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June 3, 2025

Catherine Smith-Kemiji
P.O. Box 371
Graton, California 95444

Re: File No. ZPE25-0089
Address: 3280 Hicks Road, Sebastopol
APN: 130-146-003

The Project Review Section of Permit Sonoma has reviewed and hereby approves your request to legalize the removal of 46 coast live oak trees less than 36" DBH in size and 6 redwood trees less than 48" DBH in size, and to allow the removal of an additional six oak trees between 6-12" DBH, as shown in the approved application and contingent upon fulfillment of the required mitigations.

Tree Removal

The approved tree removal is summarized below:

- Coast live oak trees, associated with VPL24-0437:
 - Twenty-three 10" DBH oak trees
 - Ten 12" DBH oak trees
 - Six 14" DBH oak trees
 - Six 16" DBH oak trees
 - One 18" DBH oak tree
- Redwood trees, associated with VPL24-0437:
 - Four 10" DBH redwood trees
 - One 14" DBH redwood tree
 - One 16" DBH redwood tree
- Additional oak tree removal, associated with BLD25-1502 and BLD25-0935:
 - One 8" DBH coast live oak tree
 - Three 10" DBH coast live oak trees
 - Two 12" DBH coast live oak trees
 - Per Sec. 26-88-015.A.8, protected tree removal associated with the construction of by-right housing within a general plan designated urban service area is not subject to the required mitigations under Sec. 26-88-015.E; no mitigation is required for the additional oak removal.

Required Mitigations

This approval is contingent upon fulfillment of the approved replanting plan/site diagram as summarized below:

- Approved Mitigation: Replanting of twenty-four 24" box oak trees, and in-lieu fee payment of \$9,690.00. Any proposed changes to the species proposed to be replanted shall be reviewed and approved by Permit Sonoma.
- Replanting Location(s): Mitigation plantings shall be located on the subject property, in accordance with the approved replanting plan prepared by Cathy Smith-Kemiji, dated June 2, 2025.
- Deadline for completion of mitigation: Replanting and payment of in-lieu fees shall be completed prior to final inspection on BLD25-1502 and BLD25-0935.
- Maintenance and annual report required: The applicant or their representative shall submit a report to the project planner, via email, annually for a period of seven years to demonstrate the survival and maintenance of the mitigation plantings. Any mitigation plantings that die occurs during the monitoring period shall be replaced and the seven year monitoring period will reset at the time of replanting.

All mitigation plantings shall be the same native species as that removed unless specific approval has been granted by the director or the agricultural commissioner. Replacement trees 15 gallons or larger must come from nurseries where they have been irrigated.

Please note, per Article 67 of the County Code, any person who does not comply with the mitigation requirements described in this letter may be required to pay an in-lieu fee of five (5) times the mitigation rate.

This decision may be appealed in writing, along with an appeal fee, within 10 (ten) calendar days of the date of this letter. If you have any questions regarding this approval, please contact me at Mark.Shurvinton@sonoma-county.org or at (707) 565-6186.

Sincerely,



Mark Shurvinton
Project Planner

c: File No. ZPE25-0089