These branch failures have left significantly tear out wounds that further weaken the remaining limbs overhanging and threatening high traffic areas (persons, vehicles and property). The required scope of work to maintain this tree by pruning would be inconsistent with established ISA standards. Removal is recommended.

Assumptions and Limiting Conditions

- Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however the consultant/appraiser/arborist can neither guarantee nor be responsible for the accuracy of information provided by others.
- The consultant/appraiser/arborist shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.
- This report and any values expressed herein represent the opinion of the consultant/appraiser/arborist, and the consultant/appraiser, and the consultant/appraiser/arborist fee for this report is in no way contingent upon the reporting of a specified value, a stipulated result, nor upon any finding to be reported.
- Unless expressed otherwise: 1) the information in this report/consultation covers only the items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee expressed or implied that problems or deficiencies of the plants or property in question may not arise in the future.
- Trees are inherently large, growing, and constantly changing organisms subject to a multitude of factors that can be critical to their physical and structural well being. The

science of identifying their flaws is new and inexact, complicated by the fact that many defects are hidden completely from the Arborist's possible detection. All trees will fail eventually. Most tree failure is sudden and unexpected. Therefore, those who live, or cause, or allow others to live in proximity to trees do so at some degree of risk to persons or property despite all efforts to eliminate that risk.

- Loss or alteration of any part of this report invalidates the entire report/consultation.

Kevin Paul

Certified Arborist ISA WE-6265a

TRAQ Qualified



SANDBORN
Tree Service Inc.
Since 1975

Received 8/18/2026

550 Gravenstein Hwy N.
Sebastopol

Location Map

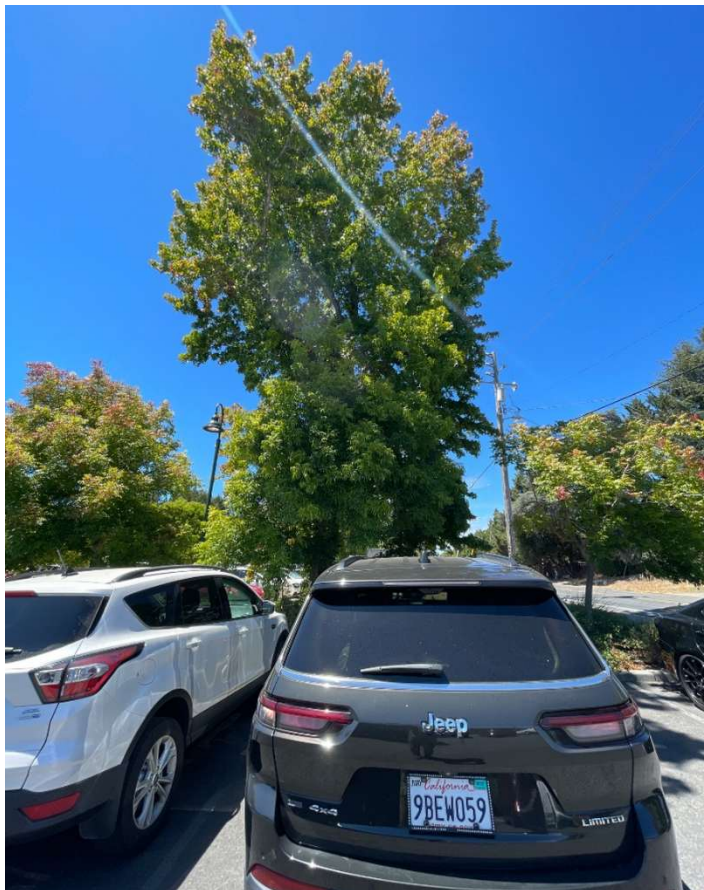
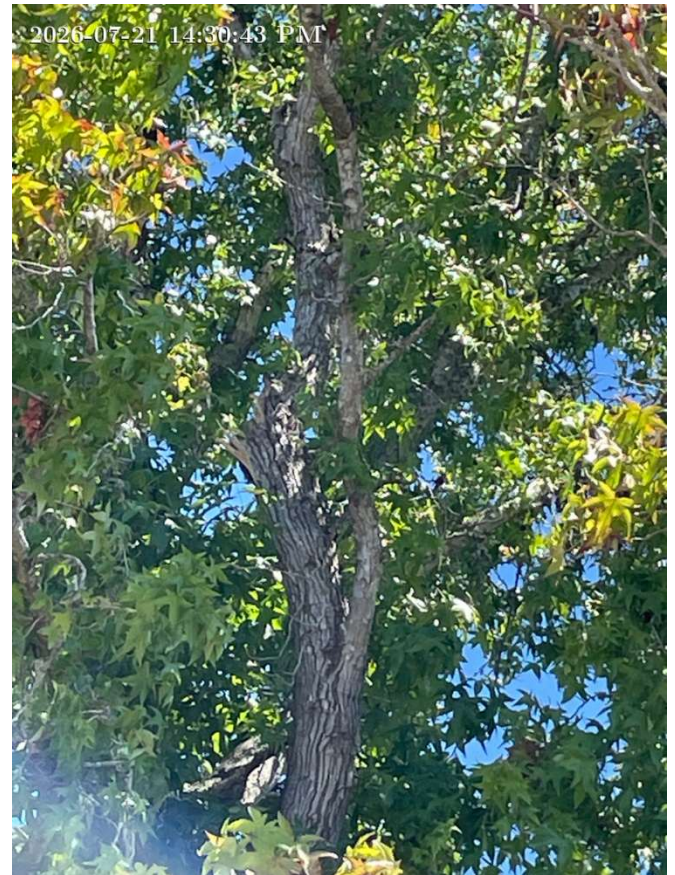




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